

**HOLD HARMLESS COVENANT**

This **Hold Harmless Covenant** is hereby granted this \_\_\_\_\_ day of \_\_\_\_\_, 2019, by **SENIOR CARE LIVING OF JACKSONVILLE, LLC**, whose address is 8380 Bay Pines Boulevard, 3<sup>rd</sup> Floor, St Petersburg, FL 33709 in favor of the **CITY OF JACKSONVILLE**, a Municipal Corporation, whose mailing address is 117 Duval Street West, Jacksonville, FL 32202 (**CITY**).

**IN CONSIDERATION** for the closure and abandonment of a portion of that certain drainage easement by **ORDINANCE 2019-\_\_\_\_\_**, a copy of which is attached hereto and incorporated by reference, being located in Council District 11, and established by that Grant of Easement dated June 1, 1971 recorded in OR 3257-957 of the Public Records of Duval County, Florida.

**SENIOR CARE LIVING OF JACKSONVILLE, LLC, Applicant**, its successors and assigns, holds harmless, indemnifies, and will defend **CITY**, its members, officials, officers, employees, and agents against any claim, action, loss, damage, injury, liability, cost and expense of whatever kind or nature (including, but not by way of limitation, attorney fees and court costs) arising out of injury (whether mental or corporeal) to persons, including death, or damage to property, arising out of or incidental to the use of the abandoned drainage easement areas, more particularly described in **Exhibit "A,"** attached hereto, including, but not limited to such injuries or damages resulting from flooding or erosion. This **Hold Harmless Covenant** shall run with the real property described in **Exhibit "A."** The adjacent property owner(s) who acquire the Property as a result of the abandonment shall be responsible for maintaining the Property.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:  
Senior Care Living of Jacksonville, LLC**

(Sign) \_\_\_\_\_

(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

(Print) \_\_\_\_\_

Its Managing Member

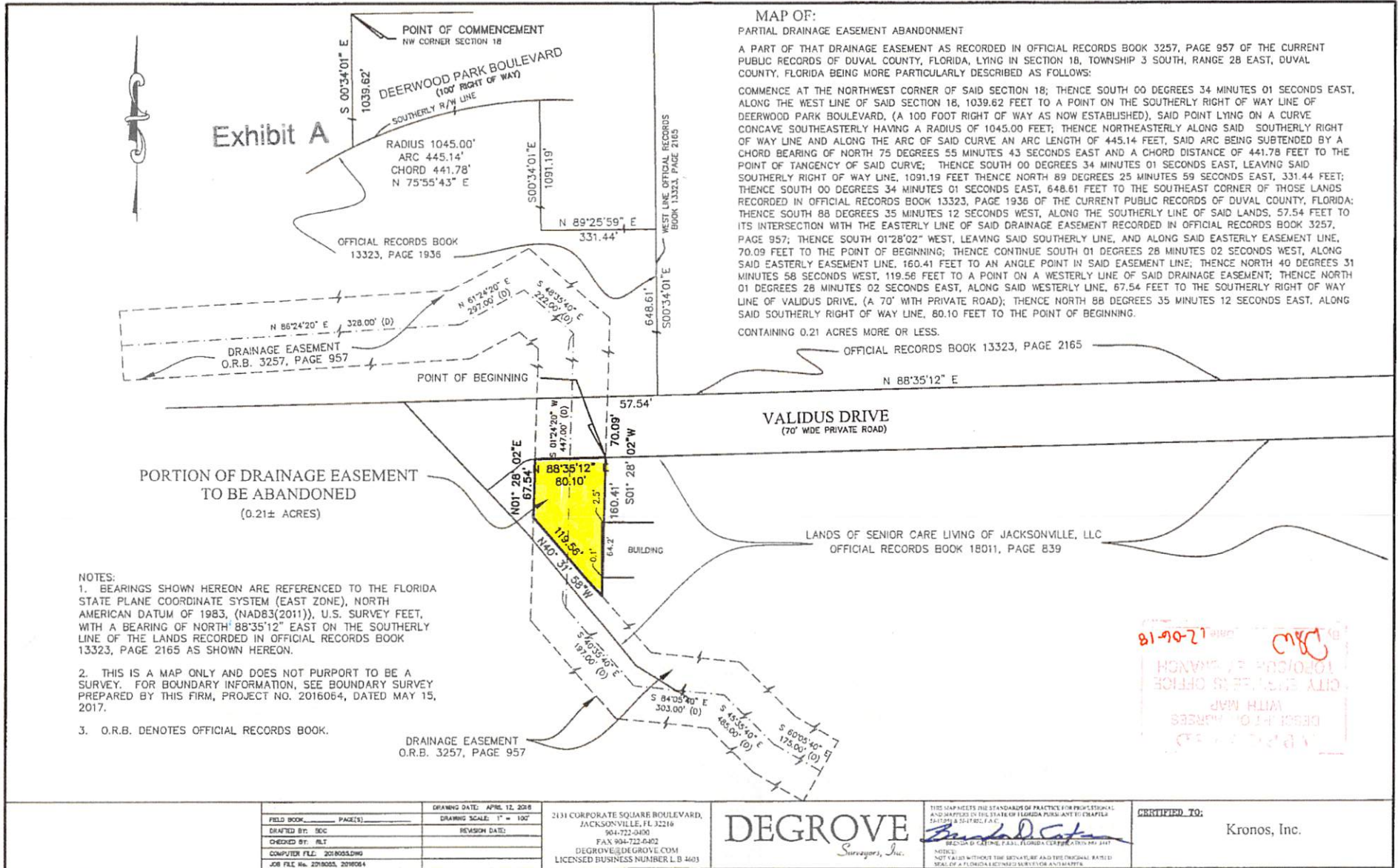
(Sign) \_\_\_\_\_

(Print) \_\_\_\_\_

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019 by \_\_\_\_\_, on behalf of **Senior Care Living of Jacksonville, LLC**. Such person is personally known to me or produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
**NOTARY PUBLIC  
State of Florida**



**MAP OF:**  
**PARTIAL DRAINAGE EASEMENT ABANDONMENT**  
 A PART OF THAT DRAINAGE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 3257, PAGE 957 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA, LYING IN SECTION 18, TOWNSHIP 3 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 18; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, 1039.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF DEERWOOD PARK BOULEVARD. (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1045.00 FEET; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 445.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 75 DEGREES 55 MINUTES 43 SECONDS EAST AND A CHORD DISTANCE OF 441.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, LEAVING SAID SOUTHERLY RIGHT OF WAY LINE, 1091.19 FEET THENCE NORTH 89 DEGREES 25 MINUTES 59 SECONDS EAST, 331.44 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 01 SECONDS EAST, 648.61 FEET TO THE SOUTHEAST CORNER OF THOSE LANDS RECORDED IN OFFICIAL RECORDS BOOK 13323, PAGE 1936 OF THE CURRENT PUBLIC RECORDS OF DUVAL COUNTY, FLORIDA; THENCE SOUTH 88 DEGREES 35 MINUTES 12 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LANDS, 57.54 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3257, PAGE 957; THENCE SOUTH 01°28'02" WEST, LEAVING SAID SOUTHERLY LINE, AND ALONG SAID EASTERLY EASEMENT LINE, 70.09 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 01 DEGREES 28 MINUTES 02 SECONDS WEST, ALONG SAID EASTERLY EASEMENT LINE, 160.41 FEET TO AN ANGLE POINT IN SAID EASEMENT LINE, THENCE NORTH 40 DEGREES 31 MINUTES 58 SECONDS WEST, 119.56 FEET TO A POINT ON A WESTERLY LINE OF SAID DRAINAGE EASEMENT; THENCE NORTH 01 DEGREES 28 MINUTES 02 SECONDS EAST, ALONG SAID WESTERLY LINE, 67.54 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF VALIDUS DRIVE. (A 70' WTH PRIVATE ROAD); THENCE NORTH 88 DEGREES 35 MINUTES 12 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 80.10 FEET TO THE POINT OF BEGINNING.  
 CONTAINING 0.21 ACRES MORE OR LESS.

- NOTES:**
1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM (EAST ZONE), NORTH AMERICAN DATUM OF 1983, (NAD83(2011)), U.S. SURVEY FEET, WITH A BEARING OF NORTH 88°35'12" EAST ON THE SOUTHERLY LINE OF THE LANDS RECORDED IN OFFICIAL RECORDS BOOK 13323, PAGE 2165 AS SHOWN HEREON.
  2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY. FOR BOUNDARY INFORMATION, SEE BOUNDARY SURVEY PREPARED BY THIS FIRM, PROJECT NO. 2016064, DATED MAY 15, 2017.
  3. O.R.B. DENOTES OFFICIAL RECORDS BOOK.

81-90-21  
 12-04-18  
 CITY ENGINEER'S OFFICE  
 HONORARY PLANNING  
 WITH MAP  
 DEPT. OF PUBLIC WORKS  
 APPROVED

FIELD BOOK _____ PAGE(S) _____	DRAWING DATE: APRIL 12, 2018	2131 CORPORATE SQUARE BOULEVARD, JACKSONVILLE, FL 32216 904-722-0400 FAX 904-722-0402 DEGROVE@DEGROVE.COM LICENSED BUSINESS NUMBER L.B. 4603	<b>DEGROVE</b> Surveyors, Inc.	THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL AND SURVEYS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 281.001 & 281.002, F.A.C. BRUCE D. GARDNER, P.E., FLORIDA CERTIFICATE NO. 1447 NOTICE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BAYDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	CERTIFIED TO:  Kronos, Inc.
DRAWN BY: BOC	DRAWING SCALE: 1" = 100'				
CHECKED BY: RLJ	REVISION DATE:				
COMPUTER FILE: 201805SDWG					
JOB FILE No. 201805S, 2018064					