

HOLD HARMLESS COVENANT

This **Hold Harmless Covenant** is hereby granted this ____ day of _____, 2019, by **WATERSIDE AT SAN PABLO HOMEOWNERS’ ASSOCIATION, INC.**, whose address is 10175 Fortune Parkway, Suite 1005, Jacksonville, FL 32256 (Grantor) 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/or abandonment, by **CITY ORDINANCE** _____, a copy of which is attached hereto and incorporated by reference, located at Hidden Oaks Lane in Council District 3 and established in the Official Public Records of Duval County, Florida at Plat Book 72, Page 144.

WATERSIDE AT SAN PABLO HOMEOWNERS’ ASSOCIATION, INC., the Applicant and Grantor, its successors and assigns, holds harmless, indemnifies, and will defend **CITY OF JACKSONVILLE**, 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 right-of-way 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.

Furthermore, the Property shall remain totally unobstructed by any permanent improvements that may impede the use by the City or JEA of their reserved easement rights under the provisions of the reserved easement. The construction of driveways and the installation of fences, hedges, and landscaping is permissible but subject to removal or damage by the City or JEA at the expense of the Applicant, its successors and assigns, for any repairs to or replacement of the improvements. Applicant, its successors and assign, indemnify, defend, and hold City and JEA harmless from, any and all loss, damage, action, claim, suit, judgment, cost, or expense for injury to persons (including death) or damage to property and improvements (including destruction), in any manner resulting from or arising out of the installation, replacement, maintenance or failure to maintain, use existences, ore removal of any improvements placed within the easement area by Applicant, its successors and assigns, and the City’s or JEA’s exercise of their rights in the reserved easement.

**Signed and Sealed
in Our Presence:**

**GRANTOR:
WATERSIDE AT SAN PABLO
HOMEOWNERS’ ASSOCIATION, INC.**

(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
_____, Managing Member, on behalf of **WATERSIDE AT SAN
PABLO HOMEOWNERS' ASSOCIATION, INC.** Such person is personally known to me or produced
_____ as identification.

**NOTARY PUBLIC
State of Florida**

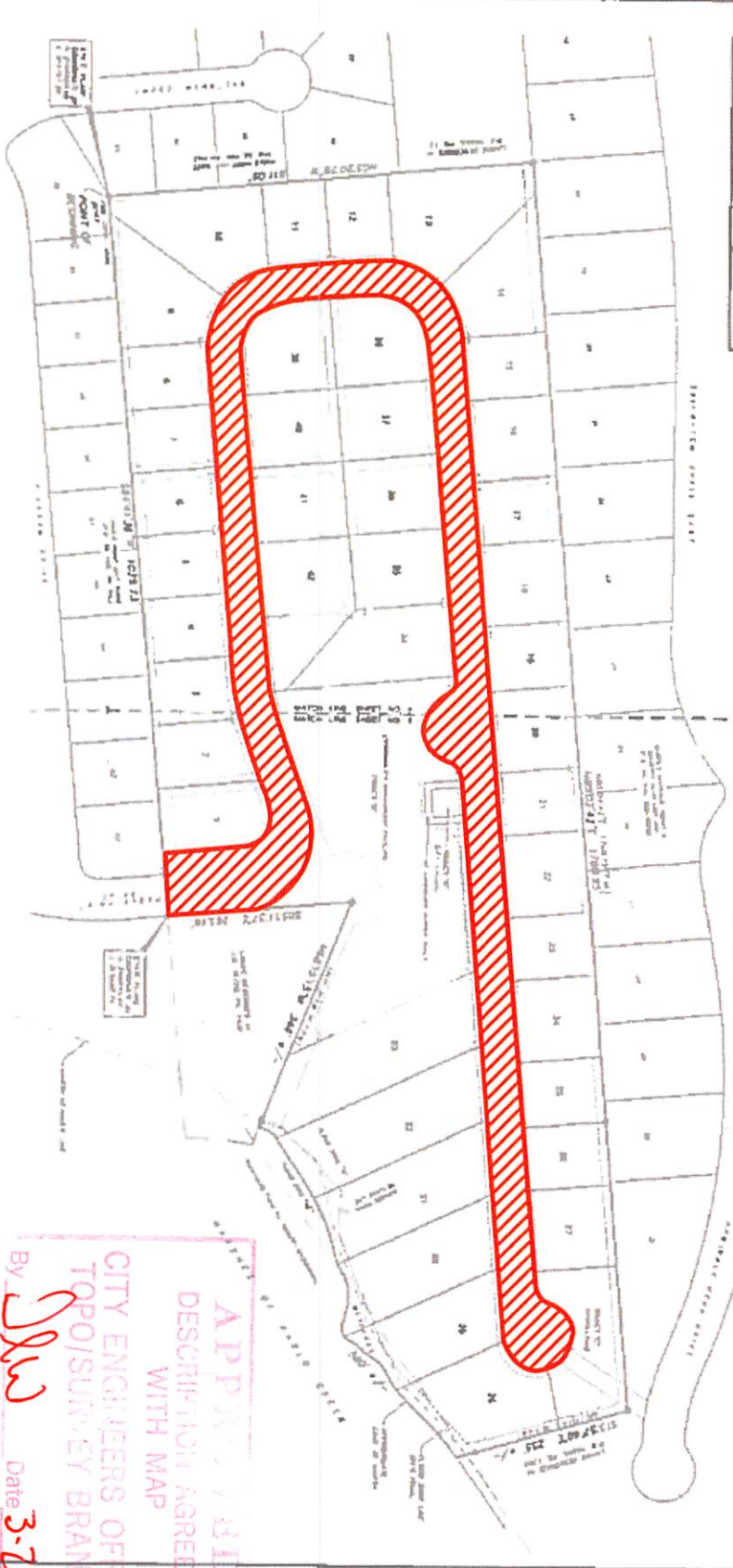
EXHIBIT A

WATERSIDE

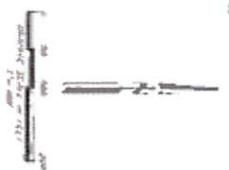
As per the City of Jacksonville Planning Board Resolution No. 2008-12, dated 11/19/08, and the City of Jacksonville Board of Commissioners Resolution No. 2008-12, dated 11/19/08.

LEGEND

1.00	Proposed Right-of-Way	2.00	Proposed Right-of-Way
1.01	Proposed Right-of-Way	2.01	Proposed Right-of-Way
1.02	Proposed Right-of-Way	2.02	Proposed Right-of-Way
1.03	Proposed Right-of-Way	2.03	Proposed Right-of-Way
1.04	Proposed Right-of-Way	2.04	Proposed Right-of-Way
1.05	Proposed Right-of-Way	2.05	Proposed Right-of-Way
1.06	Proposed Right-of-Way	2.06	Proposed Right-of-Way
1.07	Proposed Right-of-Way	2.07	Proposed Right-of-Way
1.08	Proposed Right-of-Way	2.08	Proposed Right-of-Way
1.09	Proposed Right-of-Way	2.09	Proposed Right-of-Way
1.10	Proposed Right-of-Way	2.10	Proposed Right-of-Way
1.11	Proposed Right-of-Way	2.11	Proposed Right-of-Way
1.12	Proposed Right-of-Way	2.12	Proposed Right-of-Way
1.13	Proposed Right-of-Way	2.13	Proposed Right-of-Way
1.14	Proposed Right-of-Way	2.14	Proposed Right-of-Way
1.15	Proposed Right-of-Way	2.15	Proposed Right-of-Way
1.16	Proposed Right-of-Way	2.16	Proposed Right-of-Way
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1.42	Proposed Right-of-Way	2.42	Proposed Right-of-Way
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1.45	Proposed Right-of-Way	2.45	Proposed Right-of-Way
1.46	Proposed Right-of-Way	2.46	Proposed Right-of-Way
1.47	Proposed Right-of-Way	2.47	Proposed Right-of-Way
1.48	Proposed Right-of-Way	2.48	Proposed Right-of-Way
1.49	Proposed Right-of-Way	2.49	Proposed Right-of-Way
1.50	Proposed Right-of-Way	2.50	Proposed Right-of-Way



PLAT BOOK 782 PAGE 145
SHEET 2 OF 4 SHEETS
(SEE SHEET 1 OF 4 FOR NOTES)



APPROVED
DESCRIPTION AGREES
WITH MAP
CITY ENGINEERS OFFICE
TOPO/SURVEY BRANCH
By *[Signature]* Date 3-7-19

RECORDING BY
MICHAEL & WALTER S. ALDRIDGE, INC.
1400 W. 10TH AVENUE, SUITE 200
MIAMI, FLORIDA 33135
TEL: 305-371-1100
FAX: 305-371-1101
WWW.MSAALDRIDGE.COM

ALL OF HIDDEN OAKS LANE RIGHT-OF-WAY AS SHOWN ON THE
PLAT OF WATERSIDE AS RECORDED IN PLAT BOOK 72, PAGE 144,
OF THE CURRENT PUBLIC RECORDS IN DUVAL COUNTY, FLORIDA

2/12/2019
City of Public Works
H. L. Davis
City Engineer
City of Dixon
121 General Council

WATERSIDE

A PORTION OF A RESUBDIVISION OF LAND, SECTION 16, TOWNSHIP 2 SOUTH,
RANGE 28 EAST, CITY OF JACKSONVILLE, DIXON COUNTY, MISSOURI

PLAT 72, SHEET 1 OF 4

1. The undersigned, being duly sworn, depose and say that the above and foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief the same is a true and correct representation of the facts as the same appear on the records of the City of Dixon, Missouri, and that the same was prepared in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

2. I, the undersigned, being duly sworn, depose and say that I am a duly licensed and qualified surveyor in the State of Missouri, and that I have personally surveyed and measured the land described in the above and foregoing plat, and that the same is a true and correct representation of the facts as the same appear on the records of the City of Dixon, Missouri, and that the same was prepared in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

ATTENTION AND DISCUSSION
The undersigned, being duly sworn, depose and say that the above and foregoing plat was prepared by me or under my direct supervision and to the best of my knowledge and belief the same is a true and correct representation of the facts as the same appear on the records of the City of Dixon, Missouri, and that the same was prepared in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

STATE OF MISSOURI
I, Angela Madden, County Clerk of Dixon County, Missouri, do hereby certify that the above and foregoing plat was duly recorded in my office on this 12th day of February, 2019, at 10:18 AM, and that the same is a true and correct representation of the facts as the same appear on the records of the City of Dixon, Missouri, and that the same was prepared in accordance with the provisions of the laws of the State of Missouri relating to the subdivision of land.

PLAT DEVELOPMENT REVIEW
2/12/2019
City Engineer
City of Dixon
121 General Council