

RESOLUTION NO. 2008- 166

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DONATION OF A COMMUNITY PARK SITE WITHIN ABERDEEN DRI PER THE DEVELOPMENT ORDER.

RECITALS

WHEREAS, Aberdeen Community Development District has agreed to the terms and conditions in the Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof, to donate two tracts in compliance with the Aberdeen DRI Development Order Resolution 2003-62; and

WHEREAS, the Community Park plan for the sites provide 4 lighted baseball fields, 2 lighted soccer/football fields and adequate parking for the fields; and

WHEREAS, these lands will enhance the recreational opportunities for St. Johns County residents and it is in the best interest of the public to accept this dedication.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The dedication of property, as described in the Warranty Deeds is hereby accepted, conveying the property free and clear of any encumbrances.

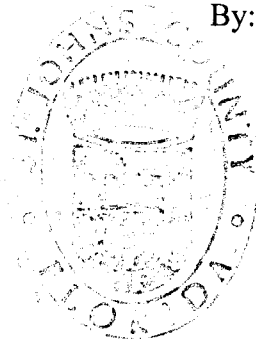
Section 3. The Clerk is instructed to record the original Warranty Deed in the Official Records of St. Johns County, Florida and a certified copy of this Resolution shall be forwarded forthwith to Governmental Management Services, LLC, Attn: District Manager, Aberdeen Community Development District, 475 West Town Place, Suite 111, World Golf Village, St. Augustine, FL 32092.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 24th day of June, 2008.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Thomas G. Manuel*
Thomas G. Manuel, Chairman

ATTEST: Cheryl Strickland, Clerk
By: *Pam Halteman*
Deputy Clerk



RENDITION DATE 6/27/08

EXHIBIT "A" TO RESOLUTION

This space reserved for use by the Clerk
of the Circuit Court

This Instrument Prepared by:

Brian A. Crumbaker, Esq.
Hopping Green & Sams, P.A.
123 South Calhoun Street
Tallahassee, Florida 32301

WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the ___ day of _____, 2008, by and between:

ABERDEEN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, having an address at 14785 St. Augustine Road, Suite 4, Jacksonville, Florida 32258 ("**Grantor**"), and

ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose address is c/o the Board of County Commissioners, Real Estate, 4020 Lewis Speedway, St. Augustine, Florida 32084 ("**Grantee**").

WITNESSETH:

THAT Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, the receipt and adequacy of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, conveys and confirms unto Grantee, certain real property located in St. Johns County, Florida, which is more particularly described in **Exhibit A** attached hereto and incorporated herein by this reference (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND Grantor does hereby covenants with Grantee that Grantor is lawfully seized of said land in fee simple, that Grantor has good right and lawful authority to sell and convey said lands, and the Grantor hereby warrants title to the Property and will defend same against the lawful claims of all persons claiming by, through or under Grantor, but against no others.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed as of the day and year set forth above.

Signed, sealed and delivered in our presence as witnesses:

GRANTOR:
ABERDEEN
COMMUNITY DEVELOPMENT DISTRICT

Signature: Elaine I. Ising
Print Name: ELAINE I ISING

By: [Signature]
Printed Name: J. THOMAS GILLETTE

Signature: Marva Arc
Printed Name: Marva Arc

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22 day of MAY, 2008, by J. THOMAS GILLETTE as CHAIRMAN of Aberdeen Community Development District, a local unit of special-purpose government.



Elaine I. Ising
Notary Public, State of FLORIDA
My Commission Expires:
MARCH 12, 2011
Serial No. DD 633455

Personally known [initials] OR produced identification _____
Identification produced _____

**Exhibit A:
The Property**

Revised October 19, 2006
September 22, 2006
Aberdeen (DD1)

Work Order No. 06-206.00
File No. 119A-40(DD1)

Overall Parcel

A portion of Sections 9 and 10, Township 5 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2036, page 1214 and Official Records Book 2279, page 1102 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwesterly corner of said Section 10, thence South $03^{\circ} 45' 59''$ East, along the Westerly line of said Section 10, a distance of 354.32 feet to a point on a curve concave Northeasterly, having a radius of 690.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $07^{\circ} 34' 15''$, an arc length of 91.17 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $46^{\circ} 48' 20''$ East, 91.11 feet.

From said Point of Beginning, thence Southeasterly, continuing along the arc of said curve concave Northeasterly, having a radius of 690.00 feet, through a central angle of $14^{\circ} 22' 52''$, an arc length of 173.19 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $57^{\circ} 46' 53''$ East, 172.73 feet; thence South $64^{\circ} 58' 19''$ East, 190.40 feet to the point of curvature of a curve concave Southwesterly, having a radius of 325.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $83^{\circ} 09' 31''$, an arc length of 471.70 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $23^{\circ} 23' 34''$ East, 431.38 feet; thence South $18^{\circ} 11' 11''$ West, 38.43 feet to the point of curvature of a curve concave Easterly, having a radius of 365.00 feet; thence Southerly, along the arc of said curve, through a central angle of $43^{\circ} 09' 48''$, an arc length of 274.97 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $03^{\circ} 23' 43''$ East, 268.51 feet; thence North $86^{\circ} 53' 13''$ West, 508.88 feet; thence North $06^{\circ} 33' 24''$ West, 25.00 feet to a point lying on the boundary line of Conservation Easement # 35C (Parcel B) as described and recorded in Official Records Book 2724, page 1149 of said public records; thence along said boundary line the following 16 courses: Course 1, thence North $47^{\circ} 23' 46''$ East, 45.70 feet; Course 2, thence North $22^{\circ} 34' 18''$ West, 51.87 feet; Course 3, thence North $19^{\circ} 08' 05''$ East, 49.58 feet; Course 4, thence North $28^{\circ} 16' 58''$ West, 35.69 feet; Course 5, thence North $51^{\circ} 13' 40''$ West, 48.96 feet; Course 6, thence North $63^{\circ} 59' 47''$ West, 38.10 feet; Course 7, thence South $71^{\circ} 23' 26''$ West, 40.69 feet; Course 8, thence North $40^{\circ} 04' 23''$ West, 62.27 feet; Course 9, thence South $85^{\circ} 27' 48''$ West, 58.27 feet; Course 10, thence North $69^{\circ} 44' 57''$ West, 59.55 feet; Course 11, thence North $50^{\circ} 25' 57''$ West, 39.80 feet; Course 12, thence South $56^{\circ} 47' 53''$ West, 54.77 feet; Course 13, thence South 73°

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20' 18" West, 46.17 feet; Course 14, thence South 60° 18' 00" West, 11.06 feet; Course 15, thence North 47° 43' 53" West, 26.62 feet; Course 16, thence North 05° 29' 56" West, 55.11 feet to a point lying on the Southeasterly line of Parcel CC1A as described and recorded in Official Records Book 2592, page 1106, of said public records; thence North 39° 26' 02" East, departing said boundary line and along said Southeasterly line of Parcel CC1A and along the Northwesterly line of a 35 foot Utility Easement as described and recorded in Official Records Book 2731, page 575 of said public records, a distance of 668.21 feet to the Point of Beginning.

Containing 11.18 acres, more or less.

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September 22, 2006
Aberdeen (DD2)

Work Order No. 06-206.00
File No. 119A-40(DD2)

Overall Parcel

A portion of Section 10, Township 5 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 2036, page 1214 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of said Section 10, thence South $03^{\circ} 45' 59''$ East, along the Westerly line of said Section 10, a distance of 216.35 feet to a point lying on the Westerly line of Parcel CC2B as described and recorded in Official Records Book 2592, page 1106, of said public records; thence Southeasterly, along said Westerly line of Parcel CC2B the following four courses: Course 1, thence South $37^{\circ} 42' 42''$ East, departing said Westerly line of Section 10, a distance of 50.62 feet to the point of curvature of a curve concave Northeasterly, having a radius of 610.00 feet; Course 2, thence Southeasterly, along the arc of said curve, through a central angle of $27^{\circ} 15' 38''$, an arc length of 290.23 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $51^{\circ} 20' 30''$ East, 287.50 feet; Course 3, thence South $64^{\circ} 58' 19''$ East, 190.40 feet to the point of curvature of a curve concave Southwesterly, having a radius of 405.00 feet; Course 4, thence Southeasterly, along the arc of said curve, through a central angle of $32^{\circ} 28' 15''$, an arc length of 229.52 feet to a point on said curve, said point also being the Southwesterly corner of said Parcel CC2B and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $48^{\circ} 44' 12''$ East, 226.46 feet.

From said Point of Beginning, thence North $57^{\circ} 29' 55''$ East, along the Southerly line of said Parcel CC2B of Official Records Book 2592, page 1106, a distance of 93.96 feet to a point lying on the Westerly boundary line of Conservation Easement 17B, as described and recorded in Official Records Book 2724, page 1149 of said public records; thence Southerly, along said Westerly boundary line the following 40 courses: Course 1, thence South $11^{\circ} 32' 55''$ East, departing said Southerly line, 60.47 feet; Course 2, thence South $32^{\circ} 20' 11''$ East, 39.80 feet; Course 3, thence South $62^{\circ} 16' 01''$ East, 56.17 feet; Course 4, thence North $81^{\circ} 36' 53''$ East, 39.80 feet; Course 5, thence North $63^{\circ} 21' 43''$ East, 87.82 feet; Course 6, thence South $08^{\circ} 38' 12''$ East, 74.98 feet; Course 7, thence South $86^{\circ} 57' 38''$ East, 48.72 feet; Course 8, thence South $12^{\circ} 21' 53''$ East, 38.00 feet; Course 9, thence South $57^{\circ} 35' 41''$ East, 66.39 feet; Course 10, thence South $40^{\circ} 15' 59''$ East, 57.18 feet; Course 11, thence South $17^{\circ} 21' 56''$ East, 71.40 feet; Course 12, thence South $59^{\circ} 00' 33''$ West, 39.78 feet; Course 13, thence South $26^{\circ} 05' 30''$ West, 38.05 feet; Course 14, thence South $80^{\circ} 10' 34''$ West, 77.92 feet; Course 15, thence South $70^{\circ} 21' 54''$ West, 26.82 feet; Course 16, thence South $13^{\circ} 07' 35''$ West, 54.27 feet; Course 17, thence South $31^{\circ} 28' 47''$ East, 67.09 feet; Course 18, thence South $83^{\circ} 56' 15''$ East, 51.06 feet; Course 19, thence North $57^{\circ} 27' 47''$

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Overall Parcel

East, 58.97 feet; Course 20, thence North 71° 27' 26" East, 21.19 feet; Course 21, thence North 82° 54' 08" East, 72.89 feet; Course 22, thence North 66° 47' 05" East, 80.16 feet; Course 23, thence South 14° 33' 11" East, 69.52 feet; Course 24, thence South 33° 34' 12" East, 67.07 feet; Course 25, thence South 08° 41' 52" East, 57.85 feet; Course 26, thence South 86° 45' 48" West, 47.66 feet; Course 27, thence North 78° 35' 49" West, 76.24 feet; Course 28, thence South 18° 15' 53" West, 90.57 feet; Course 29, thence South 55° 07' 38" East, 39.61 feet; Course 30, thence North 44° 23' 57" East, 41.87 feet; Course 31, thence North 79° 44' 31" East, 40.18 feet; Course 32, thence South 61° 00' 17" East, 43.23 feet; Course 33, thence South 45° 37' 30" East, 52.71 feet; Course 34, thence South 01° 29' 19" East, 65.37 feet; Course 35, thence South 44° 00' 44" West, 41.35 feet; Course 36, thence South 43° 12' 09" West, 55.03 feet; Course 37, thence South 28° 03' 49" East, 60.08 feet; Course 38, thence South 51° 56' 45" East, 56.02 feet; Course 39, thence South 81° 20' 13" East, 53.31 feet; Course 40, thence South 29° 20' 36" East, 50.63 feet; thence North 69° 49' 03" West, departing said Westerly boundary line, 38.51 feet; thence South 69° 42' 30" West, 8.82 feet; thence North 72° 00' 27" West, 50.61 feet to a point lying on the Northerly line of Conservation Easement #53 as described and recorded in Official Records Book 2724, page 1149 of said public records; thence South 84° 35' 13" West, along said Northerly line, 73.00 feet; thence North 58° 01' 14" West, departing said Northerly line, 98.42 feet; thence North 86° 25' 16" West, 314.96 feet; thence North 30° 09' 40" West, 308.50 feet to the point of curvature of a curve concave Easterly, having a radius of 285.00 feet; thence Northerly, along the arc of said curve, through a central angle of 48° 20' 51", an arc length of 240.49 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 05° 59' 14" West, 233.42 feet; thence North 18° 11' 11" East, 38.43 feet to the point of curvature of a curve concave Westerly, having a radius of 405.00 feet; thence Northerly, along the arc of said curve, through a central angle of 50° 41' 16", an arc length of 358.29 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 07° 09' 27" West, 346.72 feet.

Containing 8.82 acres, more or less.