

RESOLUTION NO. 2011- 100

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A BILL OF SALE FOR THE INFRASTRUCTURE ASSOCIATED WITH ABERDEEN COMMUNITY PARK LOCATED OFF LONGLEAF PINE PARKWAY.

RECITALS

WHEREAS, Aberdeen Community Development District, a local unit of special-purpose established pursuant to Chapter 190, Florida Statutes has executed and presented to the County a Bill of Sale and schedule of values, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying all personal property associated with Aberdeen Community Park; and

WHEREAS, the infrastructure associated with utilities has been deducted from the schedule of values because JEA serves the facility; and

WHEREAS, to the extent that there are typographical, scrivener's or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

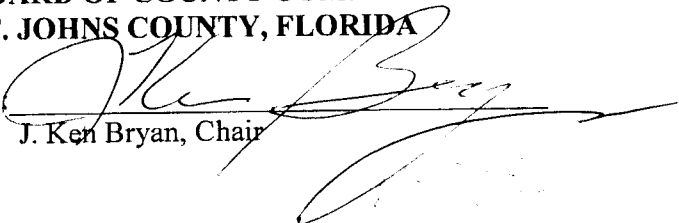
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Bill of Sale attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

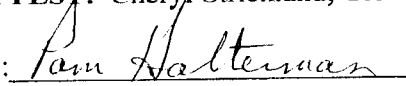
Section 3. The Clerk of the Circuit Court is instructed to file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 3rd day of May, 2011.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 5/5/11

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that **Aberdeen Community Development District**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 475 West Town Place, Suite 402, St. Augustine, Florida 32092 (hereinafter referred to as "**District**"), in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by **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 (hereinafter referred to as the "**Buyer**"), the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto said Buyer, its successors and assigns, the following described property, assets, and rights, which are more specifically described as follows:

Earthwork, asphalt parking with driveway connections, storm drainage, stormwater management facility, sidewalks, water and sewer utilities, irrigation, site lighting and recreational amenities ("**Personal Property**") all located on portions of the real property described in **Exhibit "A"** attached hereto.

TO HAVE AND TO HOLD all of the foregoing unto the Buyer, its successors and assigns, for its own use forever, free and clear and discharged of and from any and all obligations, claims, or liens.

AND the District does hereby covenant to and with the Buyer, its successors and assigns, that it is the lawful owner of the above-described **Personal Property** and assets; that said **Personal Property** and assets are free from all encumbrances; that District has good right to sell said **Personal Property** and assets, and that District will warrant and defend the sale of its said

Personal Property and assets hereby made, unto the Buyer, its successors and assigns, against the lawful claims and demands of all persons whosoever.

IN WITNESS WHEREOF, the District has caused this instrument to be executed this 22 day of February, 2011, and this instrument shall be effective as of June 24, 2008.

Attest:

Aberdeen Community Development District

Sarah Sweeting

Sarah Sweeting
(printed)

Sharon L. Harper

Sharon L. Harper
(printed)

By: J. Thomas Gillette, III, Chairman

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 22 day of February, 2011, by J. Thomas Gillette, III, Chairman of **Aberdeen Community Development District**, on behalf of said entity. He/~~She~~ is personally known to me and did not take an oath.

[Signature]
(Print) _____
Notary Public

My Commission expires: _____
Commission Number: _____

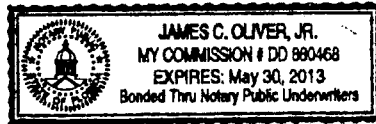


Exhibit "A" to Bill of Sale

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° 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° 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° 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° 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° 46' 53" East, 172.73 feet; thence South 64° 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° 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° 23' 34" East, 431.38 feet; thence South 18° 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° 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° 23' 43" East, 268.51 feet; thence North 86° 53' 13" West, 508.88 feet; thence North 06° 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° 23' 46" East, 45.70 feet; Course 2, thence North 22° 34' 18" West, 51.87 feet; Course 3, thence North 19° 08' 05" East, 49.58 feet; Course 4, thence North 28° 16' 58" West, 35.69 feet; Course 5, thence North 51° 13' 40" West, 48.96 feet; Course 6, thence North 63° 59' 47" West, 38.10 feet; Course 7, thence South 71° 23' 26" West, 40.69 feet; Course 8, thence North 40° 04' 23" West, 62.27 feet; Course 9, thence South 85° 27' 48" West, 58.27 feet; Course 10, thence North 69° 44' 57" West, 59.55 feet; Course 11, thence North 50° 25' 57" West, 39.80 feet; Course 12, thence South 56° 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.

Revised October 24, 2006
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° 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° 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° 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° 20' 30" East, 287.50 feet; Course 3, thence South 64° 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° 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° 44' 12" East, 226.46 feet.

From said Point of Beginning, thence North 57° 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° 32' 55" East, departing said Southerly line, 60.47 feet; Course 2, thence South 32° 20' 11" East, 39.80 feet; Course 3, thence South 62° 16' 01" East, 56.17 feet; Course 4, thence North 81° 36' 53" East, 39.80 feet; Course 5, thence North 63° 21' 43" East, 87.82 feet; Course 6, thence South 08° 38' 12" East, 74.98 feet; Course 7, thence South 86° 57' 38" East, 48.72 feet; Course 8, thence South 12° 21' 53" East, 38.00 feet; Course 9, thence South 57° 35' 41" East, 66.39 feet; Course 10, thence South 40° 15' 59" East, 57.18 feet; Course 11, thence South 17° 21' 56" East, 71.40 feet; Course 12, thence South 59° 00' 33" West, 39.78 feet; Course 13, thence South 26° 05' 30" West, 38.05 feet; Course 14, thence South 80° 10' 34" West, 77.92 feet; Course 15, thence South 70° 21' 54" West, 26.82 feet; Course 16, thence South 13° 07' 35" West, 54.27 feet; Course 17, thence South 31° 28' 47" East, 67.09 feet; Course 18, thence South 83° 56' 15" East, 51.06 feet; Course 19, thence North 57° 27' 47"

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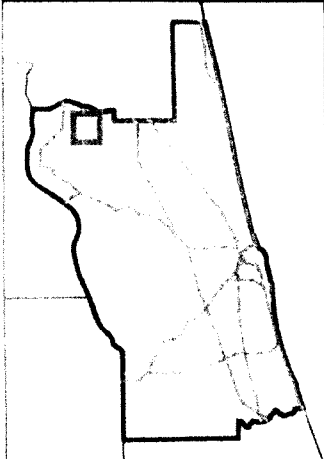
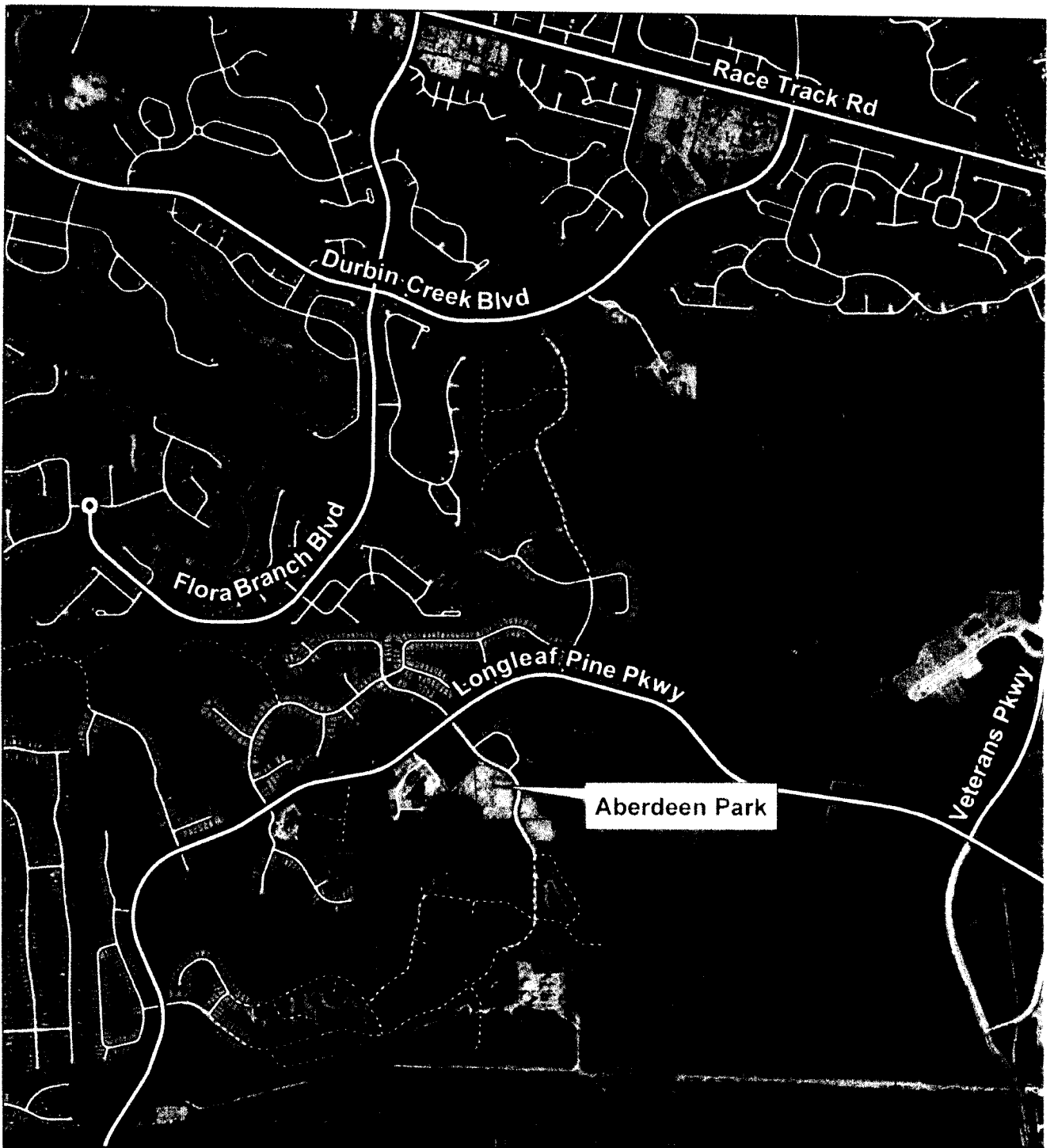
Overall Parcel

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.

SCHEDULE OF VALUES

Aberdeen CDD	
Aberdeen Community Park	
ITEMS OF WORK	Scheduled Value
Clear and Grub	\$103,776.99
Earthwork	\$428,768.95
Parking Lot Construction	\$308,931.65
Striping and Signage	\$4,877.08
Pond Excavation and Berm Construction	\$27,447.85
Seed, Mulch and Sod	\$207,798.02
Storm Drainage Collection System	\$433,719.50
Paving and Drainage As-Builts	\$57,181.44
Erosion & Sediment Control	\$13,955.52
Stormwater Pollution Prevention Plan	\$2,051.76
Unsuitable Material Removal/Replacement	\$125,243.49
Testing Allowance	\$10,000.00
Irrigation System	\$170,316.86
Landscaping	\$202,261.07
Payment and Performance Bond	\$30,610.23
Soccer Goals	\$8,806.92
Baseball Field Equipment	\$198,596.21
Clay in-field	\$13,267.38
Site Lighting (Baseball & Soccer Fields)	\$572,568.36
Potable Water Service	\$26,342.63
Reclaimed Water Service	\$16,831.12
Gravity Sewer	\$27,869.06
Retaining Wall	\$16,191.20
Total Lump Sum	\$3,007,413.29
LESS JEA UTILITIES	- \$71,042.81
GRAND TOTAL	\$2,936,370.48



Aberdeen Park Bill of Sale

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
March 30, 2011
(904) 209-0788



2008 Aerial Imagery

DISCLAIMER:
This map is for reference use
only. Data provided are derived
from multiple sources with
varying levels of accuracy.