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

This Instrument Prepared by and return to:

Cheryl G. Stuart, Esq. HOPPING GREEN & SAMS, P.A. 123 South Calhoun Street Post Office Box 6526 Tallahassee, Florida 32314 Public Records of St. Johns County, FL Clerk# 03-089043 O.R. 2099 PG 594 02:45PM 12/03/2003 REC \$17.00 SUR \$2.50

NOTICE OF ESTABLISHMENT OF THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT

PLEASE TAKE NOTICE that on September 30, 2003, pursuant to a petition filed by SouthStar Development Partners, Inc., the Florida Land and Water Adjudicatory Commission adopted an administrative Rule which became effective on November 5, 2003, establishing the Aberdeen Community Development District. The legal description of the lands encompassed within the District is attached hereto as Attachment "A." The District is a special purpose form of local government established pursuant to and governed by Chapter 190, Florida Statutes. More information on the powers, responsibilities, and duties of the District may be obtained by examining Chapter 190, Florida Statutes, or by contacting the District's registered agent as designated to the Department of Community Affairs in accordance with Section 189 416, Florida Statutes (2003)

THE ABERDEEN COMMUNITY DEVELOPMENT DISTRICT MAY IMPOSE AND LEVY TAXES OR ASSESSMENTS, OR BOTH TAXES AND ASSESSMENTS, ON THIS PROPERTY. THESE TAXES AND ASSESSMENTS PAY THE CONSTRUCTION, OPERATION AND MAINTENANCE COSTS OF CERTAIN PUBLIC FACILITIES AND SERVICES OF THE DISTRICT AND ARE SET



ANNUALLY BY THE GOVERNING BOARD OF THE DISTRICT. THESE TAXES AND ASSESSMENTS ARE IN ADDITION TO COUNTY AND OTHER LOCAL GOVERNMENT TAXES AND ASSESSMENTS AND ALL OTHER TAXES AND ASSESSMENTS PROVIDED FOR BY LAW.

IN WITNESS WHEREOF, this Notice has been executed on the 25 day of November, 2003, and recorded in the Official Records of St Johns County, Florida

Aberdeen Community Development District

Chairman Board of Supervisors

Witness

Print Name

STATE OF FLORIDA

COUNTY OF St. Johns

		knowledged before me this 25 day of November, 2003,
The forego	ing instrument was act	knowledged before me this 20 day of November, 2003,
by J. Thomas	ir Gillette	, Chairman of the Aberdeen Community Development
District, who is per	sonally known to me o	r who has produced
as identification ar	nd who Did [] or Did I	Not [] take an oath
		Print Name. CHERYL & STUDIET
		Notary Public, State of Florida G. Sha

Commission No.

My Commission Expires

A PART OF SECTIONS 3, 4, 5, 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9; THENCE NORTH 0274/57* WEST 10 THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION NAME FOR THE SOUTH BE 72207 EAST, A DISTANCE OF 485.98 FEET; THENCE NORTH 8972907* EAST ALONG SAID NORTHERLY BOUNDARY OF A ZEA SUBSTATION; THENCE NORTH 8972907* EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 58.00 SCIENTING, A DISTANCE OF 440.00 FEET TO A POINT ON THE SOUTH ORTH 5972907* EAST ALONG SAID SECTION LINE, A DISTANCE OF HEAVE NORTH 8972907* EAST ALONG SAID SECTION LINE, A DISTANCE OF HEAVE NORTH 10741724* "MEST ALONG THE EAST LINE OF SAID SECTION IN THE SOUTH OF SAID SECTION UNE, A DISTANCE OF HEAVE NORTH 1074174* "MEST ALONG THE EAST LINE OF SAID SECTION UNE SOUTH 874814." EAST LANG SAID SECTION TON THE NORTH LINE OF SAID SECTION TON THE NORTH LINE OF SAID SECTION TON THE NORTH LINE OF SAID SECTION AS THENCE SOUTH 874316" EAST ALONG SAID SECTION AS THENCE SOUTH 875714." EAST ALONG SAID SECTION AS THENCE SOUTH BY SOUTH LINE OF SAID SECTION AS THENCE SOUTH BY SOUTH OF SAID SECTION AS THENCE SOUTH BY SOUTH LINE OF SAID SECTION AS THENCE SOUTH BY SOUTH SECTION AS A DISTANCE OF 5802.05 FEET; THENCE SOUTH BY SOUTH LINE OF SAID SECTION AS A DISTANCE OF TABASE SECTION AS A DISTANCE SOUTH BY SOUTH EAST ALONG SAID SECTION AS A DISTANCE SOUTH BY SOUTH EAST ALONG SAID SECTIO

A PART OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 17, THENCE SOUTH 02'39'34" EAST ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 50,03 FEET TO THE POINT OF BEGINNING: THENCE CONTINUES SOUTH 02'39'34" EAST ALONG SAID SECTION LINE, A DISTANCE OF 2242,37 FEET; THENCE NORTH 40'43'28" WEST ALONG THE SOUTHWEST LINE OF SAID SECTION 17, A DISTANCE OF

RERDEEN SECTION 17

2930.08 FEET, THENCE DEPARTING SAID SECTION LINE NORTH 89'23'09' EAST, A DISTANCE OF 1807.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 46.50 ACRES MORE OR LESS

CONTAINING 1267.66 ACRES WORE OR LESS.

JEA MITIGATION PARCEL

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 9: THENCE NORTH B9'29'07" EAST ALONG THE SOUTH LINE OF SAID SECTION 9. A DISTANCE OF 1318.00 FEET; THENCE DEPARTING SAID LINE NORTH 00'30'53" WEST ALONG THE EAST LINE OF A FAST SAID SEATON, A DISTANCE OF SAID SEET; THENCE NORTH 75'43'4" EAST ALONG SAID CENTERLINE, OF REST, A DISTANCE OF 1373.35 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14'16'17" EAST, A DISTANCE OF 40.00 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" EAST, A DISTANCE OF 50.90 FEET; THENCE SOUTH 176'17" WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 176'17" WEST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 176'17" WEST, A DISTANCE OF 135.00

CONTAINING 1.01 ACRES MORE OR LESS.

JEA OUTPARCEL

A PART OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAD SECTION 9; HEINCE KORTH 89'29'07' EAST ALONG THE SOUTH LINE OF SAD SECTION 9, A DISTANCE OF 1318.00 FEET, THENCE DEPARTING SAID LINE KORTH 90'30'53' WEST ALONG THE EAST LINE OF A 130.00 FOOT WIDE JEA POWER LINE EASEMENT; THENCE NORTH 75'43'43' EAST ALONG SAID CENTERLINE, A DISTANCE OF 1173.35 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 13'15'17' EAST, A DISTANCE OF 200.00 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 15'14'15'17' EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 14'15'17' EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 14'15'17' EAST, A DISTANCE OF 50.05 FEET; THENCE SOUTH 13'15'17' EAST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 13'15'17' EAST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 13'15'17' EAST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 170'23'35' WEST, A DISTANCE OF 40.25 FEET; THENCE NORTH 14'15'17' WEST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 70'23'35' WEST, A DISTANCE OF 40.25 FEET; THENCE NORTH 14'15'17' WEST, A DISTANCE OF 50.34 FEET;

CONTAINING 0.31 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THIS DOCUMENT IS A TRUE AND CORRECT COPY AS APPEARS
ON RECORD IN ST. JOHNS COUNTY, FLORIDA.
WITNESS MY HAND AND OFFICIAL SEAL
THIS DAY OF 2003
CHERYL STRICKLAND, CLERK



EXHIBIT 24 England Thims & Miler, inc LEGAL DESCRIPTION ---ABERDEEN ST. JOHNS COUNTY, PLOREDA