

**ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT****CHAPTER 42NN-1
ABERDEEN COMMUNITY
DEVELOPMENT DISTRICT**

- 42NN-1.001 Establishment.
42NN-1.002 Boundary.
42NN-1.003 Supervisors.

42NN-1.001 Establishment. The Aberdeen Community Development District is hereby established.

Specific Authority 190.005 FS. Law Implemented 190.005 FS. History—New 11-5-03.

42NN-1.002 Boundary. The boundaries of the district are as follows:

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 02°44'57" WEST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SECTION LINE NORTH 86°42'20" EAST, A DISTANCE OF 485.98 FEET; THENCE NORTH 32°46'32" EAST, A DISTANCE OF 462.32 FEET TO A POINT LYING ON A NORTHERLY BOUNDARY OF A JEA SUBSTATION; THENCE NORTH 89°29'07" EAST ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 580.00 FEET; THENCE SOUTH 00°30'53" EAST ALONG THE EASTERLY SIDE OF SAID SUBSTATION, A DISTANCE OF 440.00 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID SECTION 9; THENCE NORTH 89°29'07" EAST ALONG SAID SECTION LINE, A DISTANCE OF 4102.05 FEET; THENCE NORTH 02°41'24" WEST ALONG THE EAST LINE OF SAID SECTION 9, A DISTANCE OF 1358.28 FEET; THENCE DEPARTING SAID SECTION LINE SOUTH 87°48'11" EAST, A DISTANCE OF 128.44 FEET; THENCE NORTH 00°00'02" EAST, A DISTANCE OF 985.03 FEET TO A POINT ON THE NORTH LINE OF THE UNITED WATER PARCEL; THENCE SOUTH 87°48'16" EAST ALONG SAID NORTH LINE AND AN EASTWARD EXTENSION THEREOF, A DISTANCE OF 2146.23 FEET; THENCE NORTH 03°57'36" WEST, A DISTANCE OF 3162.69 FEET; THENCE NORTH 02°35'44" WEST, A DISTANCE OF 2600.00 FEET; THENCE NORTH 62°35'44" WEST, A DISTANCE OF 898.23 FEET; THENCE NORTH 00°46'54" EAST, A DISTANCE OF 2323.50 FEET TO A POINT ON A NORTH LINE OF SAID SECTION 3; THENCE SOUTH 89°13'18" WEST ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 1500.56 FEET; THENCE SOUTH 00°46'54" WEST ALONG THE WEST LINE OF SAID SECTION 3, A DISTANCE OF 1331.35 FEET; THENCE SOUTH 00°48'58" EAST, CONTINUING ALONG SAID SECTION LINE, A DISTANCE OF 2682.06 FEET;

THENCE SOUTH 89°34'41" WEST ALONG THE SOUTH LINE OF JULINGTON CREEK PLANTATION, A DISTANCE OF 2649.95 FEET; THENCE SOUTH 89°32'30" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1328.72 FEET; THENCE NORTH 89°30'21" WEST CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 1342.28 FEET; THENCE SOUTH 89°25'38" WEST, A DISTANCE OF 1345.27 FEET; THENCE SOUTH 00°41'24" EAST ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1341.58 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 5; THENCE NORTH 89°25'45" EAST ALONG SAID SECTION LINE, A DISTANCE OF 1344.92 FEET; THENCE SOUTH 02°44'57" EAST ALONG THE WEST LINE OF SAID SECTION 9, A DISTANCE OF 5352.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 1267.66 ACRES MORE OR LESS.

ABERDEEN SECTION 17

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 CONTINUE 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 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.

LESS AND EXCEPT:

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 89°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 JEA SUBSTATION, A DISTANCE 255.06 FEET TO A POINT ON THE CENTERLINE OF A 130.00 FOOT WIDE JEA POWER LINE EASEMENT; THENCE NORTH 75°43'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1373.36 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14°16'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°43'43" EAST,

A DISTANCE OF 250.00 FEET; THENCE SOUTH 14°16'17" EAST, A DISTANCE OF 199.00 FEET; THENCE SOUTH 75°43'43" WEST, A DISTANCE OF 100.00 FEET; THENCE NORTH 75°54'08" WEST, A DISTANCE OF 113.65 FEET; THENCE SOUTH 87°02'19" WEST, A DISTANCE OF 50.99 FEET; THENCE NORTH 14°16'17" WEST, A DISTANCE OF 135.00 FEET TO THE POINT OF BEGINNING.

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 SAID SECTION 9; THENCE NORTH 89°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 JEA SUBSTATION, A DISTANCE 255.06 FEET TO A POINT ON THE CENTERLINE OF A 130.00 FOOT WIDE JEA POWER LINE EASEMENT; THENCE NORTH

75°43'43" EAST ALONG SAID CENTERLINE, A DISTANCE OF 1173.36 FEET; THENCE DEPARTING SAID CENTERLINE SOUTH 14°16'17" EAST, A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 75°43'43" EAST, A DISTANCE OF 200.00 FEET; THENCE SOUTH 14°16'17" EAST, A DISTANCE OF 98.14 FEET; THENCE NORTH 71°07'50" WEST, A DISTANCE OF 69.86 FEET; THENCE SOUTH 67°56'24" WEST, A DISTANCE OF 52.06 FEET; THENCE SOUTH 83°42'15" WEST, A DISTANCE OF 50.34 FEET; THENCE SOUTH 70°23'36" WEST, A DISTANCE OF 40.25 FEET; THENCE NORTH 14°16'17" WEST, A DISTANCE OF 63.76 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.31 ACRES MORE OR LESS.

*Specific Authority 190.005 FS. Law Implemented 190.004, 190.005
FS. History—New 11-5-03.*

42NN-1.003 Supervisors. The following five (5) persons are designated as the initial members of the Board of Supervisors: J. Thomas Gillette, III, Thaddeus Rutherford, Leo Johns, L. Alfredo Rodriguez-Walling and Charlie Hillyer.
*Specific Authority 190.005 FS. Law Implemented 190.004, 190.005
FS. History—New 11-5-03.*

STATE OF FLORIDA DEPARTMENT OF STATE

Division of Library and Information Services

I, SUE M. COBB, Secretary of State of the State of Florida, do hereby certify that the above and foregoing is a true and correct copy of Chapter 42NN-1, Florida Administrative Code, rules and regulations of the Florida Land and Water Adjudicatory Commission, Aberdeen Community Development District, filed pursuant to Chapter 120, Florida Statutes, as shown by the records of this office.

**Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capitol, this the
1st. day of December, A.D., 2006.**



Sue M. Cobb
Secretary of State