

RESOLUTION NO. 2001-105

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CLERK OF COURTS TO FILE THE SURVEY MAP OF FRANCES ROAD CLAIMING A VESTED INTEREST IN ST. JOHNS COUNTY IN THE RIGHT-OF-WAY DESCRIBED IN THIS SURVEY BY PRESCRIPTIVE RIGHTS OF THE PUBLIC PER CASE LAW BERGER VS. CITY OF CORAL GABLES 101 SO. 2d 396 (FLA. DIST. CT. APP.-3d DIST. 1958)

WHEREAS, the filing of the survey map (copy attached hereto and made a part hereof as Exhibit "A") with the Clerk of the Courts, shall result in the right-of-way as shown in this survey to be vested in St. Johns County, a political subdivision of the State of Florida by prescriptive rights of the public, per case law, Berger vs City of Coral Gable 101 So.2d 396 (Fla. Dist. Ct. App.-3d Dist. 1958; and

WHEREAS, Frances Road as described and shown on the map, Exhibit "B", attached hereto and made a part hereof is one of the roads considered to be a County road; and

WHEREAS, Road and Bridge Supervisor, Harold Cooper, has stated in a memo that the County has been maintaining Frances Road for the last 30 years, copy attached hereto and made a part hereof as Exhibit "C"; and

WHEREAS, it is in the best interest of St. Johns County to acquire ownership of Francis Road that will benefit the citizens of St. Johns County.

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

Section 1. All the above recitals are findings of fact.

Section 2. The Chair of the Board of County Commissioners and the Clerk of the Courts are hereby authorized to file the attached survey map of Francis Road in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 22nd day of May, 2001.

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

By: Mary F. Kohnke
Mary F. Kohnke, Chair

ATTEST: Cheryl Strickland, Clerk

Patricia A. Grande
Deputy Clerk



EXHIBIT "A" TO RESOLUTION
101 So. 2d 396, *, 1958 Fla. App. LEXIS 2691, **

Dora BERGER, Appellant, v. The CITY OF CORAL GABLES, Florida, a municipal corporation organized and existing under the laws of the State of Florida, and Dade County, a political subdivision of the State of Florida, Appellees.

No. 57-323.

District Court of Appeal of Florida, Third District.

101 So. 2d 396; 1958 Fla. App. LEXIS 2691

March 6, 1958.

CASE SUMMARY

PROCEDURAL POSTURE: Plaintiff grantee appealed the final decree of the Circuit Court for Dade County (Florida), which dismissed her suit to enjoin the public's continued use of a street.

OVERVIEW: Plaintiff grantee claimed to have title to the street in question because a tax deed purported to convey the property to plaintiff's son, who conveyed it to her. However, the tax deed and conveyance was based on a plat that did not place the street in its correct location. Plaintiff filed a suit to enjoin defendant city from continued use of the city street on the basis that title belonged to her. Uncontroverted testimony established that the property had been continuously used as a public street for 36 years. The circuit court dismissed plaintiff's suit. On appeal, plaintiff argued that the tax deed was prima facie evidence of title and that she took title free of any easements previously encumbering the land. The court stated that an easement by prescription was acquired when land was used by the public for a period of 20 years. The court thought that the established published easement took priority over the tax deed that plaintiff relied upon, especially because the deed stated that it was subject to existing easements.

OUTCOME: The court affirmed the dismissal of plaintiff grantee's suit to enjoin the public's use of a street because the public had acquired an easement by prescription that took priority over the tax deed that purported to grant title to plaintiff.

CORE TERMS: plat, street, easement, deed, grantee, tax deed, recorded, designated, dedication, discloses

CORE CONCEPTS - Hide Concepts

Real Property Law : Estates, Titles & Rights : Easements & Rights of Way
Governments & Legislation : Local Governments : Public Improvements & Services
Where land is used as a highway by the general public for a period of 20 years, the public acquires an easement to the same by prescription and a dedication of the land for such use is unnecessary.

COUNSEL: [1]**

Samuel B. Berger, Miami, for appellant.

Edward Semple, Miami, for City of Coral Gables.

Darrey A. Davis, Miami, for Dade County.

OPINIONBY: CARROLL

OPINION: [*396] CARROLL, CHAS., Chief Judge.

This is an appeal from a final decree of the Circuit Court for Dade County, dismissing a suit to enjoin the continued use of a city street, title to which was claimed by the plaintiff-appellant.

The record on appeal discloses that the second amended plat of Cocoaplum Heights, recorded May 24, 1911, in Plat Book 1, at page 73 of the Public Records of Dade County, Florida, showed an unnamed 40 foot street. There was no dedication thereof. Uncontroverted testimony established that such property had been a roadway since 1915, and had been used continuously as a public street since then. On April 15, 1926, Coral Gables Corporation filed a plat designated as Coral Gables, Biscayne Bay Section, Part One, Plat E, which was recorded in Plat Book 25, at page 53. That 1926 plat showed a street designated as "Avenue Saldano", which appears to have been intended to be the street area involved here. However, through an error, the 1926 plat did not place the existing street where it actually [**2] was shown and located on the 1911 plat.

The record further discloses that on August 16, 1950, a plat of the F. H. Dunbar Tract was filed and recorded in Plat Book 51, at page 45. This 1950 plat showed the correct location of the street in question, as it had been shown originally on the 1911 plat.

Meanwhile, the tax assessors had used the 1926 plat as a basis for improper assessment of taxes on the actual street area. On the assumption that it had acquired title thereto through delinquency in such taxes, the Everglades Drainage District executed a deed (under Section 298.46, Fla.Stat., F.S.A., on April 27, 1951) to Samuel B. Berger, purporting to convey the property according to the erroneous 1926 plat. Appellant claims as grantee of the said Samuel B. Berger, who is her son.

[*397] Appellant raises two questions as follows:

1. Where the Trustees of Internal Improvement Fund or the Board of Commissioners of the Everglades Drainage District issue a tax deed, does it constitute prima facie evidence of title in the grantee?
2. Does a grantee of a tax deed take the title free of any easements previously encumbering the land?

It is settled in this state that where [**3] land has been used as a highway by the general public for a period of twenty years, the public acquires an easement to the same by prescription and a dedication of the land for such use is unnecessary. *Zetrouer v. Zetrouer*, 89 Fla. 253, 103 So. 625; *Couture v. Dade County*, 93 Fla. 342, 112 So. 75; *Dade County v. Snyder*, 140 Fla. 135, 191 So. 185; *Downing v. Bird*, Fla.1958, 100 So.2d 57; 17A Am.Jur., *Easements*, § 66, page 677.

The record shows that the parcel in question has been the subject of public user for street purposes for more than thirty-six years. After having appeared as such on the 1911 plat, its use for street purposes continued after 1926 in spite of the fact that the 1926 Coral Gables plat was inaccurate and did not show the true location of the street.

Aside from other reasons, the established public easement takes priority over the deed on which appellant relies, because the deed was made subject to easements. The deed recites on its face that the conveyance is "Subject to all easements existing on the date of this deed."

The defendant Dade County claims no right in the street, and is interested only in seeing it maintained as a city street because it [***4] furnishes access to a county thoroughfare.

The action of the chancellor in dismissing the cause with prejudice on final hearing was without error.

Affirmed.

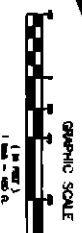
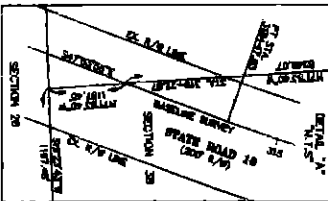
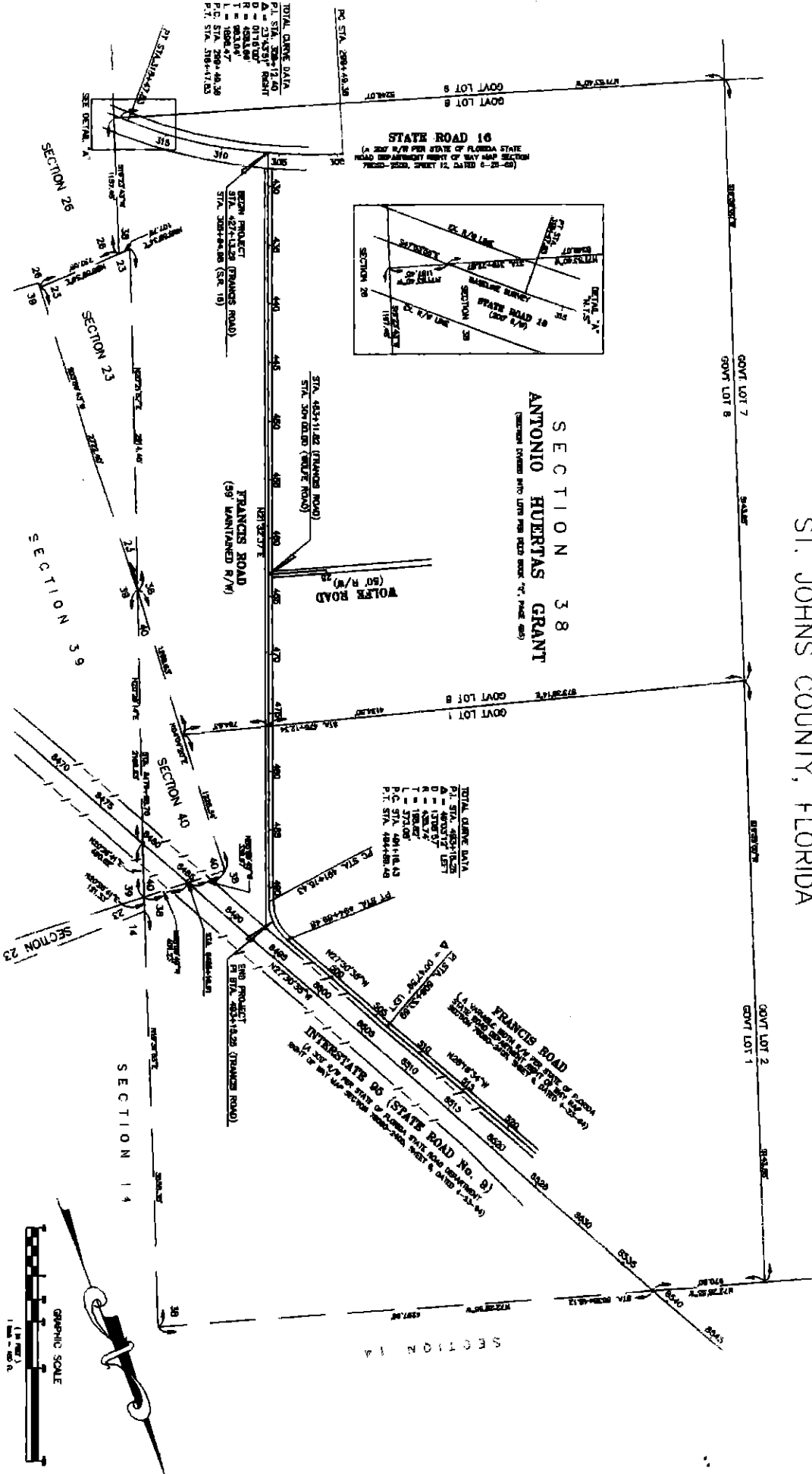
HORTON and PEARSON, JJ., concur.

Service: LEXSEE@
Citation: 101 So.2d 396
View: Full
Date/Time: Wednesday, February 28, 2001 - 9:43 AM EST

[About LEXIS-NEXIS | Terms and Conditions](#)

Copyright © 2001 LEXIS-NEXIS Group. All rights reserved.

SECTION 38, ANTONIO HUERTAS GRANT TOWNSHIP 6 SOUTH, RANGE 28 EAST ST. JOHNS COUNTY, FLORIDA



NOTE: REFER TO SHEET 1 OF 5 FOR LEGEND AND GENERAL NOTES.



Clark & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS
 1000 N. W. 10th St.
 Ft. Lauderdale, FL 33304

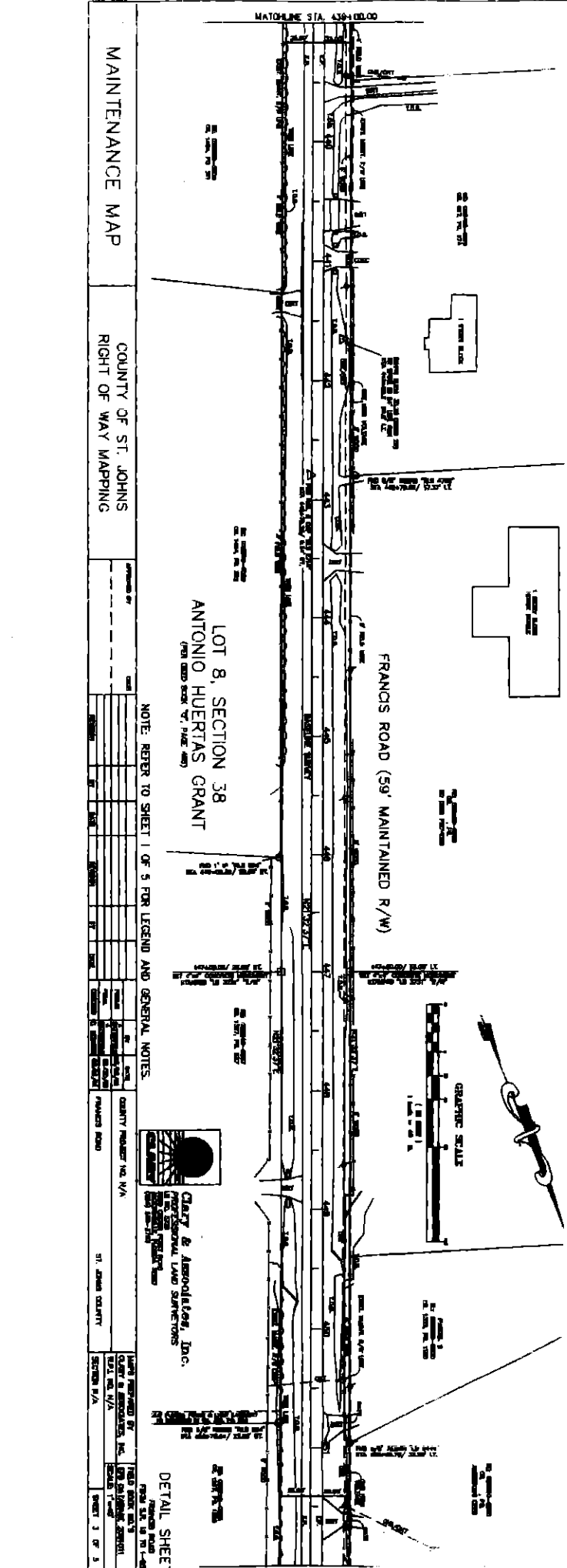
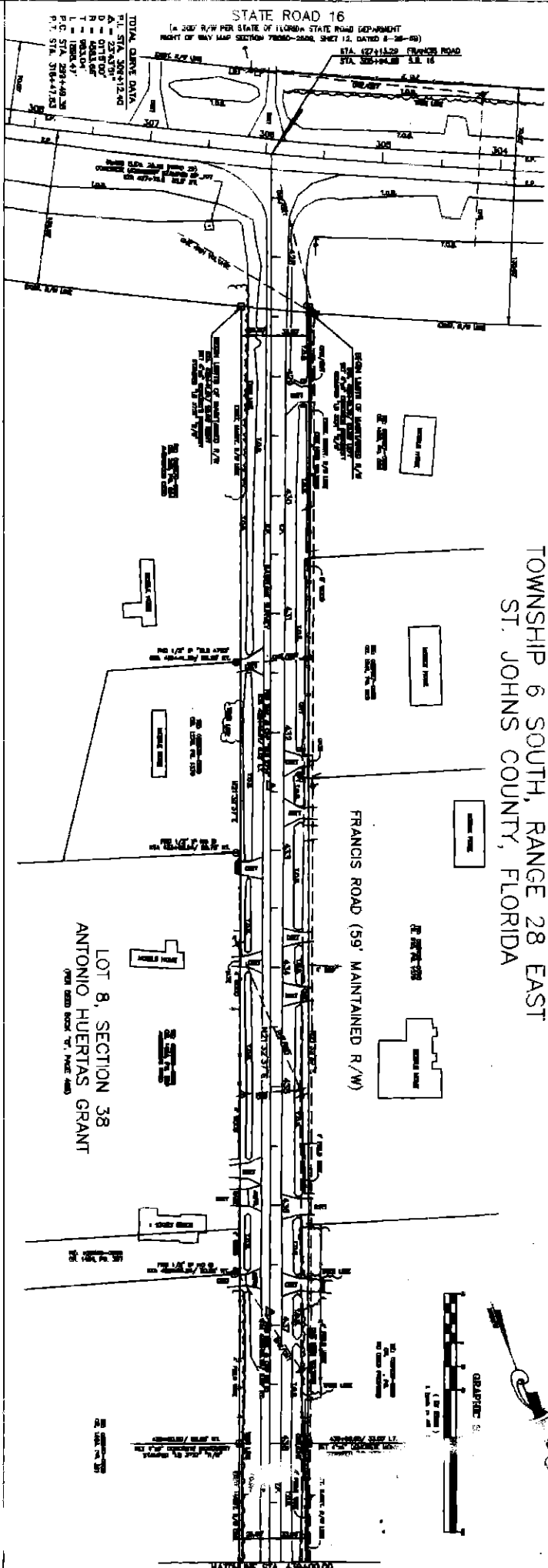
SEE SHEET ONE FOR
 GENERAL NOTES AND LEGEND
KEY MAP
 FRANCIS ROAD
 FROM S.L. 18 TO 1-28

MAINTENANCE MAP

COUNTY OF ST. JOHNS
 RIGHT OF WAY MAPPING

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/15/01	PREPARED FOR		
2	10/15/01	FIELD CHECK		
3	10/15/01	REVISION		
4	10/15/01	REVISION		
5	10/15/01	REVISION		
6	10/15/01	REVISION		
7	10/15/01	REVISION		
8	10/15/01	REVISION		
9	10/15/01	REVISION		
10	10/15/01	REVISION		

SECTION 38, ANTONIO HUERTAS GRANT
 TOWNSHIP 6 SOUTH, RANGE 28 EAST
 ST. JOHNS COUNTY, FLORIDA



MAINTENANCE MAP

COUNTY OF ST. JOHNS
 RIGHT OF WAY MAPPING

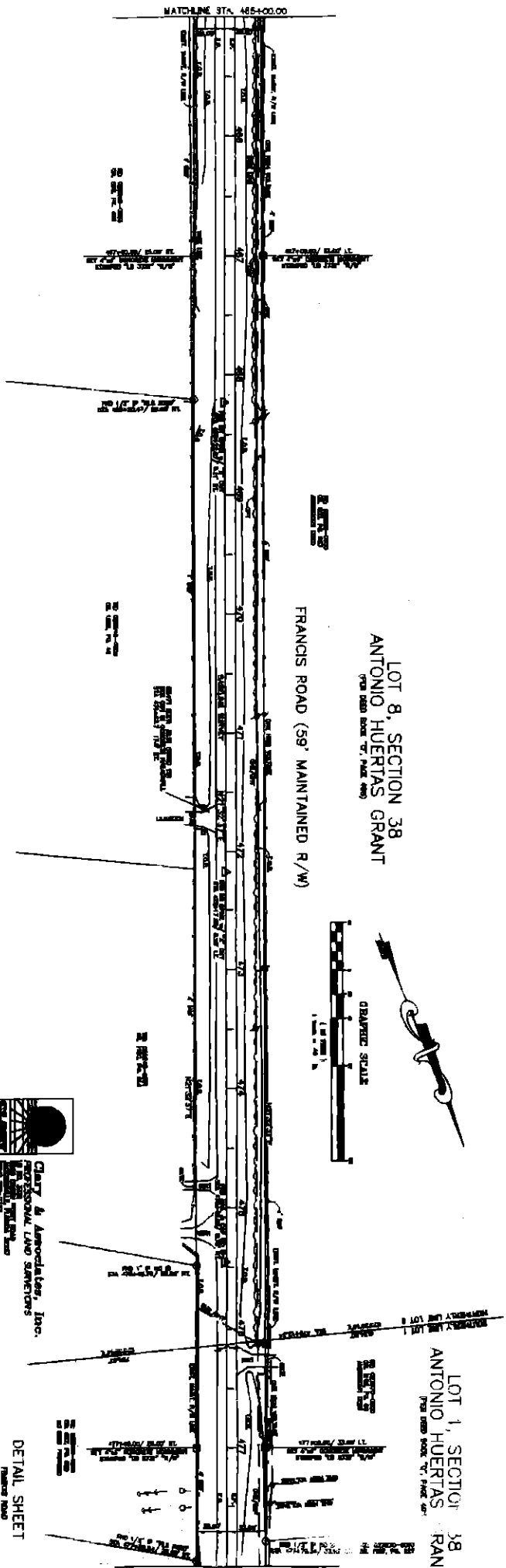
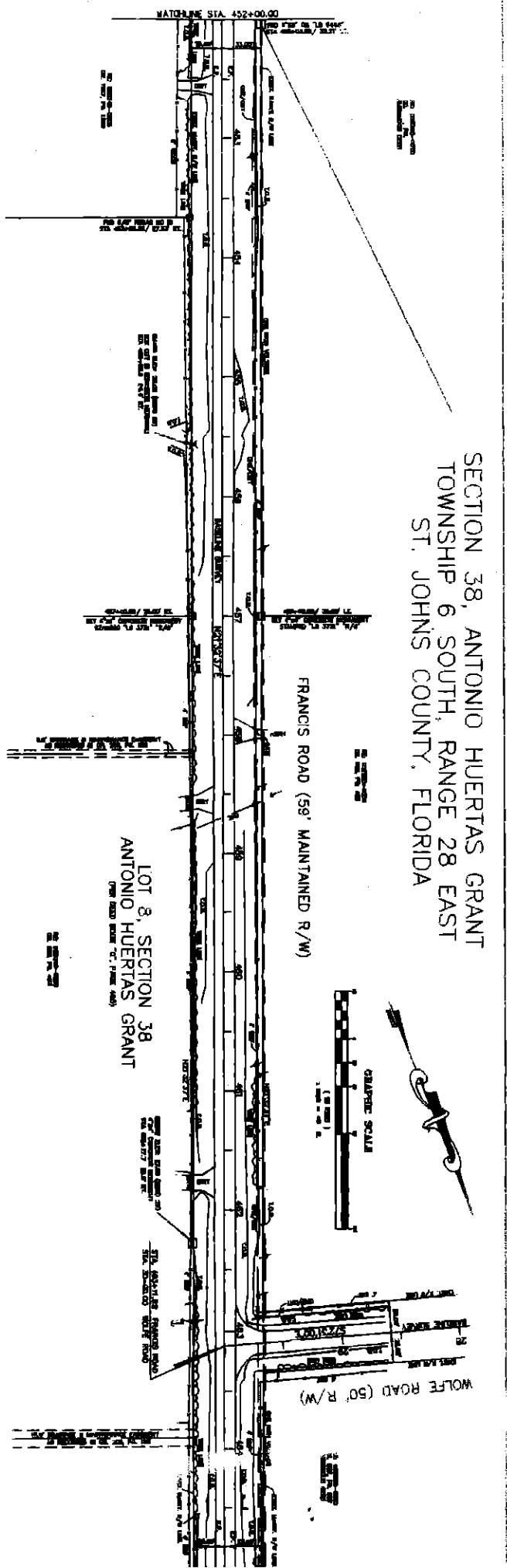
NOTE: REFER TO SHEET 1 OF 5 FOR LEGEND AND GENERAL NOTES.

Clary & Associates, Inc.
 PROFESSIONAL LAND SURVEYORS

DETAIL SHEET

NO.	DESCRIPTION	DATE	BY	CHKD.
1	PREPARED BY			
2	DESIGNED BY			
3	DRAWN BY			
4	CHECKED BY			
5	APPROVED BY			
6	DATE			
7	SCALE			
8	SHEET NO.			
9	TOTAL SHEETS			
10	PROJECT NO.			
11	PROJECT NAME			
12	LOCATION			
13	DATE OF SURVEY			
14	DATE OF PLOTTING			
15	DATE OF PRINTING			

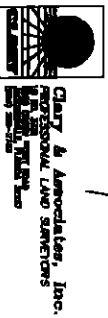
SECTION 38, ANTONIO HUERTAS GRANT
 TOWNSHIP 6 SOUTH, RANGE 28 EAST
 ST. JOHN'S COUNTY, FLORIDA



MAINTENANCE MAP

COUNTY OF ST. JOHN'S
 RIGHT OF WAY MAPPING

NOTE: REFER TO SHEET 1 OF 5 FOR LEGEND AND GENERAL NOTES.



CLARY & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 1000 W. UNIVERSITY BLVD., SUITE 100
 GAITHERSBURG, MD 20878
 TEL: 301-948-8800
 FAX: 301-948-8801
 WWW: WWW.CLARYANDASSOCIATES.COM

NO.	DATE	BY	DESCRIPTION
1	01/15/14	J. CLARY	PREPARED BY
2	01/15/14	J. CLARY	CHECKED BY
3	01/15/14	J. CLARY	APPROVED BY
4	01/15/14	J. CLARY	DATE PLOTTED
5	01/15/14	J. CLARY	SCALE
6	01/15/14	J. CLARY	PROJECT NO.
7	01/15/14	J. CLARY	PROJECT NAME
8	01/15/14	J. CLARY	PROJECT LOCATION
9	01/15/14	J. CLARY	PROJECT STATUS
10	01/15/14	J. CLARY	PROJECT SHEET

EXHIBIT "C" TO RESOLUTION

MEMORANDUM

TO: Mary Ann Blount - Real Estate
FROM: Harold Cooper - Road & Bridge Supervisor *H/C*
DATE: May 4, 2001
SUBJECT: Francis Road Maintenance



Speaking for the last 30 years it has been the County's responsibility to maintain Francis Road. This includes digging ditches, road grading and stabilization. Approximately 200 to 300 loads of material have been used in the stabilization of this road.

Please call this office with any further questions you may have.