

Public Records of St. Johns County, FL Clerk # 2007006849, O.R. 2859 PG 361-367 01/31/2007 at 09:04 AM, REC. \$29.00 SUR. \$32.00

### RESOLUTION NO. 2007- 15

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CLERK OF THE COURTS, UNDER SECTION 95.361, FLORIDA STATUTES TO FILE THE SURVEY MAP FOR FEDERAL POINT ROAD, CLAIMING A VESTED INTEREST IN THE ROAD DESCRIBED IN THE SURVEY MAP, AND/OR ESTABLISHING A PRESCRIPTIVE EASEMENT IN THE SAME RIGHTS-OF-WAY, IN ACCORDANCE WITH THE PRINCIPLES SET FORTH IN DOWNING V. BIRD, 100 SO.2D 57 (FLA. 1958)

WHEREAS, the Board of County Commissioners of St. Johns County, Florida have instructed staff to obtain documentation in order to justify continued County maintenance of roads that are neither dedicated to St. Johns County, nor are owned by St. Johns County; and

WHEREAS, Federal Point Road, as described in attached and incorporated Exhibit A, which is the Survey Map, and which is a road that County staff has documented as warranting continued County maintenance; and

WHEREAS, Section 95.361, Florida Statutes details the procedure for a local government to claim a vested interest in a road not constructed by the local government; and

WHEREAS, the procedure set forth in Section 95.361, Florida Statutes, is as follows:

- 1) the road has been constructed by a non-governmental entity, or not constructed by the entity currently maintaining or repairing the road;
- 2) the road has been maintained and/or repaired for the immediate past twenty (20) years by the County; and

WHEREAS, under the criteria set forth in Section 95.361, Florida Statutes, such road shall be deemed dedicated to the County, to the extent of the width of the road being varying in width as shown in the survey that actually has been maintained or repaired for the prescribed period, whether or not such road has been formally established as a public highway; and

WHEREAS, the filing of the Survey Map with the Clerk of the Courts of St. Johns County, pursuant to Section 95.361, Florida Statutes, by St. Johns County serves as prima facie evidence of ownership of Federal Point Road, as shown in the survey that is included as Exhibit A, attached hereto, and incorporated herein; and

Julet P. Halterman M+R WHEREAS, in <u>Downing v. Bird</u>, 100 So.2d 57 (Fla. 1958), the Florida Supreme Court set forth separate criteria in which a public entity (such as the County), may establish, claim, and maintain a prescriptive easement on certain property; and

WHEREAS, the criteria set forth in <u>Downing v. Bird</u>, <u>supra</u>, is as follows:

- 1) actual, continuous, uninterrupted use by the public entity for the full prescriptive period of twenty (20) years;
- 2) that the use be adverse under a claim of right, and either be with the actual knowledge of the owner, or so open, notorious, and visible that knowledge of the use is imputed to the owner;
- that such use be inconsistent with the owner's use and enjoyment of his land, and must not be a permissive use; and
- 4) that such use be related to a certain limited and defined area of land, or if for a right-of-way, the use be of a definite route with a reasonably certain line, width, and termini; and

WHEREAS, St. Johns County can demonstrate that Federal Point Road, meets each of the criteria, set forth in <u>Downing v. Bird</u>, <u>supra</u>; and

WHEREAS, the public entity has been continuously using Federal Point Road without permission of the underlying land owners for in excess of twenty (20) years; and

WHEREAS, County Road and Bridge Supervisor, Billy Tedder, has stated in an affidavit (attached and incorporated as Exhibit B) that the County has been responsible for maintaining Federal Point Road, for the last twenty (20) years; and

WHEREAS, St. Johns County can demonstrate that St. Johns County's actions meet the criteria set forth in both/either Section 95.361, Florida Statutes, and/or <u>Downing v. Bird</u>, 100 So.2d 57 (Fla. 1958), with respect to establishing either statutory dedication, or a prescriptive easement over the above-noted, and described **Federal Point Road**; and

WHEREAS, it is in the best interest of St. Johns County to establish its existing ownership of Federal Point Road, under either statutory dedication or prescriptive easement, and that such acquisition 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.** 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 Chairman of the Board of County Commissioners and Clerk of the Courts are hereby authorized to file the attached Survey Map of Federal Point Road, in the Public Records of St. Johns County, Florida.
- Section 3. The Clerk is instructed to record this Resolution in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED, this \_\_\_\_\_\_\_ day of January 2007.

BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA

Ben Rich, Chair

ATTEST: Cheryl Strickland, Clerk

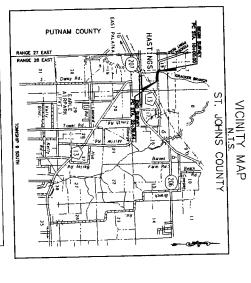
Deputy Clerk

ROAD PLAT BOOK

PAGE

# COUNTY COUNTY HIGHWAY MAINTENANCE MAP MAPS THE

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GENERAL NOTES

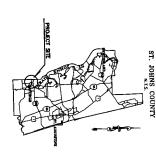
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FEDERAL POINT ROAD has been vested in the County in accordance with Chapter 95, F.S. (93.36) Subsection (1)] as certified by.
St. Johns County Board of County Commissioners

Board Chair

St. Johns County Clerk of Courts

SURVEYOR'S CERTIFICATION

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THIS SURVEY MAP OR COPY THEREOF IS NOT VALID WITHOUT THE SICHATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SHEET NO. INDEX OF SHEETS SHEET DESCRIPTION

COVER SHEET

KEY MAP / CENTERLINE REFERENCES

DETAIL SHEET

COVER SHEET FEDERAL POINT ROAD FEDERAL POINT ROAD ON MILES WEST OF CRACKER BRANCH TO DANIELS STREET



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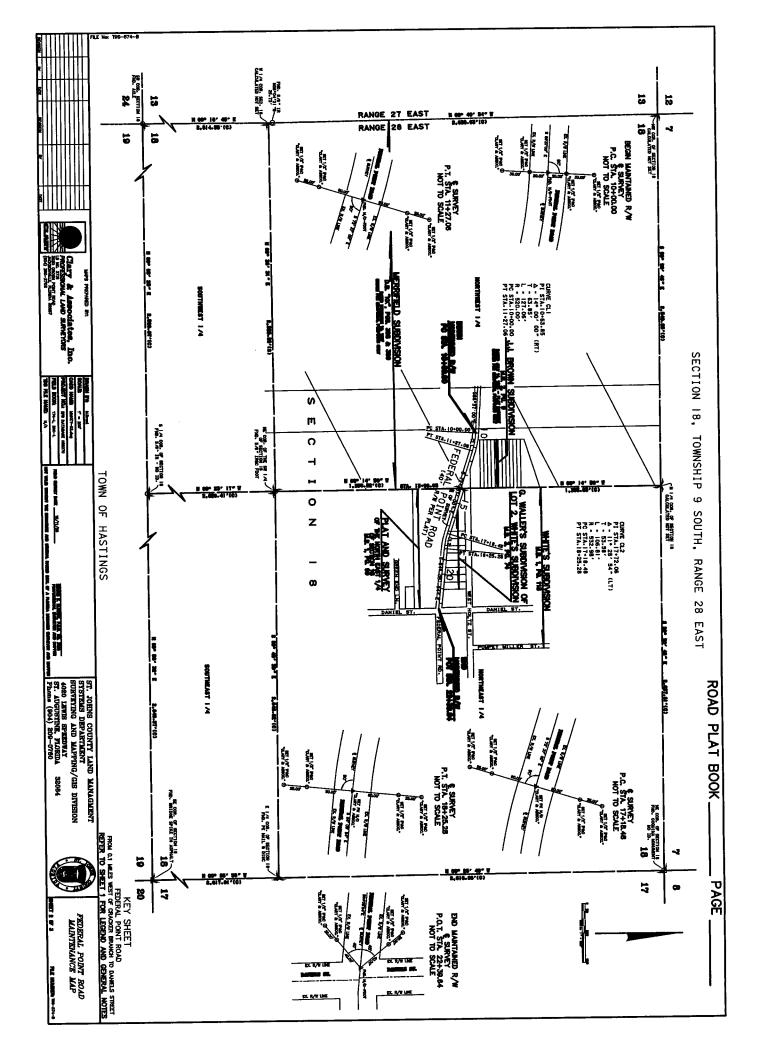
ST. JOHNS COUNTY LAND MANAGMENT SYSTEMS DEPARTMENT SURVEYING AND MAPPING/GIS DIVISION 4020 LEWIS SPEEDWAY ST. AUGUSTUK, FLORIDA 32084 Phone (804) 209-0760

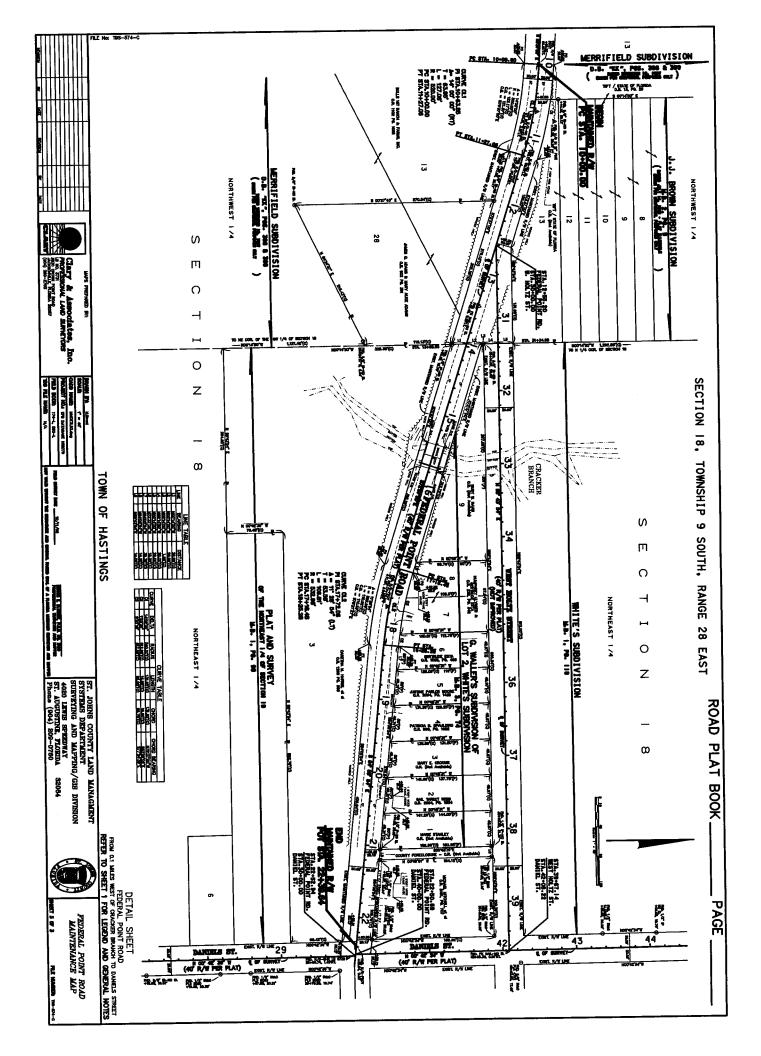


FEDERAL POINT ROAD
MAINTENANCE MAP

HEET I OF 3

FILE NUMBER: 195-574-1





#### EXHIBIT "B" TO RESOLUTION

#### **AFFIDAVIT**

#### STATE OF FLORIDA COUNTY OF ST JOHNS

On this day before me, the undersigned authority, personally appeared <u>Billy Tedder</u> Road and Bridge Supervisor, who being first by me duly sworn, deposes and says that the County has been maintaining Federal Point Road as shown on the attached map for the last <u>20</u> years and the public has continuously used the road during this time. This maintenance includes digging ditches, mowing, and road repairs as needed.

FURTHER AFFIANT SAYEITH NAUGHT.

Billy Tedder

STATE OF FLORIDA COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19th day of December, 2006 by Billy Tedder Road and Bridge Supervisor, who is personally known to me.

Opening Many Public

Notary Public State of Florida Jennifer G Kinlaw My Commission DD446606 Expires 06/30/2009