

10-181

# LAGO LUCERNE

# 181

**BEING A REPLAT OF A PORTION OF TRACTS 111, 112 AND 113, MODEL LAND CO. SUBDIVISION OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 43 EAST, AS RECORDED IN PLAT BOOK 5, PAGE 79, PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA.**

### DEDICATION

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH:

KNOW ALL MEN BY THESE PRESENTS that National Housing Corporation, an Ohio corporation, formerly known as National Housing Consultants, Inc., owner of land shown hereon, being in Section 20, Township 44 South, Range 43 East, Palm Beach County, Florida, shown hereon as Lago Lucerne, being more particularly described as follows:

Being the East one-half (1/2) of Tract 111, all of Tract 113, and the West 198 feet of Tract 112, Model Land Co. Subdivision of Section 20, Township 44 South, Range 43 East, as recorded in Plat Book 5, Page 79, Public Records of Palm Beach County, Florida.

Together with that portion shown on said plat as "Lake Osborne", lying South of Tract 112 and South of the West 198 feet of Tract 112 and North of the platted 15 feet roadway reservation.

LESS the South 25 feet for Lake Worth Road (S.R. 802) right-of-way;

LESS the North 25 feet for additional right-of-way on 2nd Avenue North, dedicated by this plat;

ALSO LESS the easterly 25 feet of the westerly 198 feet of the southerly 25 feet of the northerly 50 feet of Tract 113; being that certain parcel deeded to Lake Worth Utilities Authority.

Containing 9.67 acres, more or less.

Have caused the same to be surveyed and replatted as shown hereon and do hereby dedicate as follows:

1. Utility and Drainage Easements - The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. Drainage easements are the perpetual maintenance obligation of the Lago Lucerne Homeowners Association.
2. The access tracts as shown are hereby dedicated to the Lago Lucerne Homeowners Association and are the perpetual maintenance obligation of said Association.
3. The recreation areas as shown are hereby dedicated to the Lago Lucerne Homeowners Association and are the perpetual maintenance obligation of said association.
4. The Water Management Tract as shown is hereby dedicated to the Lago Lucerne Homeowners Association and the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the above named corporation has caused these presents to be signed by its President and attested by its Chairman and its corporate seal to be affixed hereto by and with the authority of its Board of Directors, this 29 day of September, 1980.

National Housing Corporation, formerly known as National Housing Consultants, Inc., a corporation of the State of Ohio.

ATTEST: Frank P. Colaste Chairman      By: Theodore S. Colaste President

STATE OF OHIO : SS  
COUNTY CUYAHOGA:

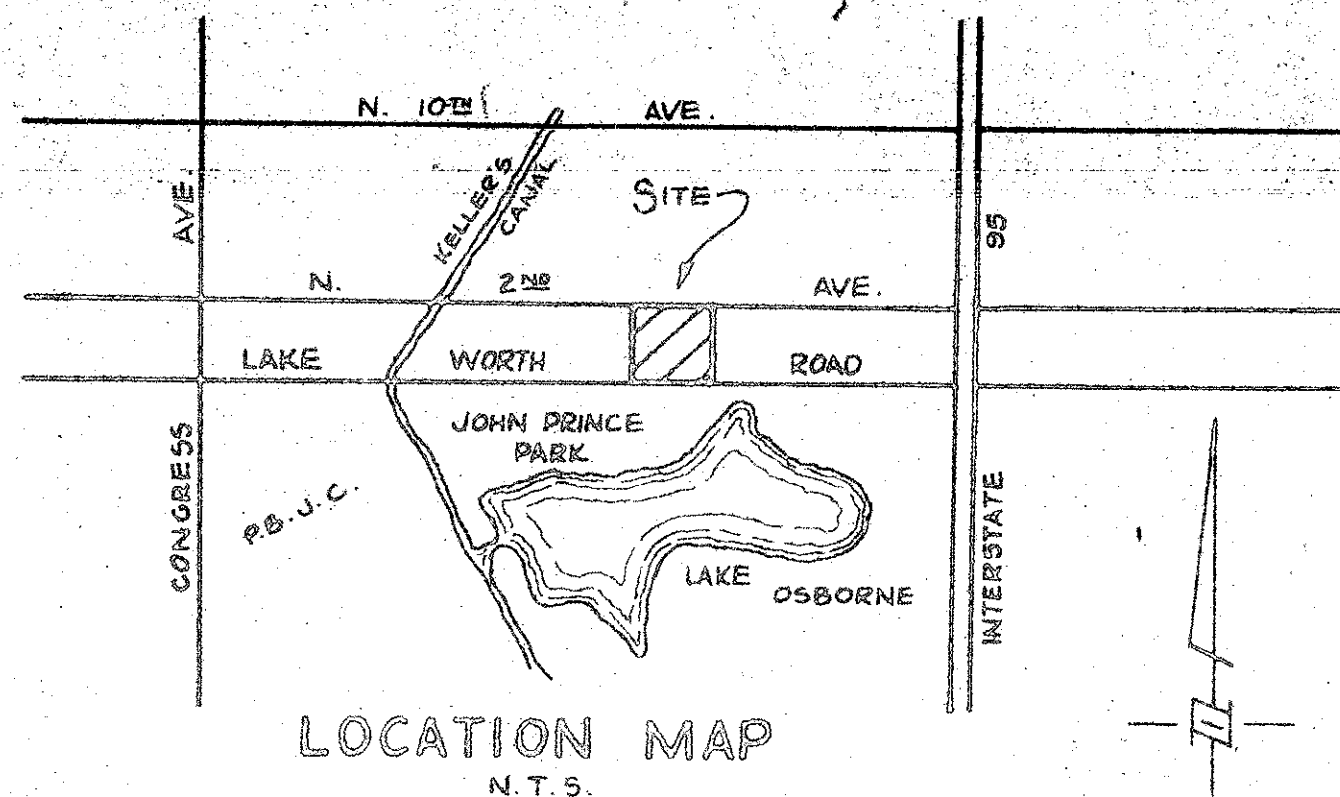
BEFORE ME personally appeared Theodore S. Colaste and Frank P. Colaste to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as President and Secretary/Chairman of the

National Housing Corporation a corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 29th day of September, 1980.

My commission expires: 6-12-84

Harriet M. ...  
Notary Public



### MORTGAGEE'S CONSENT

STATE OF OHIO : SS  
COUNTY OF CUYAHOGA:

The undersigned hereby certifies that it is the holder of a mortgage upon the property described hereon and does hereby join in and consent to the dedication of the land described in said dedication by the owner thereof and agrees that its mortgage which is recorded in Official Record Book 3271 at page 1400 of the public records of Palm Beach County, Florida, shall be subordinated to the dedication shown hereon.

IN WITNESS WHEREOF, the said corporation has caused these presents to be signed by its President and attested by its Assistant Secretary and its corporate seal to be affixed hereon by and with the authority of its Board of Directors this 20th day of SEPTEMBER, 1980.

ATTEST: Karen D. ... Edward H. ...

### ACKNOWLEDGMENT

STATE OF OHIO : SS  
COUNTY OF CUYAHOGA:

BEFORE ME personally appeared Edward H. ... and Karen D. ... to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as Secretary and Assistant Secretary of the Citizens Federal Savings and Loan corporation, and severally acknowledged to and before me that they executed such instrument as such officers of said corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that it was affixed to said instrument by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal this 20th day of SEPTEMBER, 1980.

My commission expires:

March 5, 1985  
James L. Kramer  
Notary Public

### SURVEYOR'S CERTIFICATE

This is to certify that the plat shown hereon is a true and correct representation of a survey made under my responsible direction and supervision and that said survey is accurate to the best of my knowledge and belief and that (P.R.M.'s) Permanent Reference Monuments have been placed as required by law and that (P.C.P.'s) will be set under the guarantees posted with the Board of County Commissioners for the Required Improvements and further that the survey data complies with all the requirements of Chapter 177 Florida Statutes, as amended, and ordinances of Palm Beach County, Florida.

James L. Kramer  
Registered Surveyor No. 2688  
State of Florida

BOARD OF COUNTY COMMISSIONERS  
PALM BEACH COUNTY, FLORIDA

This plat is hereby approved for record this 29 day of September, 1980.

By: Dennis Koehler  
Dennis Koehler, Chairman

COUNTY ENGINEER

This plat is hereby approved for record this 29 day of September, 1980.

By: Herbert Kahler  
Herbert Kahler, County Engineer

ATTEST: JOHN B. DUNKLE, Clerk  
BOARD OF COUNTY COMMISSIONERS

By: Deputy Clerk  
Deputy Clerk

### TITLE CERTIFICATION

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH:

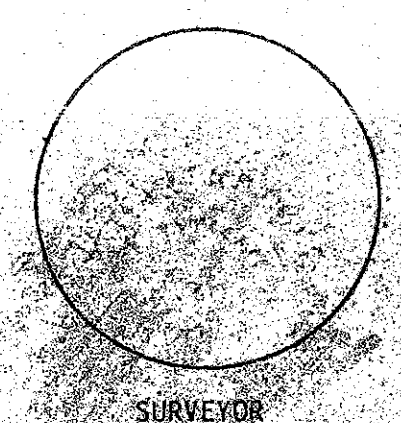
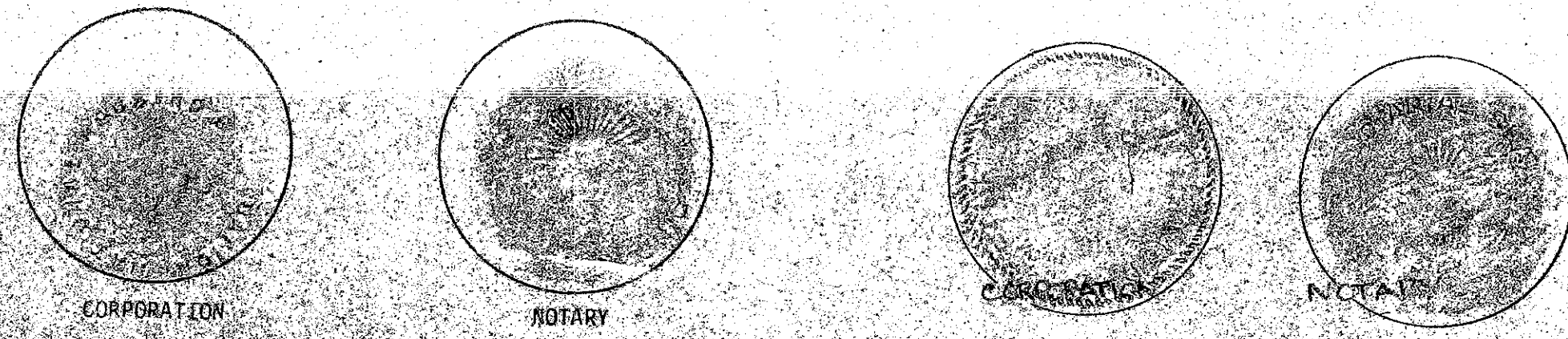
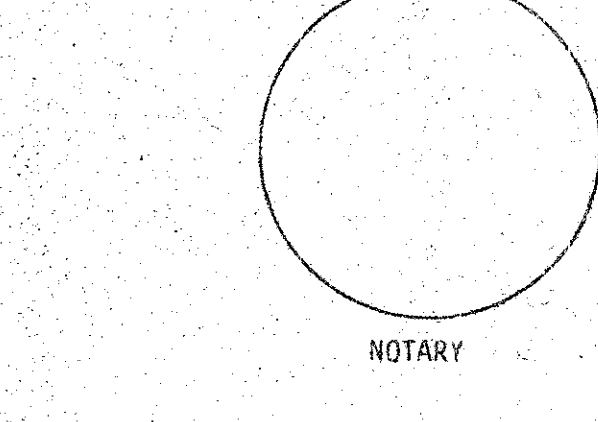
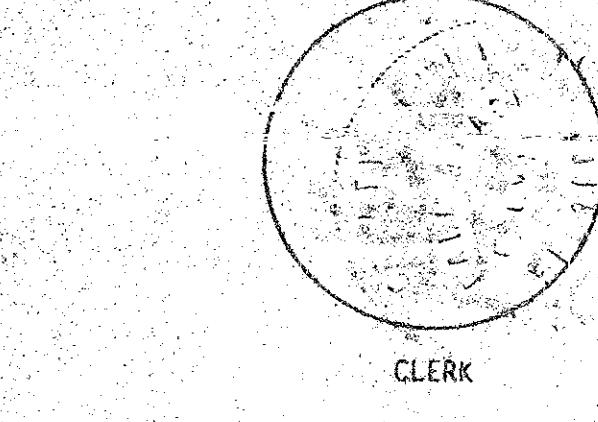
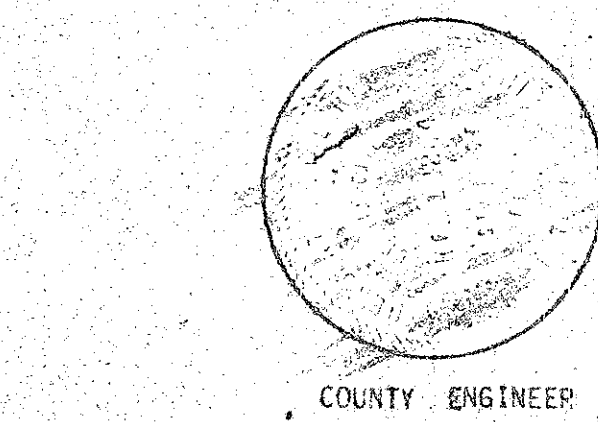
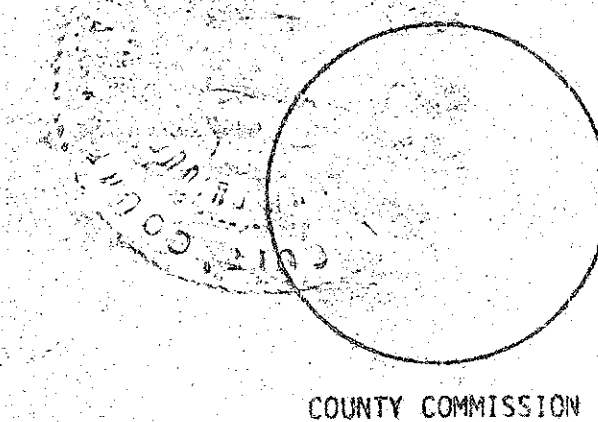
I, Patrick M. Gordon, a duly licensed attorney in the State of Florida, do hereby certify that I have examined the title to the hereon described property; that I find the title to the property is vested to National Housing Corporation formerly known as National Housing Consultants, Inc. that the current taxes have been paid; and that the property is encumbered by the mortgage shown hereon; and that I find all mortgages are shown and are true and correct.

Patrick M. Gordon  
Date: September 30, 1980

STATE OF FLORIDA : SS  
COUNTY OF PALM BEACH:

This Plat was filed for record at 9:53 AM, this 18 day of October, 1980, and duly recorded in Plat Book No. 5 on Pages 181 through 183.

JOHN B. DUNKLE, Clerk  
By: Deputy Clerk, D.C.



This instrument was prepared by:  
James L. Kramer, PLS  
ADAIR & BRADY, INC.  
1958 South Congress Avenue  
West Palm Beach, Florida

ADAIR & BRADY, INC. CONSULTING ENGINEERS & LAND SURVEYORS		RECORD PLAT	
WEST PALM BEACH	SCALE NONE	FP 730	1 of 3
DATE SEPT 1980	DATE SEPT 1980		
PLS	PLS		

1000-007

LAGO LUCERNE

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