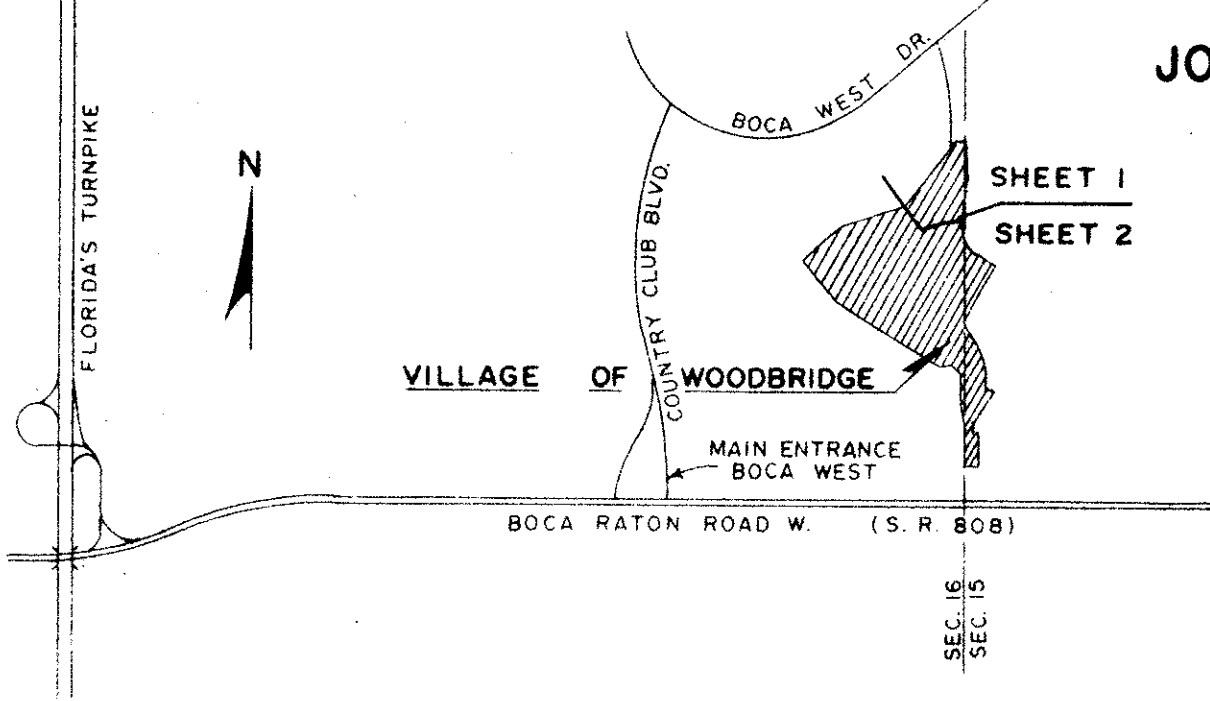


COUNTY OF PALM BEACH
9:58 AM
4 May
78
34 149+150
High Sheriff

P.U.D. - BOCA WEST
VILLAGE OF WOODBRIDGE
A PLAT OF A PORTION OF SECTIONS 15 & 16, TOWNSHIP 47 SOUTH, RANGE 42 EAST
PALM BEACH COUNTY, FLORIDA
BOCA RATON, FLORIDA

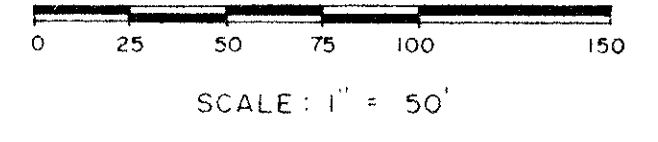
LOCATION SKETCH



JOHN A. GRANT, JR., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

SHEET 1 OF 2

AUGUST, 1977



5.540	AC. - BLDG. PADS (60'x74.5' TYP)
3.785	AC. - AREA, ROAD R/W
9.171	AC. - OPEN & RECREATION AREA
18.496	AC. - TOTAL AREA THIS PLAT
54	SINGLE FAMILY UNITS
2.920	UNITS/AC - GROSS DENSITY

MORTGAGE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
The undersigned hereby certifies that it is the holder of a mortgage, lien or other encumbrance upon the hereon described property and does hereby join in and consent to the dedication of the lands described in the dedication hereto by the owner thereof and agrees that its mortgage, lien or other encumbrance which is recorded in Official Record Book 2628, Pages 81-98 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 Vice 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 28th day of November A.D. 1977.

AR VIDA CORPORATION
Witness: Grace M. Welles
Richard W. Miller, Vice President
Witness: Barbara A. Sullivan
Joan C. Styers, Assistant Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
Before me personally appeared RICHARD W. MILLER and JOAN STYERS, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as RICHARD W. MILLER, Vice President and JOAN STYERS, Assistant Secretary of the above named AR VIDA CORPORATION, a Corporation, and severally acknowledged to and before me that they executed such instrument as such Vice President and Assistant Secretary, respectively, 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 28th day of November A.D. 1977.
October 31, 1981
My Commission Expires
Grace M. Welles
Notary Public, State of Florida

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 (P.C.P.'s) Permanent Control Points will be set under the guarantees posted with Palm Beach County 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.

Subscribed and sworn to before me this 19th day of April A.D. 1978
June 2, 1978
My Commission Expires
John Abbott
Registered Land Surveyor No. 1141
State of Florida
John B. Jellison
Notary Public, State of Florida

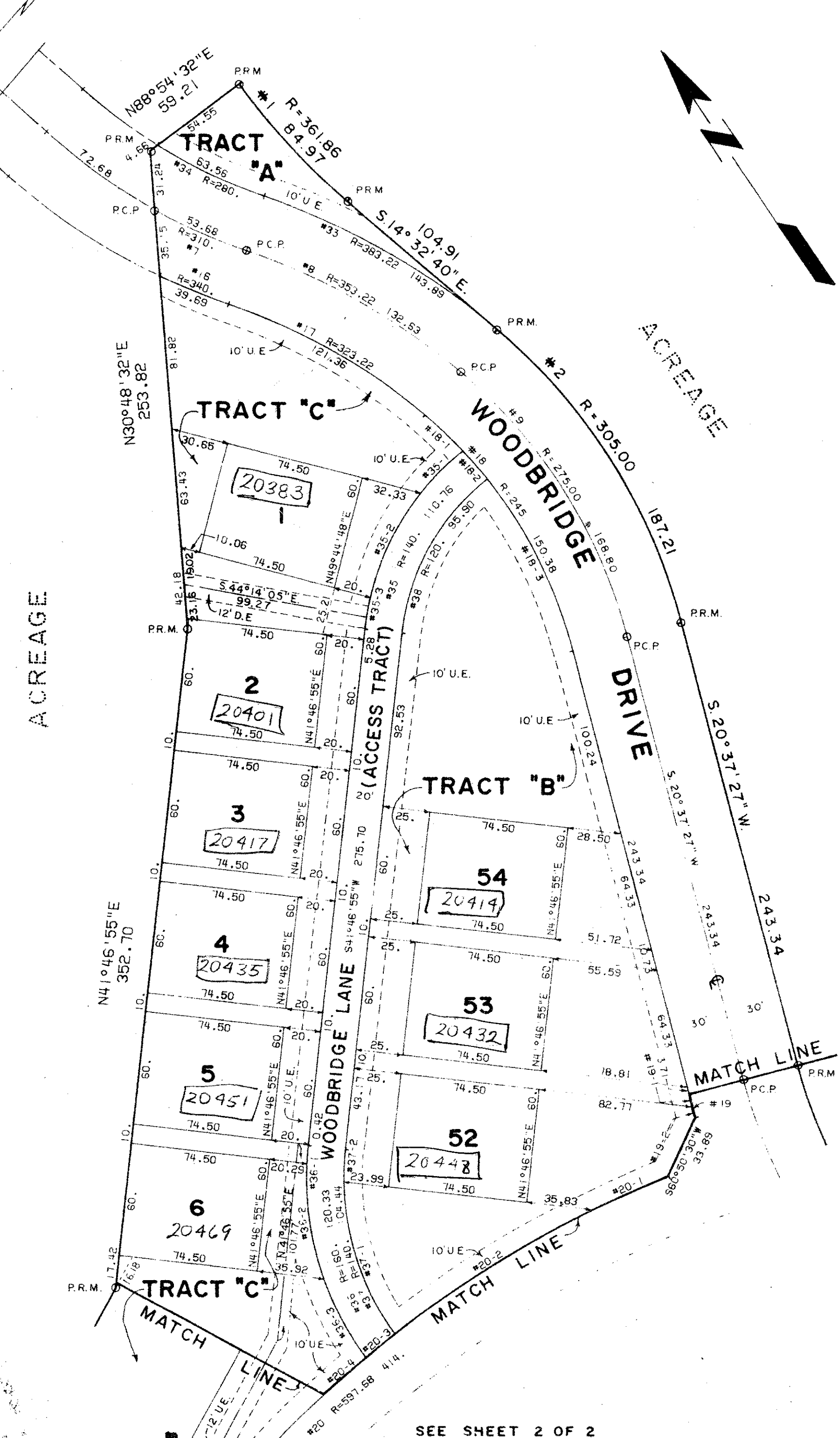
BOARD OF COUNTY COMMISSIONERS

This plat is hereby approved for record this 2nd day of May A.D. 1978.
By: Reggie D. Evans
Chairman, REGGIE EVATT

COUNTY ENGINEER

This plat is hereby approved for record this 2nd day of May A.D. 1978.
ATTEST: JOHN B. DUNKLE, CLERK
BOARD OF COUNTY COMMISSIONERS
By: H.F. Kahlert
County Engineer, H.F. KAHLERT

By: Nancy Henderson
DEPUTY CLERK



DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT COPPOLA ENTERPRISES, INC., a Florida Corporation, owner of the land shown hereon being in Sections 15 & 16, Township 47 South, Range 42 East, Palm Beach County, Florida, shown hereon as VILLAGE OF WOODBRIDGE, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast Quarter (SE 1/4) of Section 16; thence with a bearing of S. 0° 47' 38" E. along the East line thereof, a distance of 922.88 feet to the Point of Beginning; thence with a bearing of N. 13° 12' 03" W., a distance of 143.03 feet to a point; thence with a bearing of N. 1° 19' 28" E., a distance of 173.05 feet to a point; thence with a bearing of N. 48° 15' 07" W., a distance of 124.65 feet to a point; thence with a bearing of S. 76° 48' 34" W., a distance of 65.73 feet to a point; thence with a bearing of N. 54° 45' 52" W., a distance of 925.57 feet to a point; thence with a bearing of N. 36° 43' 38" W., a distance of 155.95 feet to a point; thence with a bearing of N. 53° 16' 22" E., a distance of 192.75 feet to a point; thence with a bearing of S. 83° 01' 49" E., a distance of 307.03 feet to a point; thence with a bearing of N. 63° 49' 41" E., a distance of 260.73 feet to a point; thence with a bearing of N. 41° 46' 55" E., a distance of 352.70 feet to a point; thence with a bearing of N. 30° 48' 32" E., a distance of 253.82 feet to a point; thence with a bearing of N. 88° 54' 32" E., a distance of 59.21 feet to a point; thence with a curve to the left having a tangent bearing of S. 1° 05' 28" E., a radius of 134.86 feet, an arc length of 84.97 feet to a point; thence with a curve to the right having a radius of 104.91 feet to a point of curvature; thence with a curve to the right having a radius of 305.00 feet, an arc length of 187.21 feet to a point; thence with a bearing of S. 20° 37' 27" W., a distance of 243.34 feet to a point of curvature; thence with a curve to the left having a radius of 245.00 feet, an arc length of 319.08 feet to a point; thence with a bearing of S. 53° 59' 43" E., a distance of 170.50 feet to a point; thence with a bearing of S. 36° 00' 17" W., a distance of 240.00 feet to a point of curvature; thence with a curve to the right having a radius of 185.00 feet, an arc length of 134.49 feet to a point; thence with a curve to the left having a tangent bearing of S. 26° 55' 17" E., a radius of 500.00 feet, an arc length of 92.98 feet to a point of reverse curvature; thence with a curve to the right having a radius of 250.00 feet, an arc length of 292.11 feet to a point; thence with a bearing of S. 74° 55' 53" E., a distance of 59.17 feet to a point; thence with a bearing of S. 31° 36' 27" W., a distance of 195.34 feet to a point; thence with a bearing of S. 0° 47' 38" E., a distance of 22.60 feet to a point; thence with a bearing of N. 89° 12' 22" E., a distance of 20.00 feet to a point; thence with a bearing of S. 0° 47' 38" E., a distance of 100.00 feet to a point; thence with a bearing of S. 89° 12' 22" W., a distance of 40.00 feet to a point; thence with a bearing of N. 0° 47' 38" W., along the East line of the Southeast Quarter (SE 1/4) of Section 16, a distance of 192.00 feet, more or less, to the Point of Beginning.

has caused the same to be surveyed and platted as shown and does hereby dedicate as follows:
The Tracts for private road purposes, shown hereon as WOODBRIDGE DRIVE, WOODBRIDGE CIRCLE, WOODBRIDGE COURT, WOODBRIDGE LANE and WOODBRIDGE WAY, are hereby dedicated to the VILLAGE OF WOODBRIDGE CONDOMINIUM ASSOCIATION, INC., and are the perpetual maintenance obligation of said association, and are subject to perpetual and nonexclusive easements for ingress and egress over and through the aforementioned real property as may be required for unit owners of the Village of Woodbridge, owners and occupants of buildings and improvements which may be erected upon the balance of the real property owned by the developer herein, to their guests and invitees, and to the developer and its guests and invitees, without limitation, whether shown on this plat or not. The utility easements and drainage easements as shown are hereby dedicated in perpetuity for the construction and maintenance of utilities and drainage. The Recreation Areas, shown hereon as Tracts "A", "B", "C" and "D", are hereby dedicated to the VILLAGE OF WOODBRIDGE CONDOMINIUM ASSOCIATION, INC. and are the perpetual maintenance obligation of said association.

IN WITNESS WHEREOF, the said corporation, COPPOLA ENTERPRISES, INC. has caused these presents to be signed by its President, GEORGE COPPOLA and attested by its Secretary, GRACE COPPOLA, and its corporate seal to be affixed hereto by and with the authority of its Board of Directors this 29th day of November, 1977.

Witness: George Coppola Pres.
George COPPOLA, President
Witness: Grace Coppola, Sec.
GRACE COPPOLA, Secretary

ACKNOWLEDGMENT

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
Before me personally appeared GEORGE COPPOLA and GRACE COPPOLA, to me well known, and known to me to be the individuals described in and who executed the foregoing instrument as GEORGE COPPOLA, President and GRACE COPPOLA, Secretary of the above named COPPOLA ENTERPRISES, INC., a Corporation, and severally acknowledged to and before me that they executed such instrument as such President and Secretary respectively 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 November A.D. 1977.
December 29, 1977
My Commission Expires
Murray J. Kuper
Notary Public, State of Florida

TITLE CERTIFICATE

STATE OF FLORIDA }
COUNTY OF PALM BEACH }
I, ARTHUR C. KOSKI, MATEER & GILLESPIE, duly licensed attorneys in the State of Florida, do hereby certify that we have examined the title to the above described property; that we find title to the property is vested in COPPOLA ENTERPRISES, INC. and that the current taxes have been paid; and that the property is not encumbered by the mortgages shown hereon; and that we find that all mortgages are shown and are true and correct.

Date: November 29, 1977
Arthur C. Koski
ARTHUR C. KOSKI, Attorney
KOSKI, MATEER, & GILLESPIE

VILLAGE OF WOODBRIDGE

15+16/47/42
34
149