

Prepared by: Mike Douglas
 Address: 712 W. Dolphin Circle
Barefoot Bay, FL 32976


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BINDING DEVELOPMENT PLAN

THIS AGREEMENT, entered into this 27th day of October, 19 98, between the
 BOARD OF COUNTY COMMISSIONERS OF BREVARD COUNTY, FLORIDA, a political subdivision of
 the State of Florida (hereinafter referred to as "County") and
Bonnie E. Douglas, a NA corporation
 (hereinafter referred to as "Developer/Owner").

Sandy Crawford
 Clerk Of Courts, Brevard County

#Pgs: 5	#Names: 2	Serv: 0.00
Trust: 3.00	Rec: 21.00	Excise: 0.00
Deed: 0.00		Int Tax: 0.00
Mtg: 0.00		

RECITALS

WHEREAS, Developer/Owner owns property (hereinafter referred to as the "Property") in
 Brevard County, Florida, as more particularly described in Exhibit "A" attached hereto and incorporated
 herein by this reference; and

WHEREAS, Developer/Owner desires to develop the property as
TR-2 (single family mobile home) BDP (1 unit per acre) and pursuant to
 for the purpose of putting 5 units on this 5.06 acres
 the Brevard County Code, Section 62-1157; and

WHEREAS, as part of its plan for development of the property, Developer/Owner wishes to
 mitigate negative impact on abutting land owners and affected facilities or services; and

WHEREAS, the County is authorized to regulate development of the property.

NOW, THEREFORE, the parties agree as follows:

1. The County shall not be required or obligated in any way to construct or maintain or
 participate in any way in the construction or maintenance of the improvements. It is the intent of the
 parties that the Developer/Owner, its grantees, successors or assigns in interest or some other
 association and/or assigns satisfactory to the County shall be responsible for the maintenance of any
 improvements.

2. Developer/Owner shall provide a NA foot buffer on the _____ portion of the
 property.

3. The Developer/Owner shall limit density to 5 units per this 5.06 acre parcel restricted by any changes to the Comprehensive Plan or the Land Development Regulations.

4. The Developer/Owner shall limit ingress and egress to Pine Ridge Trail.

5. Developer/Owner shall comply with all regulations and ordinances of Brevard County, Florida. This Agreement constitutes Developer's/Owner's agreement to meet additional standards or restrictions in developing the property. This agreement provides no vested rights against changes to the comprehensive plan or land development regulations as they may apply to this property.

6. Developer/Owner, upon execution of this Agreement, shall pay to the County the cost of recording this Agreement in Brevard County, Florida.

7. This Agreement shall be binding and shall inure to the benefit of the successors or assigns of the parties and shall run with the subject property unless or until rezoned and be binding upon any person, firm or corporation who may become the successor in interest directly or indirectly to the subject property.

IN WITNESS THEREOF, the parties hereto have caused these presents to be signed all as of the date and year first written above.

ATTEST:

James S. Hiles
Chief Deputy Clerk

for Sandy Crawford, Clerk
(SEAL)

STATE OF FLORIDA
COUNTY OF BREVARD

BOARD OF COUNTY COMMISSIONERS
OF BREVARD COUNTY, FLORIDA
2725 Judge Fran Jamieson Way
Viera, FL 32940

_____, Chairman
As approved by the Board on 7-30-98

The foregoing instrument was acknowledged before me this 11th day of March, 1999, by Truman Scarborough, Chairman of the Board of County Commissioners of Brevard County, Florida, who is personally known to me or who has produced _____ as identification.

My commission expires

SEAL

Commission No.:



Bernadette S. Talbert
MY COMMISSION # CC540700 EXPIRES
May 10, 2000
BONDED THRU TROY FAIR INSURANCE, INC.

Bernadette S. Talbert
Notary Public

(Name typed, printed or stamped)

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WITNESSES:

OWNER Bonnie E Douglas
BONNIE E. DOUGLAS
8440 Hwy US1 MICCO, FL 32976
(Address)

Steve Douglas
STEVE DOUGLAS

3950 Hickory St. Micco, FL 32976
(Witness Name typed or printed)

Michael Douglas
Mike DOUGLAS

712 W. Dolphin Cir Barefoot Bay
(Witness Name typed or printed) FL 32976

NA
President
(Name typed, printed or stamped)

STATE OF Florida §

COUNTY OF Brevard §

The foregoing instrument was acknowledged before me this 8 day of February, 1999, by Bonnie E. Douglas, President of, who is personally known to me or who has produced FL driver's license as identification.

My commission expires
SEAL
Commission No.:

Timothy M. Williams
Notary Public
(Name typed, printed or stamped)



Timothy M. Williams
MY COMMISSION # CC639340 EXPIRES
April 27, 2001
BONDED THRU TROY FARM INSURANCE, INC.



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JOINDER IN BINDING DEVELOPMENT PLAN

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, being the authorized agent and signatory for the owner and holder of that certain Mortgage dated 5-10-1987, given by Bonnie E. Douglas as mortgagor, in favor of the undersigned, Lillie Rose Thompson, as mortgagee, recorded in Official Records Book 2791, page 2837, Public Records of Brevard County, Florida, and encumbering lands described in said Mortgage, does hereby join in the foregoing Binding Development Plan, and consents to be bound by the terms of said Binding Development Plan.

WITNESSES:

Steve Douglas Timothy M. Williams MORTGAGEE
STEVE DOUGLAS 700 S. BAKER LILLIE THOMPSON
3950 HICKORY MELBOURNE FL 8300 Woods Trail
(Address) Sebastian FL

Mike Douglas FL 32976
(Witness name typed or printed)
MIKE DOUGLAS
712 W. DOLFIN CIR
BARC FOOT, Bay, FL 32976
(Witness name typed or printed)

Authorized Agent

(Name typed, printed or stamped)

STATE OF FLORIDA)

COUNTY OF BREVARD)

The foregoing instrument was acknowledged before me this 8 day of Feb. 1999, by Lillie Thompson, who are personally known to me or who has produced FL identification card as identification.

My commission expires:

SEAL

Commission No.:

Timothy M. Williams
Notary Public

Name typed, printed or stamped

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Timothy M. Williams
MY COMMISSION # CC63348 EXPIRES
April 27, 2001
BONDED THRU TROY FAIR INSURANCE, INC.

The West $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of the
Northwest $\frac{1}{4}$ of Section 14, Township 30 South, Range 38
East, Brevard County, Florida.



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