

Prepared by and return to:

**Brent E. Baris P.A.**

**P.O. Box 223**

**High Springs, FL 32655**

**386-454-0688**

File No. 21-450C

Permit No. \_\_\_\_\_

Tax Folio No. 23-7S-16-04298-008

\_\_\_\_\_  
[Space Above This Line For Recording Data]

**NOTICE OF COMMENCEMENT**

STATE OF FLORIDA  
COUNTY OF ALACHUA

The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property:

Parcel 3A

Part of the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 89°07'39" W, along the North line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , a distance of 661.09 feet to the NE corner of the E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  and the Point of Beginning; thence continue S 89°07'39" W, 331.02 feet to the NW corner of said E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence S 00°45'34" E, along the West line of said E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , a distance of 1256.66 feet; thence N 89°08'38" E, 330.95 feet to the East line of said E  $\frac{1}{2}$  of the W  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ ; thence N 00°45'22" W, along said East line, 1256.75 feet to the Point of Beginning.

Subject to an easement for ingress and egress over and across the South 27.00 feet of the East 60.00 feet of the above described lands, together with an easement for ingress and egress described as follows; Description: 60 foot easement for ingress and egress part of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the NE corner of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of Section 23, Township 7 South, Range 16 East, Columbia County, Florida, and thence S 00°46'12"E, along the East line of said SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$ , a distance of 1259.94 feet to the Point of Beginning; thence continue S 00°46'12"E, 60.00 feet; thence S 89°08'38" W, 330.71 feet; thence N 00°45'48" W, 30.00 feet; thence N 89°08'38"E, 390.70 feet; thence N 00°45'22" W, 60.00 feet; thence N 89°08'38"E, 390.69 feet; thence S 00°45'48" E, 30.00 feet; thence N 89°08'38" E, 330.70 feet to the Point of Beginning.

2. General description of improvement: Construction of Permanent Home

3. Owner Information

- a. Name: Dylan Townsend and Jeanna Townsend
- b. Address: 1310 NW 170th St, Newberry, FL 32669
- c. Interest in property: Fee Simple

4. Contractor Information

- a. Name: America's Home Place, Inc.
- b. Address: P.O. Box 1316, Gainesville, GA 30503
- c. Phone Number: 352-244-8442

5. Surety Information

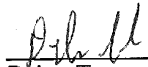
- a. Name: \_\_\_\_\_
- b. Address: \_\_\_\_\_
- c. Phone Number: \_\_\_\_\_
- d. Amount of bond: \_\_\_\_\_


6. Lender Information

- a. Name: Ameris Bank
- b. Address: 1800 Parkway Place, Ste. 820 Marietta, GA 30067
- c. Phone Number: 770-578-3600

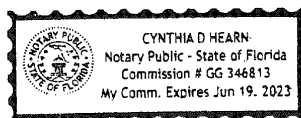
7. Expiration date of notice of commencement (the expiration date is 1 year from the date of recording unless a different date is specified): \_\_\_\_\_

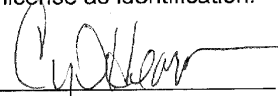
**WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY. A NOTICE OF COMMENCEMENT MUST BE RECORDED AND POSTED ON THE JOB SITE BEFORE THE FIRST INSPECTION. IF YOU INTEND TO OBTAIN FINANCING, CONSULT WITH YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.**

  
Dylan Townsend

  
Jeanna Townsend

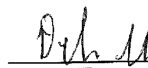
The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of September, 2021 by Dylan Townsend and Jeanna Townsend who is ☐ is personally known to me or ☒ has produced a driver's license as identification.



  
Notary Signature

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
Dylan Townsend

  
Jeanna Townsend