

Permit # _____
Tax Folio # R04203-005

Prepared by: Lindsey Amber Packard
MIDFLORIDA Credit Union
3004 S. Florida Ave
Lakeland, FL 33803

**MIDFLORIDA Credit Union
Notice of Commencement**

State of Florida
County of Columbia

The undersigned hereby informs you that improvements will be made to certain real property, and in accordance with Section 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: 279 SW Sullivan Ln
Fort White, FL 32038-2688

Legal Description:

File No. 21-201C
The Land referred to herein is situated in the County of Columbia, State of Florida, and is described as follows: Lot 8A, Part of S.E. 1/4 of the S.W. 1/4 of Section 11, Township 7 South, Range 10 East, Columbia County, Florida, more particularly as shown on a plat. Commence at the SE corner of the SE 1/4 of the SW 1/4 of said Section 11. Thence S 88 degrees 09' 53" W, along the South line of said SE 1/4 of the SW 1/4, a distance of 540.99 feet. Thence N 01 degree 36' 19" W, S 88 degrees 45' 45" E to the Point of Beginning. Thence N 01 degree 36' 19" W, S 88 degrees 45' 45" E to the NW corner of the NW 1/4 of the SW 1/4 of said Section 11. Thence S 88 degrees 45' 45" E, parallel to said West line, 20.00 feet to a point 540.00 feet South of the North line of said SE 1/4 of the SW 1/4. Thence N 01 degree 36' 19" W, parallel to said West line, 20.00 feet to a point 540.00 feet South of the North line of said SE 1/4 of the SW 1/4. Thence S 88 degrees 45' 45" E, parallel to said West line, 540.00 feet to a point on the aforementioned West line, 540.00 feet East of the NW corner of the aforementioned SE 1/4 of the SW 1/4. Thence S 88 degrees 45' 45" E, along said West line, 351.43 feet. Thence N 88 degrees 45' 45" E, a distance of 240.43 feet to the Point of Beginning, Columbia County, Florida.
Subject to an easement for ingress and egress over and across the South 10.03 feet of the above described land.
Together with the following easement for ingress and egress:
30.00 foot wide ingress and egress easement, said easement being 15.00 feet North of and 15.00 feet South of the following described center line:
Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 11, Township 7 South, Range 10 East, Columbia County, Florida. Thence N 01 degree 36' 19" W, along the East line of the SE 1/4 of the SW 1/4 of said Section 11, a distance of 383.10 feet to the Point of Beginning of said centerline. Thence S 88 degrees 45' 45" E, 540.99 feet to the Point of Termination of said centerline. The side lines of the above described easement are to be shortened or extended as necessary to create a continuous line from the East line of said SW 1/4 to the East line of the subject property in which the easement is intended to provide access.

2. General description of improvements: SINGLE FAMILY RESIDENCE
3. Owner Information: Thomas Menendez
Ashley Day-Menendez
22104 NW 225th Pl
High Springs, FL 32643

4. Contractor: Bryan Zecher Construction, Inc.
P O Box 815
Lake City, FL 32056
5. Lender: MIDFLORIDA Credit Union
Attn: Mortgage Servicing Department
3004 S. Florida Avenue
Lakeland, FL 33803

6. The owners also designate Theresa O'Brien of MIDFLORIDA Credit Union to receive a copy of the Lien's Notice as provided in Section 713.13(1) (b), Florida Statutes.

7. Expiration date of commencement is 1 year from the date of recording. Commencement of said improvement shall begin within thirty (30) days from date of recording this notice.

WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER UNDER CHAPTER 713, PART 1, 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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

VERIFICATION PURSUANT TO SECTION 92.525, FLORIDA STATUTES. UNDER PENALTIES OR 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.

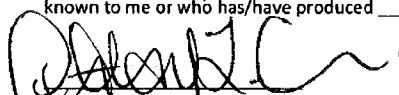
Dated this day 10th of April, 2021.


Thomas E Menendez


Ashley L Day-Menendez

State of Florida
County of Alachua.

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this day of April, 2021, by Thomas E Menendez and Ashley L Day-Menendez, who is/are personally known to me or who has/have produced 10.5 as identification.


Notary Public-State of Florida
Notary Seal



CRYSTAL LANE CURRAN
Notary Public - State of Florida
Commission # GG 227129
My Comm. Expires Jun 18, 2022
Bonded through National Notary Assn.

EXHIBIT A

**Property 1:
Lot 8A**

Part of S.E. 1/4 of the S.W. 1/4 of Section 13, Township 7 South, Range 16 East, Columbia County, Florida, more particularly described as follows: Commence at the SE corner of the SE 1/4 of the SW 1/4 of said Section 13; Thence S. 88 degrees 09' 53" W. along the South line of said SE 1/4 of the SW 1/4 a distance of 568.99 feet; Thence N. 01 degree 36' 19" W., 383.45 feet to the Point of Beginning; Thence N. 01 degree 36' 19" W., 383.11; Thence S. 88 degrees 11' 59" W., 209.40 feet to a point 540.00 feet W of the West line of said SE 1/4 of the SW 1/4; Thence N. 01 degree 36' 19" W., parallel to said West line, 20.00 feet to a point 540.00 feet South of the North line of said SE 1/4 of the SW 1/4; Thence S. 88 degrees 11' 59" W., parallel to said North line, 540.00 feet to a point on the aforementioned West line, 540.00 South of the NW corner of the aforementioned SE 1/4 of the SW 1/4; Thence S. 01 degree 36' 19" E., along said West line, 393.43 feet; Thence N. 88 degrees 56' 24" E. a distance of 749.43 feet to the Point of Beginning. Columbia County, Florida.

Subject to an easement for ingress and egress over and across the South 30.00 feet of the above described lands.

Together with the following easement for ingress and egress:

30.00 foot wide ingress and egress easement, said easement lying 15.00 feet North of and 15.00 feet South of the following described center line;

Commence at the SE corner of the SE 1/4 of the SW 1/4 of Section 13, Township 7 South, Range 16 East, Columbia County, Florida, thence N. 1 degree 31' 17" W, along the East line of the SE 1/4 of the SW 1/4 of said Section 13, a distance of 383.10 feet to the Point of Beginning of said centerline; thence S. 88 degrees 11' 59" W., 569.55 feet to the Point of Termination of said centerline. The side lines of the above described easement are to be shortened or extended as necessary to create a continuous corridor from the East line of said SW 1/4 to the East line of the subject property to which the easement is intended to provide access.