

PREPARED BY & RETURN TO:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055

File No. 4-12282

Permit Number: _____

Inst: 202312023490 Date: 12/14/2023 Time: 2:09PM
Page 1 of 3 B: 1504 P: 1686, James M Swisher Jr, Clerk of Court
Columbia, County, By: OA
Deputy Clerk


NOTICE OF COMMENCEMENT

State of Florida
County of Columbia

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:** 295 Northeast Williams Street, Lake City, FL 32055
Tax Folio No.: 28-3S-17-05621-000
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: Kristen Nicole Lewis
129 Southeast Osceola Place, Lake City, FL 32025
 - (b) Interest in property: Fee Simple
 - (c) Name and address of fee simple titleholder (if different from Owner listed above):
4. (a) **CONTRACTOR'S NAME:** Plumb Level Construction, LLC
Contractor's address: 232 NW Chadley Ln, Lake City, FL 32055
(b) Phone number: (386) 365-5264
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6. (a) **LENDER'S NAME:** Lake City Area Office, Rural Development United States Department of Agriculture
Lender's address: 971 West Duval Street, #190, Lake City, FL 32055
(b) Lender's phone number: (386) 719-5990
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided by Section 713.13(1)(a)7., Florida Statutes:
 - (a) Name and address: NA
 - (b) Phone numbers of designated persons: NA
8. (a) In addition to himself or herself, Owner designates _____ of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
(b) Phone number of person or entity designated by owner: _____
9. Expiration date of notice of commencement (the expiration date will be 1 year from the date of recording unless a different date is specified): November 30, 2024


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.



Kristen Nicole Lewis

STATE OF FLORIDA
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 30 day of November, 2023, by Kristen Nicole Lewis.



Signature of Notary Public
Print, Type/Stamp Name of Notary

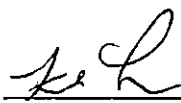


MADISON M. WILLIAMS
Notary Public
State of Florida
Comm# HH213818
Expires 1/5/2026

Personally Known: _____ OR Produced Identification: ☒ _____
Type of Identification
Produced: DL _____

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.



Kristen Nicole Lewis

EXHIBIT "A"

Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

Part of the E 1/3 of the E 1/2 of the SE 1/4 of Section 28, Township 3 South, Range 17 East, Columbia County, Florida, as lies South of County Road 100-A, more particularly described as follows: Commence at the SE corner of said Section 28; thence N 02°03'45" W along the East line of said Section 28 a distance of 13.50 feet to a point on the North right-of-way line of Williams Road as presently occupied, thence S 87°47'23" W along said right-of-way line, 208.72 feet to the Point of Beginning; thence continue S 87°47'23" W along said line, 232.34 feet to its intersection with the East right-of-way line of Derby Street as occupied; thence N 02°08'38" W along said East right-of-way line, 351.22 feet; thence N 87°51'22" E, 441.56 feet to a point on the aforementioned East line of Section 28; thence S 02°03'45" E along said East line of Section 28, a distance of 141.99 feet; thence S 87°47'23" W, 208.72 feet; thence S 02°03'45" E, 208.72 feet to the Point of Beginning.

LESS AND EXCEPT the following described lands: Part of the E 1/3 of the E 1/2 of the SE 1/4 of Section 28, Township 3 South, Range 17 East, Columbia County, Florida, as lies South of County Road 100-A, more particularly described as follows: Commence at the SE corner of said Section 28; thence North 02°03'45" West along the East line of said Section 28, a distance of 13.50 feet to a point on the North right of way line of Williams Road as presently occupied, thence South 87°47'23" West, along said line, 441.06 feet, to its intersection with the East right of way line of Derby Street as occupied; thence North 02°08'38" West along said East right of way line, 208.72 feet for a Point of Beginning, thence continue North 02°08'38" West, 141.99 feet, thence North 87°51'22" East, 441.56 feet, thence South 02°03'45" East along East line of Section 28, a distance of 141.99 feet; thence South 87°47'23" West, 441.56 feet to the Point of Beginning.