

1 of 2

Submitted for Recording by:
Barnes Walker Title, Inc.

File Number: 56232-004

Permit # _____
Tax Folio # 317S1710070 105

Prepared by: Antonia Lin Davis
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: 100 SW Bluebird Ct Fort White, FL 32038

Legal Description: See Attached Exhibit A

2. General description of improvements: SINGLE FAMILY RESIDENCE

3. Owner Information: Steven Arrington
Kerryanne Arrington
~~6254 Myakka Valley Trl~~ **8350 Bee Ridge Rd #48**
Sarasota, FL 34241

4. Contractor: Harvey Building & Construction Inc
PO BOX 526

5. Lender: Newberry, FL 32669
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.

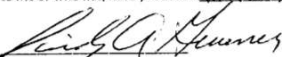
Dated this day 2 of April, 2021


Steven G Arrington


Kerryanne Arrington

State of Florida
County of Hawthorne

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2nd day of April, 2021, by Steven G Arrington and Kerryanne Arrington, who is/are personally known to me or who has/have produced driver license as identification.


Cindy A Gruener
Notary Public-State of Florida
Notary Seal

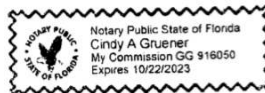


EXHIBIT "A"
LEGAL DESCRIPTION OF THE PROPERTY

PARCEL 5 OF HIGHLAND LANDING, UNINCORPORATED
A PART OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17 EAST, BIRDHORN
PARTS CLEARLY DESCRIBED AS FOLLOWS, COMMENCED AT THE NW CORNER OF SAID SECTION 31
AND RUN THENCE N 87°45'51" W, ALONG THE NORTH LINE OF SAID SECTION 31 A DISTANCE OF
596.13 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE N 87°45'51" W, ALONG SAID NORTH
LINE A DISTANCE OF 891.18 FEET, THENCE S 0°02'02" W, A DISTANCE OF 460.40 FEET, THENCE
S 89°09'10" W, A DISTANCE OF 481.23 FEET, THENCE N 0°04'16" W, A DISTANCE OF 616.72 FEET TO
THE POINT OF BEGINNING, COLUMBIA COUNTY, FLORIDA
TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS, BEING 60 FEET IN WIDTH AND LYING
30 FEET TO THE LEFT AND 30 FEET TO THE RIGHT, AS MEASURED PARALLEL TO THE
FOLLOWING DESCRIBED CENTERLINE
COMMENCE AT THE NE CORNER OF THE NW 1/4 OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 17
EAST, COLUMBIA COUNTY, FLORIDA, AND RUN THENCE S 87°14'45" W, ALONG THE NORTH LINE OF
SAID SECTION 31, A DISTANCE OF 371.61 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY
LINE OF A COUNTY MAINTAINED GRADE ROAD, SAID POINT BEING A POINT OF BEGINNING,
THENCE S 6°47'04" W, A DISTANCE OF 114.27 FEET TO THE POINT OF CURVATURE OF A CURVE TO
THE LEFT HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 53°09" W, A TANGENT LENGTH
OF 120.12 FEET, A CHORD BEARING OF S 27°22'23" W, AND A CHORD LENGTH OF 212.83 FEET; THENCE
ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 321.39 FEET TO A POINT OF REVERSE
CURVE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 170.00 FEET, A CENTRAL ANGLE OF
72°04" W, A TANGENT LENGTH OF 121.34 FEET, A CHORD BEARING OF S 27°27'39" W, AND A CHORD
LENGTH OF 252.19 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 216.33
FEET, THENCE S 18°19'48" W, A DISTANCE OF 281.30 FEET TO A POINT HEREINAFTER REFERRED TO
AS POINT "A"; SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE TO THE LEFT,
HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 18°37'39" W, A TANGENT LENGTH OF 44.72
FEET, A CHORD BEARING OF S 6°37'50" W, AND A CHORD LENGTH OF 88.49 FEET, THENCE ALONG
THE ARC OF SAID CURVE, AN ARC DISTANCE OF 88.78 FEET, THENCE S 89°35'42" W, A DISTANCE OF
221.29 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 170.00
FEET, A CENTRAL ANGLE OF 69°09" W, A TANGENT LENGTH OF 26.40 FEET, A CHORD BEARING OF
S 6°09'09" W, AND A CHORD LENGTH OF 44.41 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN
ARC DISTANCE OF 44.26 FEET, THENCE S 18°04'46" W, A DISTANCE OF 145.14 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF
17°12" W, A TANGENT LENGTH OF 44.19 FEET, A CHORD BEARING OF S 6°07'09" W, AND A CHORD
LENGTH OF 83.81 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.87
FEET, THENCE S 69°07'19" W, A DISTANCE OF 121.90 FEET TO A POINT HEREINAFTER REFERRED TO
AS POINT "C", THENCE CONTINUE S 69°07'19" W, A DISTANCE OF 94.22 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF
29°27" W, A TANGENT LENGTH OF 1.81 FEET, A CHORD BEARING OF S 6°07'39" W, AND A CHORD
LENGTH OF 31.14 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.43
FEET, THENCE S 13°04'16" W, A DISTANCE OF 154.41 FEET TO THE POINT OF CURVATURE OF A CURVE
TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CENTRAL ANGLE OF 19°34'39" W, A TANGENT
LENGTH OF 23.63 FEET, A CHORD BEARING OF S 1°39'16" W, AND A CHORD LENGTH OF 10.73 FEET,
THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 104.23 FEET, THENCE S 69°37'02" W,
A DISTANCE OF 172.66 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE
CONTINUE S 69°37'02" W, A DISTANCE OF 164.23 FEET TO THE POINT OF CURVATURE OF A CURVE
HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF 49°38" W, A TANGENT LENGTH OF 66.73
FEET, A CHORD BEARING OF S 3°27'23" W, AND A CHORD LENGTH OF 121.18 FEET, THENCE ALONG
THE ARC OF SAID CURVE, AN ARC DISTANCE OF 125.82 FEET, THENCE S 47°12'38" W, A DISTANCE OF
20.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A RADIUS OF 10.00
FEET, A CENTRAL ANGLE OF 36°31" W, A TANGENT LENGTH OF 18.31 FEET, A CHORD BEARING OF
S 1°04'30" W, AND A CHORD LENGTH OF 146.18 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN
ARC DISTANCE OF 153.34 FEET, THENCE S 19°11'17" W, A DISTANCE OF 205.18 FEET TO THE POINT OF
CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 150.00 FEET, A CENTRAL ANGLE OF
49°08" W, A TANGENT LENGTH OF 65.33 FEET, A CHORD BEARING OF S 0°07'10" W, AND A CHORD
LENGTH OF 118.34 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 113.00
FEET, THENCE S 31°56'25" W, A DISTANCE OF 184.67 FEET TO THE POINT OF CURVATURE OF A
CURVE TO THE LEFT, HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 17°59'20" W, A
TANGENT LENGTH OF 27.37 FEET, A CHORD BEARING OF S 3°37'04" W, AND A CHORD LENGTH OF
14.95 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 74.41 FEET TO A POINT
HEREINAFTER REFERRED TO AS POINT "C"; SAID POINT BEING A POINT OF TERMINATION OF SAID
CENTERLINE, THENCE BEGIN AT THE ABOVEMENTIONED POINT "A", AND RUN THENCE
N 87°45'51" W, A DISTANCE OF 10.00 FEET, THENCE N 87°45'51" W, A DISTANCE OF 82.20 FEET TO
THE RADIAL POINT OF A 2.5 FEET CUL-DE-SAC, SAID POINT BEING A POINT OF TERMINATION OF
SAID CENTERLINE, THENCE BEGIN AT A ABOVEMENTIONED POINT "C", AND RUN THENCE
S 89°09'10" W, A DISTANCE OF 140.14 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE
RIGHT, HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 0°07'57" W, A TANGENT LENGTH OF
19.93 FEET, A CHORD BEARING OF N 81°11'19" W, AND A CHORD LENGTH OF 152.61 FEET, THENCE
ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 152.61 FEET, THENCE N 89°04'50" W,
A DISTANCE OF 145.17 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, HAVING A
RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 30°37'32" W, A TANGENT LENGTH OF 14.96 FEET, A
CHORD BEARING OF N 17°02'11" W, AND A CHORD LENGTH OF 151.61 FEET, THENCE ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 154.00 FEET, THENCE S 89°37'38" W, A DISTANCE OF
151.14 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "C"; THENCE S 89°37'38" W,
A DISTANCE OF 171.12 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A
RADIUS OF 260.00 FEET, A CENTRAL ANGLE OF 47°07'37" W, A TANGENT LENGTH OF 16.13 FEET,
A CHORD BEARING OF N 7°59'39" W, AND A CHORD LENGTH OF 162.89 FEET, THENCE ALONG THE
ARC OF SAID CURVE, AN ARC DISTANCE OF 162.89 FEET, THENCE N 0°04'16" W, A DISTANCE OF
641.91 FEET TO THE RADIAL POINT OF A 2.5 FEET CUL-DE-SAC, SAID POINT BEING A POINT OF
TERMINATION OF SAID CENTERLINE, THENCE RETURNED TO THE ABOVEMENTIONED POINT "C",
AND RUN THENCE S 89°37'38" W, A DISTANCE OF 64.99 FEET TO THE POINT OF CURVATURE OF A CURVE
TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET, A CENTRAL ANGLE OF 47°07'37" W, A TANGENT
LENGTH OF 40.90 FEET, A CHORD BEARING OF S 2°05'04" W, AND A CHORD LENGTH OF 162.81 FEET,
THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 77.99 FEET, THENCE S 81°43'58" W,
A DISTANCE OF 197.74 FEET TO THE RADIAL POINT OF A 1.5 FEET CUL-DE-SAC, SAID POINT BEING A
POINT OF TERMINATION OF SAID CENTERLINE, THENCE BEGIN AT THE ABOVEMENTIONED POINT "C",
AND RUN THENCE S 89°37'38" W, A DISTANCE OF 90.53 FEET TO THE POINT OF CURVATURE OF A
CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A CENTRAL ANGLE OF 17°03'31" W, A
TANGENT LENGTH OF 15.46 FEET, A CHORD BEARING OF N 7°00'07" W, AND A CHORD LENGTH OF
72.19 FEET, THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 72.17 FEET, THENCE
N 0°04'16" W, A DISTANCE OF 34.19 FEET, THENCE N 7°00'07" W, 62.17 FEET, THENCE S 89°37'38" W,
A DISTANCE OF 107.30 FEET, THENCE S 89°37'38" W, 142.06 FEET, THENCE N 17°03'31" W, A DISTANCE OF
161.36 FEET TO THE RADIAL POINT OF A 2.5 FEET CUL-DE-SAC, SAID POINT BEING A POINT OF
TERMINATION OF SAID CENTERLINE, THENCE BEGIN AT THE ABOVEMENTIONED POINT "C", AND
RUN THENCE N 0°04'16" W, A DISTANCE OF 12.61 FEET, THENCE S 19°04'34" W, A DISTANCE OF 21.38
FEET, THENCE S 12°01'51" W, A DISTANCE OF 190.41 FEET TO THE POINT OF CURVATURE OF A CURVE
TO THE LEFT, HAVING A RADIUS OF 80.00 FEET, A CENTRAL ANGLE OF 29°27'39" W, AND A TANGENT
LENGTH OF 90.23 FEET, A CHORD BEARING OF S 1°27'47" W, AND A CHORD LENGTH OF 171.58 FEET,
THENCE ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 171.58 FEET, THENCE N 87°45'51" W,
A DISTANCE OF 341.28 FEET TO THE RADIAL POINT OF A 2.5 FEET CUL-DE-SAC, SAID POINT BEING
THE POINT OF TERMINATION OF SAID CENTERLINE.
ALSO,
AN EASEMENT OVER AND ACROSS THE FOLLOWING DESCRIBED PARCELS
BEGIN AT THE ABOVEMENTIONED POINT "C" AND RUN THENCE N 17°02'11" W, A DISTANCE OF 26.24
FEET, THENCE S 1°04'30" W, A DISTANCE OF 183.37 FEET, THENCE S 30°04" W, A DISTANCE OF
44.93 FEET, THENCE N 27°02'52" W, A DISTANCE OF 40.14 FEET, THENCE N 17°04'07" W, A DISTANCE OF
67.83 FEET, THENCE N 19°04'19" W, A DISTANCE OF 27.75 FEET, THENCE N 01°06'30" W, A DISTANCE
OF 111.57 FEET, THENCE N 31°02'51" W, A DISTANCE OF 13.76 FEET, THENCE S 17°02'11" W, A DISTANCE

11/15/2027