

48325

### NOTICE OF COMMENCEMENT

Loan No: [REDACTED]  
STATE OF FLORIDA  
COUNTY OF Columbia

THE UNDERSIGNED hereby gives notice that improvements 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:
  - a. Property Address: **Lot 7 SW Sterling Terrace  
High Springs, FL 32643**
  - b. Legal Description: **See Schedule A attached**
2. Description of Improvements: **Construction of Single Family Residence**
3. Owner Information:
  - a. Name and Address: **Dennis J Mouras and Rebecca J Mouras  
1146 SW Mandiba Dr, Lake City, FL 32024**
  - b. Interest in Property: **Fee Simple**
  - c. Name and Address of Fee Simple Title Holder (if other than Owner)  
**Dennis Mouras  
1146 SW Mandiba Dr, Lake City, FL 32024**
4. Contractor Name and Address: **Gibraltar Contracting, LLC  
20267 NW 248th Way, High Springs, FL 32643**
5. Other Contractor(s) Name and Address:
6. Surety:
7. Lender: **Seacoast National Bank  
815 S Colorado Ave, Stuart, FL 34994**
8. 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: **N/A**
9. In addition to himself, Owner designated the following persons to receive a copy of the Lienor's Notice as provided in section 713.13(1)(b), Florida Statutes: **N/A**
10. 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.**

*Dennis J Mouras* \_\_\_\_\_  
Dennis J Mouras  
*Rebecca J Mouras* \_\_\_\_\_  
Rebecca J Mouras

**STATE OF Florida**

The foregoing was acknowledged before me by means of (check one)

☐ online notarization, this 13th day of February, 2023, by

**Dennis J Mouras AND Rebecca J Mouras Husband and Wife**

Columbia County ss:  
☒ physical presence or

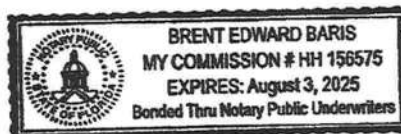
They (check one) ☐ are personally known to me or  
as identification.

☒ have produced FL drivers licenses

My Commission expires: 8/3/25

*[Signature]*  
- Notary Public

NOTICE OF COMMENCEMENT  
Laser Forms Inc. #PEO105 4/18



## Exhibit A

**Parcel 7 of Summers Acres:**

A parcel of land in Section 16, Township 7 South, Range 17 East, Columbia County, Florida, being more particularly, described as follows:

Commence at a found 4" x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00° 15' 48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right of way line of County Road No. 778 (80 foot right of way); thence North 89° 55' 25" East, along said South right of way line, 698.08 feet to a set 1/2" rebar & cap 'PLS 4789'; thence South 00° 15' 48" East, 3054.10 feet to a set 1/2" rebar & cap 'PLS 4789' and the point of beginning; thence continue South 00° 15' 48" East, 856.22 feet to a set 1/2" rebar & cap 'PLS 4789' on the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence North 89° 38' 29" East, along said South line, 539.83 feet to a found 4" x 4" concrete monument PSM 5757'; thence North 00° 14' 01" West, 853.56 feet to a set 1/2" rebar & cap PLS 4789'; thence South 89° 55' 25" West, 540.28 feet to the point of beginning.

Subject to & together with an easement for ingress, egress, drainage and public utilities being more particularly described as follows:

Commence at a found 4" x 4" concrete monument 'SRD' at the Northwest corner of said Section 16, Township 7 South, Range 17 East and run thence South 00° 15' 48" East, along the West line of said Section 16, 80.15 feet to a found 4" x 4" concrete monument 'SRD' on the South right of way line of County Road No. 778 (80 foot right of way); thence North 89° 55' 25" East, along said South right of way line, 668.08 feet to the point of beginning; thence South 00° 15' 48" East, 3910.47 feet to the South line of the North 1/2 of the Southwest 1/4 of said Section 16; thence North 89° 38' 29" East, along said South line, 60.00 feet; thence North 01° 15' 48" West, 3910.17 feet to the said South right of way line of County Road No. 778; thence South 89° 55' 25" West, along said South right of way line, 60.00 feet to the point of beginning.