

This Instrument Prepared By:  
Campus USA Credit Union  
14007 NW 1st Road  
Jonesville, Florida 32669  
(352)335-9090

After Recording Return To:  
CAMPUS USA CREDIT UNION  
14007 NW 1ST ROAD  
JONESVILLE, FLORIDA 32669

[Space Above This Line For Recording Data]

Permit No.:

Tax Folio No.: R10042-005

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF ~~Columbia~~ 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:

See Attached Exhibit "A"

2. General description of improvement: Single Family Residence

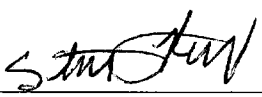
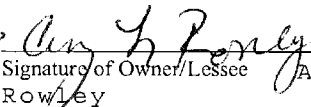
3. Owner information or Lessee information if the Lessee contracted for the improvement:

a. Name and address: Steven R Rowley, Amy L Rowley  
18790 Nw 246th Street  
High Springs, Florida 32643

- b. Interest in property: \_\_\_\_\_
- c. Name and address of fee simple title holder (if other than Owner): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. a. Contractor (name and address): LERNER LUXURY PROPERTIES, LLC  
292 SW HERMITAGE GLEN  
HIGH SPRINGS, FLORIDA 32643
- b. Contractor's phone number: \_\_\_\_\_
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Phone Number: \_\_\_\_\_
- c. Amount of bond: \_\_\_\_\_
6. a. Lender: CAMPUS USA CREDIT UNION  
14007 NW 1ST ROAD  
JONESVILLE, FLORIDA 32669
- b. Lenders phone number: (352) 335-9090
7. Persons within the State of Florida designated by Owner upon whom notices or other document may be served as provided by Section 713.13 (1) (a) 7, Florida Statutes:
- a. Name and address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Phone numbers of designated persons: \_\_\_\_\_
8. a. In addition to himself, 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 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.**

			
Signature of Owner/Lessee	Steven R	Signature of Owner/Lessee	Amy L
Rowley	Date	Rowley	Date
	10/22/2020		10/22/2020

State of FLORIDA )  
 )  
County of ALACHUA )

Sworn to (or affirmed) and subscribed before me by means of:

☒ Physical Presence,

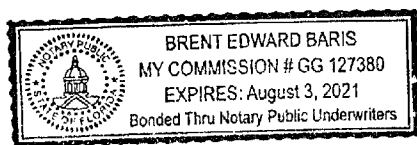
- OR -

☐ Online Notarization,

this 22nd day of OCTOBER, 2020, by  
Date Month Year

Steven R Rowley AND Amy L Rowley

*Name of Person Making Statement*



*[Signature]*  
*Signature of Notary Public - State of Florida*

Brent E. Baris  
*Name of Notary Typed, Printed or Stamped*

*(Place Notary Seal Stamp Above)*

☐ Personally Known  
☒ Produced Identification

Type of Identification Produced: FL drivers' license

Date: OCTOBER 22, 2020

Property Address: TBD PARCEL# 21-7S-17-10042-005  
HIGH SPRINGS, FLORIDA 32643

## EXHIBIT "A"

### LEGAL DESCRIPTION

PARCEL 1 COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°54'06"E., ALONG THE EAST LINE OF SAID NW 1/4 OF SW 1/4, 738.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°54'06"E., ALONG SAID WEST LINE, 318.62 FEET; THENCE S.87°55'03"W., 660.62 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NW 1/4 OF THE SW 1/4; THENCE N.01°57'22"W., ALONG SAID WEST LINE OF EAST 1/2 OF NW 1/4 OF SW 1/4, 528.38 FEET; THENCE N.87°53'48"E., 241.12 FEET; THENCE S.01°54'06"E., 210.00 FEET; THENCE N.87°53'48"E., 420.00 FEET TO THE POINT OF BEGINNING. PARCEL 2 COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°54'06"E., ALONG THE EAST LINE OF SAID NW 1/4 OF SW 1/4, 528.62 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.01°54'06"E., ALONG SAID WEST LINE, 210.00 FEET; THENCE S.87°53'48"W., 420.00 FEET; THENCE N.01°54'06"W., 210.00 FEET; THENCE N.87°53'48"E., 420.00 FEET TO THE POINT OF BEGINNING. EASEMENT 1 SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST: A PARCEL OF LAND BEING 14.00 FEET IN WIDTH LYING SOUTH OF A LINE DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF THE SE 1/4 AND RUN WEST ALONG THE NORTH LINE OF THE SE 1/4 TO THE NW CORNER OF THE SE 1/4; THENCE RUN NORTH ALONG THE EAST LINE OF THE NW 1/4, 14.00 FEET; THENCE RUN WEST 14.00 FEET; THENCE RUN SOUTH 14.00 FEET; THENCE RUN WEST ALONG THE NORTH LINE OF THE SW 1/4 TO THE NW CORNER OF THE EAST 1/2 OF THE NE 1/4 OF THE SW 1/4 AND THE POINT OF TERMINATION. EASEMENT 2 AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS A 10 FOOT WIDE STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A CONCRETE MONUMENT STAMPED L.S. 1079 WHICH MARKS THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 21 FOR A POINT OF REFERENCE AND RUN N.87°50'40"E., ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 210.78 FEET TO A CONCRETE MONUMENT

Date: OCTOBER 22, 2020

Property Address: TBD PARCEL# 21-7S-17-10042-005  
HIGH SPRINGS, FLORIDA 32643

## EXHIBIT "A"

### LEGAL DESCRIPTION

STAMPED L.S. 5757 AND THE POINT OF BEGINNING; THENCE CONTINUE N.87°50'40"E., ALONG SAID NORTH LINE, A DISTANCE OF 25.00 FEET; THENCE RUN S.01°05'21"E., (S.01°55'21"E.), A DISTANCE OF 233.74 FEET; THENCE RUN S.87°50'22"W., A DISTANCE OF 210.66 FEET; THENCE RUN S.01°54'06"E., A DISTANCE OF 427.70 FEET; THENCE RUN S.87°55'30"W., A DISTANCE OF 25.00 FEET TO A STEEL ROD AND CAP STAMPED P.L.S. 6185 WHICH LIES ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE RUN N.01°54'06"W., ALONG SAID WEST LINE, A DISTANCE OF 452.66 FEET TO A CONCRETE MONUMENT STAMPED L.S. 1079; THENCE RUN N.87°50'22"E., A DISTANCE OF 210.65 FEET TO A CONCRETE MONUMENT STAMPED L.S. 5757; THENCE RUN N.01°05'21"W., (N.01°55'21"W.,) A DISTANCE OF 208.74 FEET TO THE POINT OF BEGINNING. EASEMENT 3 AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE RIGHT (WEST) OF THE FOLLOWING DESCRIBED LINE: COMMENCE AT THE NE CORNER OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°54'06"E., ALONG THE EAST LINE OF SAID NW 1/4 OF SW 1/4, 528.62 FEET TO THE POINT OF BEGINNING OF SAID LINE; THENCE CONTINUE S.01°54'06"E., ALONG SAID WEST LINE, 261.31 FEET TO THE POINT OF TERMINATION. EASEMENT 4 AN EASEMENT FOR INGRESS AND EGRESS AS LIES 30.00 FEET TO THE LEFT (EAST) OF THE FOLLOWING DESCRIBED LINE: BEGIN AT THE NW CORNER OF THE E 1/2 OF THE NE 1/4 OF THE SW 1/4 OF SECTION 21, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.01°57'22"E., ALONG THE WEST LINE OF SAID E 1/2 OF NW 1/4 OF SW 1/4, 1056.77 FEET TO THE POINT OF TERMINATION OF SAID LINE.

A.P.N. #: R10042-005