

38279

## NOTICE OF COMMENCEMENT

This Instrument Prepared By:  
Name: Ramona M. Chance  
Address: 4703 NW 53rd Avenue, Suite A-1  
Gainesville, FL 32653

Permit No:  
Tax Folio No: R02778-002

STATE OF FLORIDA  
COUNTY OF ALACHUA

THE UNDERSIGNED HEREBY gives notice that improvement(s) 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:** Street Address: TBD SW Pine Mount Road, Lake City, FL

A PARCEL OF LAND SITUATED IN SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1218, PAGE 992 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW 1/4) OF SAID SECTION 5, TOWNSHIP 4 SOUTH, RANGE 16 EAST FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°19'59" WEST, ALONG THE SOUTH LINE OF SAID SW 1/4, A DISTANCE OF 41.89 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.W. BIRLEY AVENUE (RIGHT OF WAY WIDTH VARIES) AS DESCRIBED IN OFFICIAL RECORDS BOOK 974, PAGE 2142 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 02°19'18" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 356.52 FEET TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1291, PAGE 2605 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°19'18" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 340.87 FEET; THENCE RUN NORTH 60°44'26" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.42 FEET TO THE NORTH LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1218, PAGE 992 AND THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 252 (S.W. PINEMOUNT ROAD)(A 100 FOOT RIGHT OF WAY); THENCE RUN SOUTH 60°50'25" WEST, ALONG SAID NORTH LINE AND ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 305.70 FEET TO THE NORTHWEST CORNER OF SAID LANDS; THENCE RUN SOUTH 02°27'59" EAST, ALONG THE WEST LINE OF SAID LANDS, A DISTANCE OF 215.90 FEET TO THE NORTHWEST CORNER OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1291, PAGE 2605; THENCE RUN NORTH 88°19'59" EAST, ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 299.01 FEET TO THE POINT OF BEGINNING.

**2. GENERAL DESCRIPTION OF IMPROVEMENT(S):** Construction of a Commercial Retail Store

**3. OWNER INFORMATION:** a.) Name: Concept Development, Inc Address: 720 SW 2nd Avenue, Suite 105, Gainesville, FL 32601

b.) Interest in Property: Fee Simple

c.) Fee Simple Titleholder (if other than owner) N/A

**4. CONTRACTOR:** a.) Name: Concept Construction of North Florida, Inc. Physical Address: 720 SW 2nd Avenue, Suite 105, Gainesville, FL 32601 Mailing Address: 720 SW 2nd Avenue, Suite 105, Gainesville, FL 32601 b.) Phone: (352) 333-3233

**5. SURETY:** a.) Name: \_\_\_\_\_ Address: \_\_\_\_\_  
b.) Amount of bond \$: \_\_\_\_\_ c.) Phone: \_\_\_\_\_

**6. LENDER:** a.) Name: Summit Bank, N.A. Address: P.O. Box 15428, Panama City, FL 32406 b.) Phone: \_\_\_\_\_

**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: \_\_\_\_\_ Address: \_\_\_\_\_ b.) Phone: \_\_\_\_\_

**8. In addition to himself, Owner designates the following person(s) to receive a copy of Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.**

a.) Name: Summit Bank, N.A. Address: P.O. Box 15428, Panama City, FL 32406  
b.) Name: Ramona M. Chance, Attorney At Law Address: 4703 NW 53rd Avenue, Suite A-1, Gainesville, FL 32653

9. Expiration date of notice of commencement (the expiration date is one (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.**

Concept Development, Inc

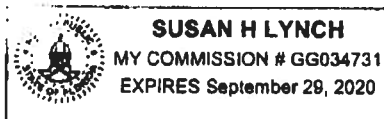
By Brian S. Crawford, Its CEO

Signature of Owner or Owner's Authorized Officer/Director

State of Florida  
County of Alachua

The foregoing instrument was sworn to and subscribed before me this 17 day of May, 2019 by Brian S. Crawford, Chief Executive Officer of Concept Development, Inc, a Florida Corporation, on behalf of the corporation. He ☐ is personally known to me or ☒ has produced a driver's license as identification.

[Notary Seal]



Notary Public

Printed Name: \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

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.

By: Brian S. Crawford