

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

32-4S-17-08927-000

Clerk's Office Stamp

Inst: 202412007841 Date: 04/16/2024 Time: 3:17PM
Page 1 of 2 B: 1512 P: 1581, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *VC*
Deputy Clerk

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): attached

a) Street (job) Address: 2927 SW Tustenugee Ave Lake City, FL 32025

2. General description of improvements: Inground Concrete Pool

3. Owner Information or Lessee information if the Lessee contracted for the improvements:

a) Name and address: Ken & Amy Snider 2927 SW Tustenugee Ave Lake City FL 32025

b) Name and address of fee simple titleholder (if other than owner) _____

c) Interest in property Owner

4. Contractor Information

a) Name and address: Aqua Scape Pools & Spas 1368 W Cary Dr Citrus Springs, FL 34434

b) Telephone No.: 352-400-1188

5. Surety Information (if applicable, a copy of the payment bond is attached):

a) Name and address: NA

b) Amount of Bond: _____

c) Telephone No.: _____

6. Lender

a) Name and address: NA

b) Phone No. _____

7. Person 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) Telephone No.: _____

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

a) Name: _____ OF _____

b) Telephone No.: _____

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): _____

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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. *Ken Snider*
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Ken Snider
Printed Name and Signatory's Title/Office

The foregoing instrument was acknowledged before me, a Florida Notary, this 22 day of March, 2024, by:

Ken Snider
(Name of Person)

as owner
(Type of Authority)

for _____
(name of party on behalf of whom instrument was executed)

Personally Known _____ OR Produced Identification ☒ Type FL DL

Notary Signature

Shirley M Bennett

Notary Stamp or Seal:



Shirley M. Bennett
Notary Public
State of Florida
Comm# HH097095
Expires 2/24/2025

COLUMBIA COUNTY, FLORIDA

DESCRIPTION:

PARCEL 1

COMMENCE AT THE NORTHEAST CORNER OF THE W 1/2 OF THE SW 1/4 OF THE NE 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 06°31'16" E, 422.56 FEET TO THE POINT OF BEGINNING; THENCE S 10°29'53" E, 200.00 FEET; THENCE N 6°56'17" W, 1050.67 FEET; THENCE N 16°10'43" E, 76.85 FEET TO THE EAST RIGHT OF WAY OF COUNTY ROAD NO. 131; THENCE N 26°00'40" E, ALONG SAID EAST RIGHT OF WAY LINE, 580.84 FEET; THENCE S 75°25'30" E, 708.03 FEET; THENCE S 10°29'53" E, 281.83 FEET TO THE POINT OF BEGINNING. CONTAINING 11.00 ACRES, MORE OR LESS.

TOGETHER WITH:

PARCEL 1

COMMENCE AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 131 AND THE NORTH LINE OF THE NE 1/4 OF THE SW 1/4 OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S 26°00'40" W, ALONG SAID EAST RIGHT OF WAY LINE, 105.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 26°00'40" W, STILL ALONG SAID EAST RIGHT OF WAY, 81.28 FEET; THENCE S 86°56'17" E, 14.25 FEET; THENCE N 16°10'43" E, 76.85 FEET TO THE POINT OF BEGINNING. CONTAINING 0.01 ACRE, MORE OR LESS.

NOTES:

1. BEARINGS ARE BASED ON THE EAST RIGHT OF WAY LINE OF COUNTY ROAD NO. 131, BEING N 26°00'40" E, ASSUMED.
2. ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR TITLE POLICY. THEREFORE, EXCEPTION IS MADE HEREIN REGARDING EASEMENTS, RESERVATIONS AND RESTRICTIONS OF RECORD NOT PROVIDED BY THE CLIENT.
4. SCALE AND GRAPHIC LOCATION OF FENCES AND UTILITY POLES, IF ANY, MAY BE EXAGGERATED FOR CLARITY.
5. NO ATTEMPT WAS MADE BY THIS SURVEY TO DETERMINE IF THE SUBJECT PROPERTY LIES WITHIN A FLOOD PRONE AREA.