

38817

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.: 23-3S-16-02310-010

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF Columbia

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: 1443 SW OLD MILL ROAD, LAKE CITY, FLORIDA 32055  
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.  
A.P.N.: 23-3S-16-02310-010
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: MICHAEL W WOOD JOINED BY ANGELA ALLEN WOOD  
163 SW LEXINGTON CT  
LAKE CITY, FLORIDA 32024

- b. Interest in property: \_\_\_\_\_
- c. Name and address of fee simple title holder (if other than Owner): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. a. Contractor (name and address): Plumb Level Construction Co, LLC.  
232 NW chapley Lane  
Lake City, Florida 32055
- 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 Statues.
- 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, MICHAEL W Date  
WOOD

9-13-19

[Space Below This Line For Acknowledgment]

The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER, 2019  
by MICHAEL W WOOD

who is personally known to me or who has produced DRIVERS License  
as identification. (Type of Identification)



Signature [Handwritten Signature]

Name of Notary \_\_\_\_\_

(Seal)

Title \_\_\_\_\_

Serial Number, if any \_\_\_\_\_

Verification Pursuant to Section 892.525, 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.

[Handwritten Signature] 9/13/19  
Borrower MICHAEL W WOOD Date

Borrower \_\_\_\_\_ Date

### **EXHIBIT "A"**

The land referred to herein below is situated in the County of COLUMBIA, State of Florida, and described as follows:

**Parcel 1:**

A parcel of land lying, being and situate in the NE 1/4 of the NE 1/4 of Section 27, Township 3 South, Range 16 East, Columbia County, Florida, more particularly described as follows:

Begin at the NE corner of said Section 27; thence run S 02 degrees 16 minutes 07 seconds E, along the East line of said Section 27, a distance of 1031.64 feet to the Northerly right of way line of the Seaboard Coastline Railroad; thence run N 73 degrees 24 minutes 13 seconds W, along said Northerly right of way line, a distance of 342.00 feet; thence run N 10 degrees 44 minutes 01 seconds E, a distance of 949.92 feet to the North line of said Section 27; thence run S 89 degrees 55 minutes 22 seconds E, along said North line of Section 27, a distance of 110.00 feet to the Point of Beginning.

**Easement 1:**

TOGETHER WITH a non-exclusive perpetual easement for roadway purposes as described in OR Book 827, Page 5, of the Public Records of Columbia County, Florida.

LESS AND EXCEPT that part of the above parcels lying within the right of way of Seaboard Coastline Railroad.

**Easement 2:**

TOGETHER WITH a non-exclusive perpetual easement over and across the following described property:

Section 22, Township 3 South, Range 16 East: A part of Lot 38, of "WOODBOROUGH PHASE 1" as per Plat thereof recorded in Plat Book 5, Pages 114 and 114A of the Public Records of Columbia County, Florida being more particularly described as follows:

Begin at the SE corner of said Lot 38, also being the SE corner of Section 22, Township 3 South, Range 16 East, and run N 00 degrees 41 minutes 46 seconds E, along the East line of said Lot 38, 122.57 feet to the NE corner of said Lot 38; thence N 90 degrees 00 minutes 00 seconds W, along the North line of said Lot 38, 88.13 feet; thence S 10 degrees 49 minutes 09 seconds W, 124.46 feet to the South line of said Lot 38; thence S 89 degrees 50 minutes 14 seconds E, along said South line, 110.00 feet to the Point of Beginning.

