

Prepared by:
Holden, Roscow & Caedington, PL
5608 NW 43rd Street
Gainesville, Florida 32653
Permit No. #080052106
Tax Parcel No. 24-5S-15-00469-102 (47031)
File #24-0730.as

Inst: 202512002712 Date: 02/10/2025 Time: 1:11PM
Page 1 of 3 B: 1532 P: 2574, James M Swisher Jr, Clerk of Court
Columbia, County, By: AH
Deputy Clerk

NOTICE OF COMMENCEMENT

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 improvement (legal description of the property, and street address, if available):

"SEE ATTACHED EXHIBIT A"

Also known as: 2569 SW Carpenter Road, Lake City

2. General description of the improvement: **Construction of a Single-Family Residence**
3. Owner information:
 - a. Name and address: **Jeff Alan Barsky and Kerri Yvonne Rozear
5435 Sweetwater Terrace Circle, Tampa, FL 33634**
 - b. Interest in property: **FEE SIMPLE**
 - c. Name and address of fee simple titleholder (if other than Owner):
 - d. Phone number (of Owner): 813-502-7904
4. Name and address of Contractor: **Hartley Brothers, Inc.
1325 NW 53rd Avenue, Suite D, Gainesville, FL 32609**
 - a. Phone number:
5. Surety: **N/A**
 - a. Name and address:
 - b. Phone number:
 - c. Amount of bond: \$
6. Name and address of Lender:
 - a. Phone number:
7. Name and address of 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. Phone number:
8. In addition to himself, Owner designates N/A, to receive a copy of the lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.
 - a. Phone number:
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 1, §713.13, FLA. STAT., 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.

Owner:

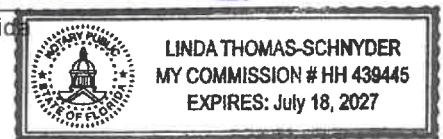
Jeff Barsky
Jeff Alan Barsky

Kerri Yvonne Rozear
Kerri Yvonne Rozear

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me this 26th day of November, 2024, by **Jeff Alan Barsky and Kerri Yvonne Rozear**, by means of (☒) **physical presence** or (☐) **online notarization**. Such person(s) did not take an oath; and (☐) is/are personally known to me; (☐) produced a current Florida driver's as identification; (☐) produced DL as identification.

Linda Thomas-Schnyder
Notary Public/State of Florida



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.

Jeff Barsky
Jeff Alan Barsky

Kerri Yvonne Rozear
Kerri Yvonne Rozear

DESCRIPTION PARENT PARCEL:

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°36'52"W., ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 869.42 FEET; THENCE S.01°21'15"E., 39.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE S.01°21'15"E., 525.71 FEET; THENCE N.88°01'22"E., 830.09 FEET TO THE WEST RIGHT-OF-WAY LINE OF SW ITCHETUCKNEE AVENUE; THENCE N.01°25'15"W., ALONG SAID WEST RIGHT-OF-WAY LINE OF SW ITCHETUCKNEE AVENUE 525.70 FEET TO ITS INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID SW CARPENTER ROAD; THENCE S.88°01'22"W., ALONG SOUTH RIGHT-OF-WAY LINE OF SAID SW CARPENTER ROAD 829.47 FEET TO THE POINT OF BEGINNING. CONTAINING 10.014 ACRES MORE OR LESS.

SUBJECT TO A 10.00 FOOT UTILITY EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET THEREOF.

LESS AND EXCEPT:

A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA DESCRIBED AS FOLLOWS: COMMENCE AT THE NE CORNER OF SAID SECTION 24, TOWNSHIP 5 SOUTH, RANGE 15 EAST, COLUMBIA COUNTY, FLORIDA AND RUN THENCE S.88°36'52"W., ALONG THE NORTH LINE OF SAID SECTION 24 A DISTANCE OF 869.42 FEET; THENCE S.01°21'15"E., 39.49 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SW CARPENTER ROAD; THENCE N.88°01'22"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE OF SAID SW CARPENTER ROAD 332.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.88°01'22"E., ALONG SAID SOUTH RIGHT-OF-WAY LINE, 165.83 FEET; THENCE S.01°23'59"E., 525.71 FEET; THENCE S.88°01'22"W., 165.98 FEET; THENCE N.01°23'04"W., 525.71 FEET TO THE POINT OF BEGINNING. CONTAINING 2.00 ACRES, MORE OR LESS.

SUBJECT TO A 10.00 FOOT UTILITY EASEMENT OVER AND ACROSS THE SOUTH 10.00 FEET THEREOF.

ROZZAR