

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-65-17-09572-000

Clerk's Office Stamp

Inst: 202112020324 Date: 10/06/2021 Time: 1:12PM
Page 1 of 2 B: 1449 P: 877, James M Swisher Jr, Clerk of Court
Columbia, County, By: BR
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: 13721 S. US HWY 941 LAKE CITY FL 32025
a) Street (job) Address: _____
2. General description of improvements: All Building, site AND dumpster work
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: BRAD FLORIDA 3018 US HWY 301 N #100 TAMPA FL 33619
b) Name and address of fee simple titleholder (if other than owner): _____
c) Interest in property: _____
4. Contractor Information
a) Name and address: QDI CONSTRUCTION, INC. 3018 US HWY 301 N #100 TAMPA FL 33619
b) Telephone No.: 813-374-2419
5. Surety Information (if applicable, a copy of the payment bond is attached):
a) Name and address: _____
b) Amount of Bond: _____
c) Telephone No.: _____
6. Lender
a) Name and address: _____
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: JENNIFER B TYLER 3018 US HWY 301 N #100 TAMPA FL 33619
b) Telephone No.: 813-374-2413
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: Daniel B Fitzpatrick OF 4220 EDISON PKWY #300 MISHAWAKA IN 46345
b) Telephone No.: 574-271-4600
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. [Signature]
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager

Jennifer Tyler VP
Printed Name and Signatory's Title/Office

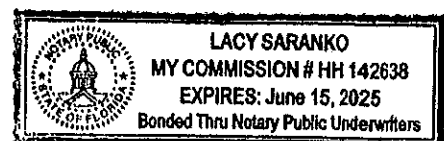
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 25th day of August, 20 21, by: Jen Tyler as VP
(Name of Person) (Type of Authority)

for QDI Construction who is personally known ☒ OR produced identification ☐
(name of party on behalf of whom instrument was executed)

Type ID _____

Notary Signature Lacy Saranko (Notary Stamp or Seal)



BURGER KING - 13721 S. US HWY 441, LAKE CITY FLORIDA

LEGAL DESCRIPTION

PARCEL A:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, AND RUN S 88°15'56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U.S. HIGHWAY NO. 41 & 441); THENCE S 1°33'04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88°26'56" E 60.00 FEET; THENCE S 1°33'04" E ALONG THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 25, 92.29 FEET TO THE POINT OF BEGINNING ; THENCE N 88°26'56" E, 129.0 FEET; THENCE S 1°33'04" E, 122.71 FEET; THENCE S 88°26'56" W, 129.0 FEET TO THE EAST RIGHT-OF-WAY OF STATE ROAD NO. 25; THENCE N 8°13'53" W, 2.71 FEET; THENCE N 1°33'04" W ALONG SAID EAST RIGHT-OF-WAY 120.0 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS 751, PAGE 1600, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL B:

SECTION 3, TOWNSHIP 6 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION AND RUN S 88°15' 56" W ALONG THE NORTH LINE OF SECTION 3, A DISTANCE OF 1337.0 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD NO. 25 (U. S. HIGHWAY NO. 41 & 441); THENCE S 1° 33' 04" E ALONG THE CENTERLINE OF SAID STATE ROAD NO. 25 A DISTANCE OF 275.10 FEET; THENCE N 88° 26' 56" E, 60.00 FEET TO THE POINT OF BEGINNING ; THENCE N 88°26'56" E, 240.00 FEET; THENCE S 1° 33' 04" E, 215.0 FEET; THENCE S 88° 26' 56" W, 110.69 FEET; THENCE N 1° 33' 04" W PARALLEL TO SAID STATE ROAD NO. 25 CENTERLINE 122.71 FEET; THENCE S 88° 26' 56" W, 129.0 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 25; THENCE N 1° 33' 04" W ALONG SAID EAST RIGHT-OF-WAY LINE OF STATE ROAD NO. 25, 92.29 FEET TO THE POINT OF BEGINNING .

TOGETHER WITH EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 496, PAGE 582, OF THE PUBLIC RECORDS OF COLUMBIA COUNTY, FLORIDA.

PARCEL A CONTAINS 15867.9 SQUARE FEET OR 0.3643 ACRES, MORE OR LESS (M)
PARCEL B CONTAINS 35770.4 SQUARE FEET OR 0.8212 ACRES, MORE OR LESS (M).