

  
Mathew Fredrico

  
Kellie Fredrico

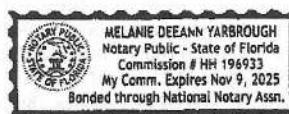
State of: Florida  
County of: Columbia

THE FOREGOING INSTRUMENT was sworn to, subscribed and acknowledged before me by means of ☒ physical presence or ☐ online notarization on June 22, 2022 by who is/are personally known to me or who has/have produced Driver's License as identification and who did take an oath.

  
Notary Public Signature

Print Notary Public Name: Melanie Yarbrough

Notary Seal:



Our File Number: 22-025

Permit Number:

Tax Folio Number: **R02420-009**

State of: **Florida**

County of: **Columbia**

File Number: **22-025**

## **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 Property:

Commence at the Southwest corner of the Northeast (1/4) of Section 32, Township 3 South, Range 16 East, Columbia County, Florida and run N89°05'35"E., 1114.90 feet; thence N05°10'45"E, 709.69 feet to the Point of Beginning; thence continue N05°10'45"E 38.58 feet; thence N78°50'00"W, 1067.16 feet to the Easterly right-of-way line of SW Birley Avenue; thence N04°05'06"E, along said right-of-way line, 30.23 feet; thence S78°49'15"E, 1067.74 feet; thence N89°05'35"E, 1138.71 feet; thence S07°06'17"W, 781.68 feet; thence S89°05'35"W, 494.43 feet; thence N05°10'45"E, 709.69 feet; thence S89°05'35"W, 617.88 feet to the Point of Beginning.

TOGETHER WITH:

A perpetual non-exclusive easement for ingress and egress by pedestrians and all kinds of vehicular traffic and for telephone, electric, and underground utilities over and across the burdened estate, which easement is described as follows:

Commence at the Southwest corner of the Northeast quarter of Section 32, Township 3 South, Range 16 East, run North 89°05'35" East along the South line of said Northeast Quarter a distance of 1114.90 feet; thence North 05°10'45" East a distance of 669.28 feet to the POINT OF BEGINNING; thence North 78°49'15" West a distance of 1114.70 feet to the West line of said Northeast quarter and Birley Road, a County maintained graded road; thence North 05°10'45" East along said West line a distance of 40.22 feet; thence South 78°49'15" East a distance of 1114.70 feet; thence South 05°10'45" East a distance of 40.22 feet to the POINT OF BEGINNING.

2. General Description of Improvements: Residential New Construction

3. Owner Information:

- a. Name and Address: Mathew and Kellie Fredrico, 1820 SW McFarlane Ave., Lake City, FL 32025
- b. Interest in property: Fee Simple
- c. Names and address of fee simple title holder (if other than owner):

4. Contractor: House Craft Homes, LLC

5. Surety:

6. Lender: American Neighborhood Mortgage Acceptance Co, LLC, 700 East Gate Drive Suite 400, Mount Laurel, New Jersey 08054

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.

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

9. Expiration date of Notice of Commencement (the expiration date is 1 year from date of recording unless a different date is specified):