

Prepared by and return to:  
Jade D. Bailey  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680

File No. 12710

Permit Number:  
Tax Folio Number: 02-6S-16-03766-134

Inst: 202212007073 Date: 04/12/2022 Time: 3:37PM  
Page 1 of 2 B: 1464 P: 270, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC  
Deputy Clerk

## NOTICE OF COMMENCEMENT

THE UNDERSIGNED HEREBY gives notice that improvement(s) 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: Legal Description:  
LOT 34, APALACHEE TRACE, COLUMBIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 6 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA AND RUN SOUTH 01°18'53" EAST, ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 855.69 FEET; THENCE SOUTH 65°42'05" EAST, 735.04 FEET TO THE POINT OF BEGINNING; THENCE NORTH 24°17'55" EAST, 914.00 FEET TO A POINT ON THE SOUTHERLY LINE OF A 60 FOOT PRIVATE ROAD; THENCE SOUTH 65°42'05" EAST, ALONG SAID SOUTHERLY LINE 503.77 FEET TO ITS POINT OF INTERSECTION WITH THE WESTERLY LINE OF A 60 FOOT PRIVATE ROAD; THENCE SOUTH 27°38'37" WEST, ALONG SAID WESTERLY LINE 915.56 FEET; THENCE NORTH 65°42'05" WEST, 450.35 FEET TO THE POINT OF BEGINNING.

SUBJECT TO EASEMENTS FOR UTILITY PURPOSES ALONG THE EASTERLY AND NORTHERLY 15 FEET THEREOF.

TOGETHER WITH : A STRIP OF LAND 60.00 FEET IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 2 AND RUN SOUTH 01°18'53" EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 529.26 FEET, THENCE SOUTH 77°05'34" EAST, 521.71 FEET TO THE POINT OF BEGINNING OF HEREIN DESCRIBED CENTERLINE, THENCE CONTINUE SOUTH 77°05'34" EAST, 1081.26 FEET; THENCE SOUTH 01°18'53" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1687.00 FEET TO A POINT ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 2, THENCE CONTINUE SOUTH 01°18'53" EAST, STILL PARALLEL TO THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 576.46 FEET TO A POINT HEREIN DESIGNATED AS POINT A, THENCE SOUTH 27°38'37" WEST, 1453.69 FEET; THENCE SOUTH 01°18' 53" EAST, PARALLEL TO THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 644.96 FEET TO A POINT ON THE NORTHERLY MAINTAINED RIGHT-OF-WAY LINE OF HERLONG ROAD AND THE TERMINAL POINT OF THE HEREIN DESCRIBED CENTERLINE.

ALSO: A STRIP OF LAND 60.00 FEET IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT ABOVE DESIGNATED POINT "A" AND RUN NORTH 65°42'05" WEST, 1294.01 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2, THENCE CONTINUE NORTH 65°42'05" WEST, 429.16 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2 AND THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE.

ALSO: A STRIP OF LAND 60.00 FEET IN WIDTH, FOR THE PURPOSE OF INGRESS AND EGRESS, LYING 30.00 FEET EACH SIDE OF AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE: BEGIN AT ABOVE DESIGNATED POINT "A" AND RUN SOUTH 65° 42' 05" EAST, 934.72 FEET TO THE TERMINAL POINT OF HEREIN DESCRIBED CENTERLINE.

2. GENERAL DESCRIPTION OF IMPROVEMENTS: Build Home
3. OWNER INFORMATION:
  - a. Name and Address: Roger Thornton and Ellen Thornton, 386 SW Roanoke Terrace, Fort White, FL 32038,
  - b. Interest in property: Fee Simple
  - c. Names and address of fee simple title holder (if other than owner):
4. CONTRACTOR: Erkinger Construction Group, 248 SE Nassau Street, Lake City, FL 32025
5. SURETY:
6. LENDER: Drummond Community Bank, 1627 N. Young Blvd., Chiefland, Florida 32626
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.  
Name: \_\_\_\_\_, Address: \_\_\_\_\_

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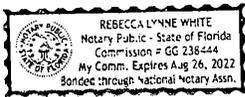
- 8. In addition to himself, Owner designates the following persons to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.  
Name: \_\_\_\_\_, Address: \_\_\_\_\_
- 9. Expiration date of Notice of Commencement (the expiration date is 1 year from date of recording unless a different date is specified): \_\_\_\_\_

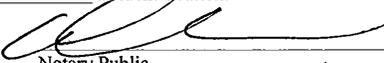
WARNING TO OWNER: ANY PAYMENTS MADE BY THE OWNER AFTER THE EXPIRATION OF THE NOTICE OF COMMENCEMENT ARE CONSIDERED IMPROPER PAYMENTS UNDER CHAPTER 713, PART I, SECTION 713.13, FLORIDA STATUTES, AND CAN RESULT IN YOUR PAYING TWICE FOR IMPROVEMENTS TO YOUR PROPERTY, A NOTICE OF COMMENCEMENT MUST BE RECORDED 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.

  
\_\_\_\_\_  
Roger Thornton

  
\_\_\_\_\_  
Ellen Thornton

The foregoing instrument was acknowledged before me April 11, 2022 by Roger Thornton and Ellen Thornton who is personally known to me or who did provide EVID as identification.



  
\_\_\_\_\_  
Notary Public  
My Commission Expires: Aug 26, 2022

**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.

  
\_\_\_\_\_  
Roger Thornton