

This Instrument Prepared By:
Jocelyn Hill
First Federal Bank
9700 Touchton Rd
Jacksonville, FL 32246

After Recording Return To:
FIRST FEDERAL BANK, ATTN: POST CLOSING
3010 ROYAL BLVD SOUTH STE 230
ALPHARETTA, GEORGIA 30022

Inst: 202312004069 Date: 03/09/2023 Time: 12:06PM
Page 1 of 7 B: 1486 P: 264, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC *MS*
Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.: _____

Tax Folio No.: 26-3S-16-02305-101

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: TBD NW Old Mill Dr, Lake City, Florida 32055
SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF AS EXHIBIT
"A".
A.P.N.: 26-3S-16-02305-101


2. General description of improvement: Construction of Residential Single Family Home
3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: Rachel M Royster, Jamie Lee Royster
10206 NW County Rd 235th
Alachua, Florida 32615

- b. Interest in property: FeeSimple
- c. Name and address of fee simple title holder (if other than Owner): _____
4. a. Contractor (name and address): IC Construction, LLC
818 W Duval Street
Lake City, FL 32055
- b. Contractor's phone number: (386) 867-0086
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: N/A
- b. Phone Number: _____
- c. Amount of bond: _____
6. a. Lender: FIRST FEDERAL BANK
9700 TOUCHTON ROAD STE 101
JACKSONVILLE, FLORIDA 32246
- b. Lenders phone number: (877) 499-0572
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 FIRST FEDERAL BANK
of _____
to receive a copy of the Lienor's Notice as provided in Section 713.13 (1) (b), Florida Statutes.

- 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.

 3/3/23
Borrower Rachel M Royster Date

 3/3/23
Borrower Jamie Lee Royster Date

State of FLORIDA)
County of Columbia)

Sworn to (or affirmed) and subscribed before me by means of:

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 3 day of MARCH, 2023, by
Date Month Year

Rachel M Royster AND Jamie Lee Royster

Name of Person Making Statement



MACY McRAE
Notary Public
State of Florida
Comm# HH206033
Expires 12/8/2025

Macy McRae
Signature of Notary Public - State of Florida

Macy McRae
Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: DL

Exhibit "A"
Property Description

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 26: Commence at the Northeast corner of Section 26, Township 3 South, Range 16 East, Columbia County, Florida and run S 88°35'05" W, along the North line of said Section 26 a distance of 686.89 feet to the POINT OF BEGINNING; thence S 20°44'10" W, 971.38 feet; thence N 86°53'37" W, 600.00 feet to a point on the Easterly line of a private 60 foot roadway, said point being on the arc of a curve concave to the West, having a radius of 578.66 feet and a central angle of 14°51'08"; thence Northerly along the arc of said curve, being also said Easterly line of a 60 foot private roadway 150.00 feet to the Point of Tangency of said curve; thence N 04°56'52" E, still along said Easterly line of a 60 foot private roadway 196.68 feet to the Point of Curve of a curve concave to the Southeast having a radius of 170.00 feet and a central angle of 63°38'54"; thence Northeasterly along the arc of said curve, being also said Easterly line of a 60 foot private roadway 188.85 feet to the Point of Tangency of said curve; thence N 68°35'46" E, still along said Easterly line of a 60 foot roadway 443.87 feet to a point on the arc of a curve concave to the West having a radius of 1506.94 feet and a central angle of 01°09'47"; thence Northerly along the arc of said curve, being the Easterly line of a 60 foot private road 30.59 feet to a point on the centerline of a 60 foot easement; thence N 68°35'46" E, along said centerline 49.84 feet to the Point of Curve of a curve concave to the Northwest having a radius of 230.00 feet and a central angle of 30°00'00"; thence Northeasterly along the arc of said curve, being also said easement centerline 120.43 feet to the Point of Tangency of said curve; thence N 38°35'46" E, still along said easement centerline 67.03 feet to the Point of Curve of a curve concave to the Southeast having a radius of 230.00 feet and a central angle of 49°59'19"; thence Northeasterly along the arc of said curve, being also said easement centerline 200.67 feet to the Point of Tangency of said curve; thence N 88°35'05" E, still along said easement centerline 32.21 feet; thence S 20°44'10" W, 32.39 feet to the POINT OF BEGINNING.

LESS AND EXCEPT:

TOWNSHIP 3 SOUTH - RANGE 16 EAST

SECTION 26: Commence at the Northeast corner of Section 26, Township 3 South, Range 16 East, Columbia County, Florida, and run S 88°35'05" W, along the North line of Section 26, a distance of 686.89 feet; thence S 20°44'10" W, 545.72 feet to the POINT OF BEGINNING; thence continue S 20°44'10" W, 426.25 feet; thence N 86°53'37" W, 600.00 feet to a point on the Easterly line of a private 60.00 foot roadway, said point being on the arc of a curve concave to the West having radius of 578.66 feet and a central angle of 14°51'08"; thence Northerly along the arc of said curve, being also said Easterly line of a 60.00 foot private roadway, 150.00 feet to the Point of Tangency of said curve; thence N 04°56'52" E, still along said Easterly line of 60.00 foot private roadway, 145.56 feet; thence N 83°56'24" E, 708.85 feet to the POINT OF BEGINNING.

TOGETHER WITH an easement for ingress and egress over and across the parcels described as follows:

A strip of land 60.00 feet in width for roadway purposes lying 30.00 feet each side of and adjacent to the following described centerline: Commence at the Southwest corner of Lot 25, Fairway View, Unit IV, a subdivision as recorded in Plat Book 5, Pages 29 and 29A, of the Public Records of Columbia County, Florida, and run N 73°32'33" W, along the Northerly right-of-way line of Frontier Drive, 30.00 feet to the Point of Beginning; thence N 16°30'26" E, parallel, to the West line of said Lot No. 25, a distance of 200.22 feet to point on the Southerly right-of-way line of the CSX Transportation Railroad; thence continue N 16°30'26" E, 150.00 feet to a point lying 30.00 feet North of the Northerly right-of-way line of said CSX Transportation Railroad; thence S 73°26'12" E, along a line 30.00 feet North of and parallel to the Northerly right-of-way line of CSX Transportation Railroad a distance of 1047.98 feet to the point of curve of a curve concave to the Northwest having a radius of 100 feet and a central angle of 110°09'08" said curve also having a Chord bearing of N 51°29'15" E, and a chord distance of 163.98 feet; thence Northeasterly along the arc of said curve 192.25 feet to the point of tangency of said curve; thence N 03°35'19" W, 354.71 feet to the point of a curve of a curve concave to the Southeast having a radius of 516.28 feet and a central angle of 49°58'03" said curve also having a Chord bearing of N 21°23'42" E, and a chord distance of 436.11 feet; thence Northeasterly along the arc of said curve 450.25 feet to the point of tangency of said curve; thence N 46°22'43" E, 60.80 feet to the point of curve of a curve concave to the Northwest having a radius of 1146.00 feet and a central angle of 09°45'01" said curve also having a chord bearing of N 41°30'13" E, and a Chord distance of 194.78 feet; thence Northeasterly along the arc of said curve 195.02 feet to the point of compound curve of a curve concave to the Northwest having a radius of 548.66 feet and a central angle of 31°40'51" said curve also having a Chord bearing of N 20°47'17" E, and a Chord distance of 299.52 feet; thence Northeasterly along the arc of said curve 303.37 feet to the point of tangency of said curve; thence N 04°56'52" E, 196.68 feet to the point of curve of a curve concave to the Southeast having radius of 200.00 feet and a central angle 63°38'54" said curve also having a Chord bearing of N 36°46'19" E, and a Chord distance of 210.93 feet; thence Northeasterly along the arc of said curve 222.18 feet to the point of tangency of said curve; thence N 68°35'46" E, 419.13 feet to point on the Centerline of the Southerly extension of Old Mill Road, as shown on a Plat of Lake Jeffrey Phase 1, a subdivision as recorded in Plat Book 5, Pages 39 and 39A, of the Public Records of Columbia County, Florida, said point being on the arc of a curve concave to the West having a radius of 1476.94 feet, said curve also having a Chord bearing of N 14°56'09" W, and a Chord distance of 228.72 feet; thence Northerly along the arc of said curve through an angle of 08°52'55" a distance of 228.95 feet to a point lying N 68°38'49" E, 40.02 feet from the Southeast corner of said Lake Jeffrey Phase 1, said point herein designated as point A.
LESS AND EXCEPT any portion thereof included in the Right-of-Way of CSX Transportation Railroad.

ALSO:

An easement for ingress and egress in Section 26, Township 3 South, Range 16 East, Columbia County, Florida, being more particularly described as follows: A strip of land 60.00 feet in width, lying 30.00 feet each side of and adjacent to the following described centerline: Commence at the point of intersection of the East line of said Section 26, and the Northerly

right-of-way line of the CSX Transportation Railroad, said point being on the arc of a curve concave to the North having a radius of 5569.58 feet and a central angle of $01^{\circ}36'32''$; run thence Westerly along the arc of said curve, being also said Northerly right-of-way line of the CSX Transportation Railroad 156.38 feet to the Point of Tangency of said curve; thence $N 73^{\circ}26'12'' W$, still along said Northerly right-of-way line 389.60 feet; thence $S 01^{\circ}58'41'' E$, still along said Northerly right-of-way line 105.47 feet; thence $N 73^{\circ}26'12'' W$, still along said Northerly right-of-way line 1818.11 feet to a point on the Easterly line of a private road, said point lying on the arc of a curve concave to the Northwest having a radius of 130.00 feet and a central angle of $110^{\circ}09'08''$; thence Northerly along the arc of said curve, being also said Easterly line of a private road 249.93 feet to the Point of Tangency of said curve; thence $N 03^{\circ}35'19'' W$, still along said Easterly line of a private road, 354.70 feet to the Point of Curve of a curve concave to the East having a radius of 486.28 feet and a central angle of $22^{\circ}36'31''$; thence Northerly along the arc of said curve 191.88 feet to the POINT OF BEGINNING of said centerline; thence $S 66^{\circ}51'10'' E$, 300.00 feet to the Point of Curve of a curve concave to the North having a radius of 650.00 feet and a central angle of $20^{\circ}45'00''$; thence Easterly along the arc of said curve 235.40 feet to the Point of Tangency of said curve; thence $S 87^{\circ}36'10'' E$, 150.00 feet to the Point of Curve of a curve concave to the South having a radius of 650.00 feet and a central angle of $25^{\circ}00'00''$; thence Easterly along the arc of said curve 283.62 feet to the Point of Tangency of said curve; thence $S 62^{\circ}36'10'' E$, 180.00 feet to the Point of Curve of a curve concave to the Northwest having a radius of 230.00 feet and a central angle of $117^{\circ}00'00''$; thence Northeasterly along the arc of said curve 469.67 feet to the Point of Tangency of said curve; thence $N 00^{\circ}23'50'' E$, 50.00 feet to the TERMINAL POINT of herein described centerline, said point being herein designated as "Point A". ALSO: Begin at herein designated "Point A" and run $N 89^{\circ}36'10'' W$, 30.00 feet; thence $N 00^{\circ}23'50'' E$, 150.00 feet to the Point of Curve of a curve concave to the South having a radius of 50.00 feet and a central angle of $164^{\circ}23'16''$; thence Northeasterly and Southeasterly along the arc of said curve 143.46 feet to the Point of Tangency of said curve; thence $S 16^{\circ}00'34'' W$, 141.77 feet; thence $N 89^{\circ}36'10'' W$, 30.00 feet to herein designated "Point A", and the POINT OF BEGINNING.