

37278

NOTICE OF COMMENCEMENT

Tax Parcel Identification Number:

03-6517-09590-001

Clerk's Office Stamp

Inst: 201812025936 Date: 12/17/2018 Time: 9:39AM
Page 1 of 2 B: 1374 P: 1327, P. DeWitt Cason, Clerk of Court
Columbia, County, By: KV
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): See attached
a) Street (job) Address: 14143 SUS Hwy 441, Lake City, FL, 32025
2. General description of improvements: Construct new Dunkin' Donuts
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
a) Name and address: 2511 Howell, LLC - 6411 S Chickasaw Trail, #334, Orlando, FL, 32829
b) Name and address of fee simple titleholder (if other than owner):
c) Interest in property Fee Simple
4. Contractor Information
a) Name and address: CCS Construction - 2345 Sand Lake Rd, Suite 100, Orlando, FL 32809
b) Telephone No.: 407-291-9000
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: TD Bank, NA - Attn: Construction Admin - 200 A Carolina Point Pkwy, Greenville, SC 29607
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:
b) Telephone No.:
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: OF
b) Telephone No.:
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 of Owner or Lessee, or Owner's or Lessee's Authorized Office/Director/Partner/Manager
Timothy Cloe
Printed Name and Signatory's Title/Office

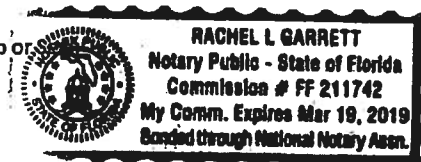
The foregoing instrument was acknowledged before me, a Florida Notary, this 14 day of December, 2018, by:

Timothy Cloe as Fee Simple for 2511 Howell LLC
(Name of Person) (Type of Authority) (name of party on behalf of whom instrument was executed)

Personally Known ☒ OR Produced Identification _____ Type _____

Notary Signature 

Notary Stamp or



Dunkin' Donuts

14143 S US Hwy 441

Lake City, FL 32025

LEGAL DESCRIPTION:

Township 6 South, Range 17 East, Section 3:

Commence at the NE corner of the said Section and run thence South 0 degrees 52' 01" East along the East line of said Section 3, 1748.50 feet; thence South 55 degrees 17' 59" West 1515.56 feet to a point on the East right of way line of State Road No. 25 (U.S. Hwy 41 and 441) and to the Point of Beginning; thence continue South 55 degrees 17' 59" West along said East right of way line, 18.04 feet; thence South 0 degrees 56' 01" East along said East right of way line, 167.00 feet; thence North 89 degrees 03' 59" East 190 feet; thence North 0 degrees 56' 01" West 190.00 feet; thence South 89 degrees 03' 59" West 175.00 feet to said East right of way line; thence South 0 degrees 56' 01" East along said East right of way line 12.97 feet to the Point of Beginning.