

THIS DOCUMENT HAS BEEN RECORDED ELECTRONICALLY.
Please see the attached copy to view the County
Recorder's stamp as it now appears in the Public Record.
Submitted by: Fort Washington Abstract, Inc.

Prepared By and Return To:
Victor A. Diaz, Esq.
Starfield & Smith, PC
2600 Maitland Center Parkway, Suite 330
Maitland FL 32751
Matter #:2663-0039

Permit No. _____

Tax Folio No. 19-6S-16-03885-000

NOTICE OF COMMENCEMENT

STATE OF FLORIDA)
) ss.:
COUNTY OF Columbia)

THE UNDERSIGNED hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713 of the Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of property (legal description of the property, and street address if available:

10089 SW US Highway 27, Fort White, FL 32038

See attached Exhibit "A" for legal description

2. General description of improvement: Commercial Building

3. Owner information:

- a. Name: RJ Industries LLC
- b. Address: 14991 NE Jacksonville Rd., Citra, FL 32113
- c. Interest in property: Fee Simple.
- d. Name and address of fee simple titleholder (if other than owner shown above):

4. Contractor:

- a. Name: GADCO, INC.
- b. Address: 40 NW 1st Street, Williston, FL 32696
- c. Phone number: 352-528-0255

5. Surety:

- a. Name: _____.
- b. Address: _____.
- c. Phone number: _____.
- d. Amount of bond: \$ _____.

6. Lender:

- a. Name: First Federal Bank
- b. Address: 4705 W. US Highway 90, Lake City, FL 32055
- c. Phone number: 904-491-9829

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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:
- a. Name: Commercial Loan Administrative Solutions, Inc.,
- b. Address: 3168 US Highway 17, Suite F, Fleming Island, FL 32003
8. In addition to himself, Owner designates _____ to receive a copy of the Lienor's Notice as provided in section 713.13(1)(b), Florida Statutes.
- a. Phone Number: _____.
9. Expiration date of notice of commencement (the expiration date is one 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.

OWNER:

RJ Industries LLC, a Florida limited liability company

By: Patrick R. Gilmore
Patrick R. Gilmore, Manager

By: Jessica L. Camp
Jessica L. Camp, Manager

Verification pursuant to Section 92.525, Florida Statutes:

Under Penalties of perjury, we declare that we have read the foregoing and that the facts in it are true to the best of our knowledge and belief.

Patrick R. Gilmore
Patrick R. Gilmore

Jessica L. Camp
Jessica L. Camp

The foregoing instrument was acknowledged before me this 1st day of November, 2019 by Patrick R. Gilmore and Jessica L. Camp, as Managers of RJ Industries LLC, a Florida limited liability company, on behalf of the company, who are _____ personally known to me or ☒ who have produced D.L. as identification (check one).

(Notarial Seal)



Brandie Fralick
Notary Public, State of Florida
Brandie Fralick
(Name hand printed, typed or rubber stamped)

Exhibit "A"
Legal Description

Parcel 1:

Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 1 degrees 45' West, along said East line, 532.89 feet; thence South 88 degrees 15' West, 210 feet to the Point of Beginning; thence continue South 88 degrees 15' West, 210.00 feet; thence North 1 degrees 45' West, 130.00 feet; thence North 88 degrees 15' East, 210.00 feet; thence South 1 degrees 45' East, 130.00 feet to the Point of Beginning, Columbia County, Florida.

Together with a 15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' West, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Together with a 30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

Parcel 2:

Commence at the intersection of the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 01 degrees 45' West, along said East line 532.89 feet to the Point of Beginning; thence South 88 degrees 15' West, 210 feet; thence North 01 degrees 45' West, 130 feet; thence South 88 degrees 15' West, 300 feet; thence North 01 degrees 45' West, 430 feet; thence North 88 degrees 15' East, 510 feet to said East line; thence South 1 degrees 45' East, along said East line 560 feet to the Point of Beginning.

Together with Easement 1:

15 foot easement: Commence at the Intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, and the North right of way line of US Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of said U.S. Highway No. 27, a distance of 614.09 feet to the East line of a 15 foot easement and the Point of Beginning; thence North 1 degrees 45' East, 244.74 feet; thence South 88 degrees 15' West, 15.00 feet; thence South 1 degrees 45' East, 230.81 feet to the north right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line, 20.47 feet to the Point of Beginning.

Also Easement 2:

30 foot easement: Commence at the intersection of the East line of the SE 1/4 of the SE 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right of way line of U.S. Highway No. 27 and run North 48 degrees 52' 16" West, along the North right of way line of U.S. Highway No. 27, a distance of 573.15 feet to the East line of a 30 foot easement and the Point of Beginning; thence North 1 degrees 45' West, along the East line of said 30 foot easement, 272.60 feet; thence South 88 degrees 15' West, 30.00 feet; thence South 1 degrees 45' East, 244.74 feet to the North right of way line of said U.S. Highway No. 27; thence South 48 degrees 52' 16" East, along said North right of way line 40.94 feet to the Point of Beginning.

Parcel 3:

Commence at the point of intersection of the North Right-of-Way line of U.S. Highway No. 27 and the East line of the Southeast 1/4 of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and run North 48 deg. 51' West along the right-of-way line 377 feet to the Point of Beginning; thence continue North 48 deg. 51' West, 196.00 feet; thence North 1 deg. 45' West, 142.6 feet; thence North 88 deg. 15' East, 210.00 feet; thence South 1 deg. 45' East, 210.00 feet; thence South 43 deg. 15' West, 93.7 feet to the Point of Beginning, Being a part of the Southeast 1/4 of the Southeast 1/4.

Parcel 4:

Approximately the West 90 feet of the following property:

Begin at the intersection of the East line of the Southeast 1/4 of Section 19, Township 6 South, Range 16 East, Columbia County, Florida, and the North right-of-way line of U.S. Highway No. 27 and run North 1 deg. 45' West, along said East line 532.70 feet; thence South 88 deg. 15' West, 210.00 feet; thence North 1 deg. 45' West, 130.00 feet; thence South 88 deg. 15' West, 300.00 feet; thence South 1 deg. 45' East, to the North right-of-way line of U.S. Highway No. 27; thence continue in a Southeast direction along the North line of U.S. Highway No. 27 to the Point of Beginning.