

This Instrument Prepared By:  
Campus USA Credit Union  
14007 NW 1st Road  
Jonesville, Florida 32669  
(352) 335-9090

After Recording Return To:  
CAMPUS USA CREDIT UNION  
14007 NW 1ST ROAD  
JONESVILLE, FLORIDA 32669

[Space Above This Line For Recording Data]

Permit No.: \_\_\_\_\_

Tax Folio No.: R09995-001 AND R09995-002

## NOTICE OF COMMENCEMENT

STATE OF FLORIDA

COUNTY OF Columbia

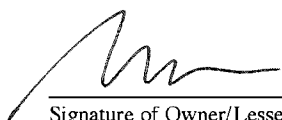
The undersigned hereby gives notice that improvement will be made to certain real property, and in accordance with Chapter 713, Florida Statutes, the following information is provided in this Notice of Commencement.

1. Description of Property: 22381 S US HIGHWAY 441, HIGH SPRINGS, FLORIDA 32643  
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.  
A.P.N.: R09995-001 AND R09995-002  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
2. General description of improvement: Single Family Residence
3. Owner information or Lessee information if the Lessee contracted for the improvement:
  - a. Name and address: Matthew Walden, Jerrica Walden  
22381 S US HIGHWAY 441  
HIGH SPRINGS, FLORIDA 32643

- b. Interest in property: \_\_\_\_\_
- c. Name and address of fee simple title holder (if other than Owner): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
4. a. Contractor (name and address): IC Construction LLC  
PO BOX 1174  
Lake City, Florida 32056
- b. Contractor's phone number: \_\_\_\_\_
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- b. Phone Number: \_\_\_\_\_
- c. Amount of bond: \_\_\_\_\_
6. a. Lender: CAMPUS USA CREDIT UNION  
14007 NW 1ST ROAD  
JONESVILLE, FLORIDA 32669
- b. Lenders phone number: (352) 335-9090
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 \_\_\_\_\_  
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.**



Signature of Owner/Lessee  
Walden

Matthew

10/24/22

Date



Signature of Owner/Lessee

10/24/22

Jerrica Walden Date

State of FLORIDA )  
 )  
County of ALACHUA )

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

☒ Physical Presence,

- OR -

☐ Online Notarization,

this 24th day of October, 2022, by  
*Date Month Year*

Matthew Walden AND Jerrica Walden

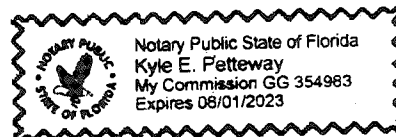
*Name of Person Making Statement*

  
*Signature of Notary Public - State of Florida*

Kyle E. Petteway  
*Name of Notary Typed, Printed or Stamped*

*(Place Notary Seal Stamp Above)*

☒ Personally Known  
☐ Produced Identification



Type of Identification Produced: \_\_\_\_\_

**EXHIBIT "A"**  
**Legal Description**

**Parcel 1**

BEGIN at the Northeast corner of South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, Township 7 South, Range 17 East, Columbia County, Florida. Thence run S88°10'15"W, along the North line of said South 1/2 of the North 1/2 of the Southwest 1/4, also being the south boundary line of Happy Valley, a subdivision, as recorded in Plat Book 4, Page 43, of the public records of Columbia County, Florida, a distance of 1322.23 feet; Thence continue along said North line, S88°10'15"W, a distance of 783.52 feet; Thence S01°52'48"E a distance of 100.00 feet; Thence S88°10'15"W a distance of 436.00 feet to the East right of way line of State Road No. 25, Also known as U.S. HIGHWAY 41 and 441 (150 feet wide Right of Way); Thence S01°52'48"E along said East right of way line of State Road No. 25, a distance of 190.09 feet; Thence N88°32'17"E, a distance of 180.17 feet; Thence S01°32'14"E, a distance of 19.94 feet; Thence N88°29'52"E, a distance of 302.87 feet; Thence S01°53'49"E, a distance of 351.35 feet; Thence N88°30'26"E, along the South line of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, (as monumented), a distance of 746.20 feet; Thence N87°47'10"E, along the South line of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, a distance of 1309.23 feet; Thence N01°35'22"W, along the East line of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, a distance of 659.86 feet to the Point of Beginning.

**LESS AND EXCEPT:**

BEGIN at the Northeast corner of South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, Township 7 South, Range 17 East, Columbia County, Florida. Thence run S88°10'15"W, along the North line of said South 1/2 of the North 1/2 of the Southwest 1/4, also being the south boundary line of Happy Valley, a subdivision, as recorded in Plat Book 4, Page 43, of the public records of Columbia County, Florida, a distance of 1322.23 feet; Thence continue along said North line, S88°10'15"W, a distance of 783.52 feet; Thence S01°52'48"E a distance of 100.00 feet; Thence S88°10'15"W a distance of 436.00 feet to the East right of way line of State Road No. 25, Also known as U.S. HIGHWAY 41 and 441 (150 feet wide Right of Way); Thence S01°52'48"E along said East right of way line of State Road No. 25, a distance of 190.09 feet; Thence N88°32'17"E, a distance of 180.17 feet; Thence S01°32'14"E, a distance of 19.94 feet; Thence N88°29'52"E, a distance of 302.87 feet; Thence N88°29'52"E, a distance of 70.00 feet; Thence N01°30'08"W, a distance of 113.32 feet; Thence S88°10'15"W, a distance of 1987.09 feet; Thence N01°35'22"W along the East line of the South 1/2 of the North 1/2 of the Southwest 1/4 of Section 15, a distance of 200.00 feet to the Point of Beginning. ~slm