

PREPARED BY AND RETURN TO:
Brian A. Block, Esq.
3324 W. University Ave., PMB 151
Gainesville, FL 32607

NOTICE OF COMMENCEMENT

Parcel Number: 20-4S-16-03077-002

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.

- Description of the Property:** See attached Exhibit "A"
- General Description of improvement:** new commercial retail store and associated improvements
- Owner Information:** Concept Development, Inc.; 3324 W. University Ave., PMB #157, Gainesville, FL 32607; (352) 333-3233;
Attn: Brian S. Crawford
Interest in Property: Fee simple
Name and Address of Fee simple title holder (if other than owner): N/A
- Contractor Information:** Concept Construction of North Florida, Inc.; 3324 W. University Ave., PMB #151, Gainesville, FL 32607;
(352) 333-3233
- Surety Information:** N/A
Amount of Bond: N/A
- Lender Information:** BancorpSouth Bank, Attn: Tim Prather; 101 West 23rd Street, Panama City, FL 32405; (850) 258-2612
- Person within the State of Florida designated by owner upon whom notices or other documents may be served as provided by 713.13 (1) (b) 7 Florida Statutes:** N/A
- In addition to himself, owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:**
 - BancorpSouth Bank, Attn: Tim Prather Address: 101 West 23rd Street, Panama City, FL 32405
 - Denise Hallmon Rowan, Esq., Address: 1022 W. 23rd Street, Suite 600, Panama City, FL 32405
- Expiration date of Notice of Commencement (the expiration date is one (1) year from the date of recording unless a different date is specified:** 1 year

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 813.13, 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.

CONCEPT DEVELOPMENT, INC.

By: 
Brian S. Crawford, C.E.O.

STATE OF FLORIDA
COUNTY OF ALACHUA

The following instrument was acknowledged before me by means of his physical presence on this 16th day of June, 2021 by Brian S. Crawford, as C.E.O. of Concept Development, Inc., a Florida corporation, for and on behalf of the corporation, who is personally known to me.



BRIAN BLOCK
Commission # HH 013815
Expires July 21, 2024
Bonded Thru Budget Notary Services



Brian A. Block, Esq. Notary Public

EXHIBIT "A"

The land referred to herein below is situated in the County of COLUMBIA, State of Florida, and described as follows:

Commence at the Southeast corner of Section 20, Township 4 South, Range 16 East, Columbia County, Florida and run thence N 1°04'48" W along the East line of said Section 20, 3.57 feet to the North right-of-way line of County Road No. C-242; thence S 89°03'30" W along said North right-of-way line, 225.51 feet to the Southwest corner of SADDLE RIDGE, a subdivision according to plat thereof recorded in Plat Book 5, Page 67 of the Public Records of Columbia County, Florida and to the POINT OF BEGINNING; thence continue S 89°03'30" W along said North right-of-way line 385.92 feet to a Point of Curve; thence Northwesterly along said curve concave to the right having a radius of 50 feet and a total central angle of 132°26'30", an arc distance of 115.58 feet to the Southeasterly right-of-way line of State Road 247, thence N 41°30' E along said Southeasterly right-of-way line, 626.55 feet to the Northwest corner of said SADDLE RIDGE subdivision; thence S 0°56'30" E along the West line of said subdivision, 546.11 feet to the POINT OF BEGINNING.