

PREPARED BY & RETURN TO:  
Michael H. Harrell  
Abstract Trust Title, LLC.  
283 Northwest Cole Terrace  
Lake City, FL 32055

File No. 4-11884

Permit Number: \_\_\_\_\_

Inst: 202212023550 Date: 12/12/2022 Time: 4:05PM  
Page 1 of 3 B: 1480 P: 2778, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *re*  
Deputy Clerk


## NOTICE OF COMMENCEMENT

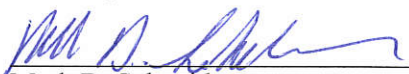
State of Florida  
County of Columbia

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:** 5943 S U.S. Highway 441, Lake City, FL 32025  
Tax Folio No.: 28-4S-17-08825-011  
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** Construction of Single Family Dwelling
3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
  - (a) Name and address: Kimberly W. Schneiders and Mark D. Schneiders  
5943 S U.S. Highway 441, Lake City, FL 32025
  - (b) Interest in property: Fee Simple
  - (c) Name and address of fee simple titleholder (if different from Owner listed above):
4. (a) **CONTRACTOR'S NAME:** Bryan Zecher Homes, Inc., Bryan Zecher  
Contractor's address: 465 Northwest Orange Street, Lake City, FL 32055  
(b) Phone number: (386) 752-8653
5. **SURETY** (if applicable, a copy of the payment bond is attached): n/a
6. (a) **LENDER'S NAME:** Drummond Community Bank  
Lender's address: 1627 North Young Boulevard, Chiefland, FL 32626  
(b) Lender's phone number: (386) 487-1361
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 and address:
  - (b) Phone numbers of designated persons:
8. (a) In addition to himself or herself, 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 will be 1 year from the date of recording unless a different date is specified): December 8, 2023


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.

  
\_\_\_\_\_  
Kimberly W. Schneiders

  
\_\_\_\_\_  
Mark D. Schneiders

STATE OF FLORIDA  
COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ( 0 ) physical presence or ( ) online notarization this 8 day of December, 2022, by Kimberly W Schneiders and Mark D Schneiders.

  
\_\_\_\_\_  
Signature of Notary Public  
Print, Type/Stamp Name of Notary





MADISON M. WILLIAMS  
Notary Public  
State of Florida  
Comm# HH213818  
Expires 1/5/2026

Personally Known: \_\_\_\_\_ OR Produced Identification: ✓  
Type of Identification  
Produced: DL \_\_\_\_\_

Verification pursuant to Section 92.525, Florida Statutes.

Under penalties of perjury, I declare that I have read the foregoing and that the facts stated in it are true to the best of my knowledge and belief.

  
\_\_\_\_\_  
Kimberly W. Schneiders

  
\_\_\_\_\_  
Mark D. Schneiders

**Exhibit "A"**  
**Property Description**

COMMENCE AT THE INTERSECTION OF THE SOUTH LINE OF THE NORTH 1/2 OF THE NE 1/4 OF THE SE 1/4 OF SECTION 28, TOWNSHIP 4 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 41 AND THENCE RUN N.29°57'05"W., ALONG SAID RIGHT-OF-WAY LINE, 608.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N.29°57'05"W., 333.64 FEET; THENCE N.65°39'43"E., 170.72 FEET; THENCE S.23°21'54"E., 160.04 FEET; THENCE N.65°39'21"E., 275.03 FEET; THENCE N.23°39'17"W., 24.86 FEET; THENCE N.66°52'50"E., 147.58 FEET; THENCE N.23°12'48"W., 147.58 FEET; THENCE S.66°52'50"W., 147.58 FEET; THENCE S.23°12'48"E., 12.35 FEET; THENCE S.65°39'43"W., 81.68 FEET; THENCE N.25°15'26"W., 116.48 FEET; THENCE S.66.40'32"W., 374.14 FEET; THENCE N.29°57'08"W., 332.72 FEET; THENCE N.87°37'06"E., 1011.50 FEET; THENCE S.09°52'33"E., 400.00 FEET; THENCE S.64°06'12"W., 761.68 FEET TO THE POINT OF BEGINNING.