

Prepared by and return to:  
Rebecca White  
Bankers Title of the Nature Coast, Inc.  
P. O. Box 1260  
Old Town, FL 32680

File No. 13155

Permit Number:  
Tax Folio Number: R03051-000

Inst: 202212020802 Date: 10/31/2022 Time: 10:13AM  
Page 1 of 2 B: 1478 P: 983, James M Swisher Jr, Clerk of Court  
Columbia, County, By: VC *MC*  
Deputy Clerk

## NOTICE OF COMMENCEMENT

THE UNDERSIGNED HEREBY gives notice that improvement(s) 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: Legal Description:

The WEST HALF of the following described property:

Commence at the Northeast corner of Section 17, Township 4 South, Range 16 East, Columbia County, Florida and run thence South 88 degrees 14 minutes 46 seconds West, along the North line of said Section 17, 437.42 feet; thence South 02 degrees 01 minutes 53 seconds East, 28.00 feet to the maintained South line of Tompkins Road, a county maintained Graded Road, thence continue South 02 degrees 01 minutes 53 seconds East, 981.79 feet, to the Point of Beginning; thence run South 02 degrees 01 minutes 53 seconds East, 981.79 feet; thence South 88 degrees 09 minutes 25 seconds West, 900.00 feet; thence run North 02 degrees 01 minutes 53 seconds West, 981.14 feet; thence North 88 degrees 08 minutes 37 seconds East, 900.00 feet to the Point of Beginning.

Together with a 30.00 foot easement for ingress and egress being 15.00 feet each side of the following described line.

Commence at the Northeast corner of Section 17, Township 4 South, Range 16 East, Columbia County, Florida and run thence South 88 degrees 14 minutes 46 seconds West, along the North line of said Section 17, 437.42 feet; thence South 02 degrees 01 minutes 53 seconds East, 28.00 feet to the maintained South line of Tompkins Road, a county maintained Graded Road, thence run South 88 degrees 06 minutes 08 seconds West, along said maintained South line of Tompkins Road, 450.00 feet to Point of Beginning; thence run South 02 degrees 01 minutes 53 seconds East, 981.47 feet to the terminus of said line.

2. GENERAL DESCRIPTION OF IMPROVEMENTS: Build Single Family Home

3. OWNER INFORMATION:

- a. Name and Address: Austin C. Brooks, 990 SW Arlington Blvd, Lake City, FL 32025,
- b. Interest in property: Fee Simple
- c. Names and address of fee simple title holder (if other than owner):

4. CONTRACTOR: MSD Construction & Contracting, Inc, 18783 SW County Road 235, Brookier, FL 32622

5. SURETY:

6. LENDER: Drummond Community Bank, 1627 N Young Blvd., Chiefland, Florida 32626

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.

Name: \_\_\_\_\_, Address: \_\_\_\_\_

8. In addition to himself, Owner designates the following persons to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes.

Name: \_\_\_\_\_, Address: \_\_\_\_\_

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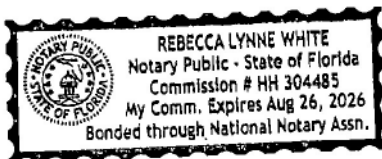
9. Expiration date of Notice of Commencement (the expiration date is 1 year from date of recording unless a different date is specified): \_\_\_\_\_.

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.



Austin C. Brooks

The foregoing instrument was acknowledged before me October 21, 2022 by Austin C. Brooks who is personally known to me or who did provide F.C.D.L. as identification.



Notary Public

My Commission Expires 8/26/2026

**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.



Austin C. Brooks