


PREPARED BY & RETURN TO:

Michael H. Harrell
Abstract Trust Title, LLC.
283 Northwest Cole Terrace
Lake City, FL 32055

Inst: 202212024147 Date: 12/20/2022 Time: 1:59PM
Page 1 of 3 B: 1481 P: 1581, James M Swisher Jr, Clerk of Court
Columbia, County, By: AM 
Deputy Clerk

File No. 4-11843

Permit Number: _____

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:** 351 Southwest Reginald Place, Lake City, FL 32024
Tax Folio No.: 34-4S-16-03271-001 (caption and other lands)
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: James R. Poirrier A/K/A James Poirrier
350 SW Reginald Pl. Lake City, FL 32024
 - (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 NW 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:** First Federal Bank
Lender's address: PO Box 2029, Lake City, FL 32056
 - (b) Lender's phone number: 904-398-7859
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 First Federal Bank 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: 904-398-7859
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 16, 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.


James R. Poirrier A/K/A James Poirrier



Janice Justinani-Lagahit

AKA Christina Janice Justinani-Lagahit
J. J.

STATE OF **FLORIDA**
COUNTY OF **COLUMBIA**

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 16 day of December, 2022, by James R. Poirrier A/K/A James Poirrier, and His Wife Janice Justinani-Lagahit. AKA

Christina Janice Justinani-Lagahit
J. J.



Signature of Notary Public

Print, Type/Stamp Name of Notary

Personally Known: _____ OR Produced Identification: ☒

Type of Identification

Produced: DL



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

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.


James R. Poirrier A/K/A James Poirrier


Janice Justinani-Lagahit

AKA Christina Janice Justinani-Lagahit
J. J.

Exhibit "A"
Property Description

Commence at the SW corner of the NE 1/4 of the SW 1/4, of Section 34, Township 4 South, Range 16 East, Columbia County, Florida and run N.06°10'11"E., along the West line of said NE 1/4 of SW 1/4, 192.22 feet; thence N.62°27'44"E., 509.77 feet to the Point of Beginning; thence N.06°21'49"E., 446.76 feet; thence N.88°13'15"E., 471.92 feet; thence S.06°22'05"W., 471.92 feet; thence S.88°13'15"W., 471.88 feet; thence N.06°21'49"E., 25.16 feet to the Point of Beginning.

Together with an Easement for Ingress and Egress being more particularly described as follows: Commence at the SW corner of the NE 1/4 of the SW 1/4, of Section 34, Township 4 South, Range 16 East, Columbia County, Florida and run N.06°10'11"E., along the West line of said NE 1/4 of SW 1/4, 192.22 feet to the Point of Beginning; thence N.62°27'44"E., 509.77 feet; thence N. 06°21'49"E., 36.15 feet; thence S.62°27'45"W., 509.92 feet to the aforementioned West line of NE 1/4 of SW 1/4; thence S.06°10'11"W., along said West line, 36.07 feet to the Point of Beginning.