

NOTICE OF COMMENCEMENT

This document prepared by and to be returned to:

Gary D. Grunder

Grunder & Petteway, P. A.

23349 NW CR 236, Suite 10

High Springs, Florida, 32643

PERMIT NO.: _____

TAX PARCEL NUMBER: 32-5S-17-09475-112

STATE OF FLORIDA
COUNTY OF ALACHUA

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:**

Tract 12, A.C. Milton Tract

A part of the North $\frac{1}{2}$ of Section 32, Township 5 South, Range 17 East, more particularly described as follows: Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of said Section 32 and run South 0 deg. 04 min. 26 sec. West, 39.79 feet; thence North 89 deg. 39 min. 12 sec. East, 485.36 feet for a Point of Beginning; thence continue North 89 deg. 39 min. 12 sec. East, 448.78 feet; thence South 0 deg. 11 min. 17 sec. West 972.42 feet; thence South 89 deg. 36 min. 19 sec. West, 448.79 feet; thence North 0 deg. 11 min. 17 sec. East, 972.79 feet to the Point of Beginning, Columbia County, Florida.

Together with a perpetual non-exclusive ingress-egress easement over and across a 40 foot easement whose West line is described as follows: Commence at the Southwest corner of the Southeast $\frac{1}{4}$ of Section 29, Township 5 South, Range 17 East and run South 89 deg. 29 min. 42 sec. West, 411.62 feet; thence North 0 deg. 03 min. 11 sec. East, 1280.06 feet to the South right-of-way of County Road No. 349 for a Point of Beginning of said West line of the 40 foot easement; thence South 0 deg. 03 min. 11 sec. West, 1280.06 feet to the North line of Section 32; thence South 0 deg. 11 min. 17 sec. West, 1012.19 feet to the Point of Termination of said easement; and together with the right of ingress and egress over and across a 40 foot easement whose North line is described as follows: begin at the Point of Termination of the above described 40 foot easement and run North 89 deg. 36 min. 19 sec. East, 1395.85 feet to the Point of Termination of this 40 foot easement.

Address: 307 SW Stallion Glen, Lake City, Florida 32024

BVO
(HND)

2. General description of improvement: Construction of Single Family Residence
3. Owner information:
 - a. Name and address:
Robert Van Duys and Holly Van Duys, husband and wife
P.O. Box 2785
Lake City, FL 32056
 - b. Phone number: 954-415-9050
 - c. Fax number: N/A
 - d. Interest in property: Fee simple title holder
 - e. Name and address of fee simple titleholder (if other than owner): N/A
4. Contractor:
 - a. Name and address:
Amira Builders, Inc.
14901 Main St.
Alachua, FL 32615
 - b. Phone number: 386-462-9071
5. Surety on any payment bond: None
6. Lender: None
7. Persons within the State of Florida designated by Owner upon whom notices or other documents may be served as provided for by Section 713.13 (1) (a) 7, Florida Statutes: None
8. 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: None
9. Expiration Date of Notice of Commencement (the expiration is one 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.

BVD
HVD

By: Robert Van Duys
Robert Van Duys

By: Holly Van Duys
Holly Van Duys

STATE OF ~~FLORIDA~~ Colorado
COUNTY OF Fremont

Sworn to and subscribed before me by means of (X) physical presence or () online
notarization on this 25 day of January, 2021 by Robert Van Duys and Holly Van Duys
who

- () are personally known to me.
() produced a current Florida driver's license as identification.
(✓) produced Driver Licenses as identification.

Dylan Parsons
Signature of Notary

My Commission Expires: May 13, 2023 (SEAL)

12165

