

#47

PREPARED BY & RETURN TO:

Kyle Polansky
Alachua Title Services, LLC
16407 Northwest 174th Drive
Suite C
Alachua, FL 32615

File No. 21-496C

Permit Number: _____

Tax Folio No: R04226-160

NOTICE OF COMMENCEMENT

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:** 341 Southwest Courage Court, Fort White, FL 32038
Tax Folio No.: R04226-160
For Legal Description, see Exhibit "A" attached hereto and made a part hereof.
2. **GENERAL DESCRIPTION OF IMPROVEMENT:** New Home Construction

3. **OWNER INFORMATION OR LESSEE INFORMATION (IF THE LESSEE CONTRACTED FOR THE IMPROVEMENT):**
 - (a) Name and address: James Robert McCall Jr and Tiffany Lee McCall
 - (b) Interest in property: _____
 - (c) Name and address of fee simple titleholder (if different from Owner listed above): _____
4. **(a) CONTRACTOR'S NAME:** Parrish McCall Constructors Inc.
Contractor's address: PO BOX 142002 Gainesville FL 32614
(b) Phone number: 215-548-8859
5. **SURETY (if applicable, a copy of the payment bond is attached):**
 - (a) Name and Address: _____
 - (b) Phone number: _____
 - (c) Amount of bond: \$ _____
6. **(a) LENDER'S NAME:** MERS (Mortgage Electronic Registration Systems, INC.), solely nominee for TD Bank, N.A.
Lender's address: 32 Chestnut Street, Lewiston, ME 04240
(b) Lender's phone number: (207) 753-7834

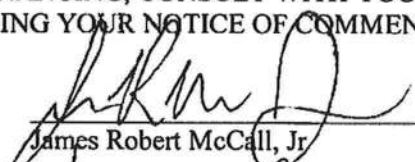
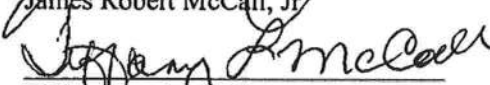
Notice is hereby given pursuant to Section 713.135 Florida Statutes that a Notice of Commencement has been filed for recording for the property whose legal description is:

Lot 60, Shiloh Ridge (unrecorded), being The SE 1/4 of the NE 1/4 of the SE 1/4, Section 16, Township 7 South, Range 16 East, Columbia County, Florida.

The West 30 feet of said lands being subject to an easement for ingress and egress. Together with and subject to an easement for ingress and egress over and across the following described property: A strip of land 60 feet in width being 30 feet each side of a centerline described as follows: Commence at the Southeast corner of the SW 1/4 of the NE 1/4, Section 15, Township 7 South, Range 16 East, Columbia County, Florida and run thence South 89 degrees 03'48" West, 20.45 feet to the West line of Fry Road and to the Point of Beginning; thence continue South 89 degrees 03'48" West, 3952.99 feet to the East line of Section 16, Township 7 South, Range 16 East; thence South 89 degrees 06'19" West, 661.99 feet to reference point "C"; thence continue South 89 degrees 06'19" West, 1323.98 feet to reference point "D" and to the point of termination; Also begin at reference point "C" and run thence North 00 degrees 45'21" West, 701.45 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "C" and run thence South 00 degrees 45'01" East, 1323.20 feet; thence South 00 degrees 44'52" East, 701.59 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "D" and run thence North 00 degrees 46'46" West, 701.37 feet to the radius point of a cul-de-sac having a radius of 50 feet and to the point of termination. Also begin at reference point "D" and run thence South 00 degrees 46'12" East, 1323.42 feet; thence South 00 degrees 46'00" East, 701.68 feet to the radius point of a cul-de-sac having a 50 foot radius and to the point of termination.

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): August 11, 2022

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.

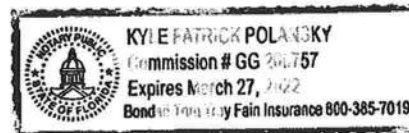

James Robert McCall, Jr.

Tiffany Lee McCall

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me by means of ☒ physical presence or () online notarization this 11 day of AUGUST, 2021, by James Robert McCall, Jr. and Tiffany Lee McCall

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

Personally Known: _____ OR Produced Identification: ☒
Type of Identification
Produced: DRIVER'S LICENSES



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.


(Signature of Natural Person Signing Above)


(Signature of Natural Person Signing Above)