

This Instrument Prepared By:
Campus USA Credit Union
14007 NW 1st Road
Jonesville, Florida 32669
(352) 335-9090

After Recording Return To:
CAMPUS USA CREDIT UNION
14007 NW 1ST ROAD
JONESVILLE, FLORIDA 32669

Inst: 202212021415 Date: 11/08/2022 Time: 10:35AM
Page 1 of 5 B: 1478 P: 2541, James M Swisher Jr, Clerk of Court
Columbia, County, By: VC [Signature]
Deputy Clerk

[Space Above This Line For Recording Data]

Permit No.: _____ Tax Folio No.: 18-7S-17-10021-024

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: PARCEL 18-7S-17-10021-024, FORT WHITE, FLORIDA 32038
SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.
A.P.N.: 18-7S-17-10021-024

2. General description of improvement: SINGLE FAMILY RESIDENCE
3. Owner information or Lessee information if the Lessee contracted for the improvement:
 - a. Name and address: STEPHEN J. MAHN II
27104 NW 203RD PL
HIGH SPRINGS, FLORIDA 32643

- b. Interest in property: _____
- c. Name and address of fee simple title holder (if other than Owner): _____

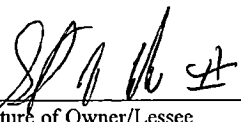
4. a. Contractor (name and address): HARTLEY BROTHERS, INC
1325 NW 53RD AVENUE
GAINESVILLE, FLORIDA 32609
- b. Contractor's phone number: _____
5. Surety (if applicable, a copy of the payment bond is attached):
- a. Name and address: _____

- b. Phone Number: _____
- c. Amount of bond: _____
6. a. Lender: CAMPUS USA CREDIT UNION
14007 NW 1ST ROAD
JONESVILLE, FLORIDA 32669
- b. Lenders phone number: (352) 335-9090
7. Persons within the State of Florida designated by Owner upon whom notices or other document 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, 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 is 1 year from the 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.

 11-7-22

Signature of Owner/Lessee STEPHEN J. Date
MAHN II

State of FLORIDA)
)
County of ALACHUA)

Sworn to (or affirmed) and subscribed before me by means of:

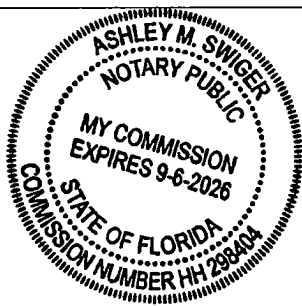
☐ Physical Presence,

- OR -

☐ Online Notarization,

this 7th day of November, 2022, by
Date Month Year

STEPHEN J. MAHN II



Name of Person Making Statement

Ashley M. Swiger
Signature of Notary Public - State of Florida

Name of Notary Typed, Printed or Stamped

(Place Notary Seal Stamp Above)

☐ Personally Known
☒ Produced Identification

Type of Identification Produced: Drivers License

Exhibit A

PARCEL B

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLICS RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18; THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 45°01'45" WEST, ALONG THE NORTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 335.08 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE NORTHERLY CORNER OF SAID LANDS; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE NORTHWESTERLY LINE OF SAID LANDS, A DISTANCE OF 324.87 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 45°02'05" EAST, A DISTANCE OF 81.38 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 15°40'43" WEST, A DISTANCE OF 32.02 FEET TO A 5/8" REBAR AND CAP (PSM 6602); THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 249.61 FEET TO A 5/8" REBAR AND CAP (PSM 6602) ON THE SOUTHEASTERLY LINE OF SAID LANDS; THENCE RUN NORTH 44°58'15" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 428.04 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AND RESERVING UNTO GRANTORS A 50 FOOT WIDE EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, OVER, UNDER AND ACROSS THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND LYING IN SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COLUMBIA COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE AFOREMENTIONED SECTION 18, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, FOR THE POINT OF REFERENCE; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2641.60 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 18, THENCE RUN NORTH 01°30'02" WEST, ALONG THE EAST LINE OF SAID SE 1/4 OF THE SW 1/4, A DISTANCE OF 210.00 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTH 210 FEET OF SAID SE 1/4 OF THE SW 1/4; THENCE RUN SOUTH 88°00'29" WEST, ALONG THE NORTH LINE OF SAID SOUTH 210 FEET, A DISTANCE OF 166.33 FEET TO A REBAR AND CAP; THENCE RUN NORTH 45°01'45" WEST, A DISTANCE OF 1284.10 FEET TO A 1/2" REBAR AND CAP (LB 2903) AT THE EASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1379, PAGE 1399; THENCE RUN SOUTH 44°58'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS, A DISTANCE OF 428.04 FEET TO A 5/8" REBAR & CAP (PSM 6602) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 44°58'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 351.96 FEET TO A 1/2" REBAR & CAP (LB 2903) AT THE SOUTHERLY CORNER OF SAID LANDS ON THE NORTHEASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 27 (STATE ROAD NO. 20)(A 120 FOOT RIGHT OF WAY); THENCE RUN NORTH 45°01'45" EAST, ALONG SAID SOUTHWESTERLY LINE AND ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 50.00 FEET; THENCE RUN NORTH 44°58'15" EAST, A DISTANCE OF 367.60 FEET; THENCE RUN SOUTH 27°29'02" EAST, A DISTANCE OF 52.44 FEET TO THE POINT OF BEGINNING.

Parcel Identification Number: 18-7S-17-10021-024