

NOTICE OF COMMENCEMENT

Clerk's Office Stamp

Tax Parcel Identification Number:

R09925-108

THE UNDERSIGNED hereby gives notice that improvements will be made to certain real property, and in accordance with Section 713.13 of the Florida Statutes, the following information is provided in this NOTICE OF COMMENCEMENT.

1. Description of property (legal description): See Exhibit A attached
 - a) Street (job) Address: 302 SW Crow Ter, Fort White, FL 32038
2. General description of improvements: Single Family Residence
3. Owner Information or Lessee information if the Lessee contracted for the improvements:
 - a) Name and address: Mose W. Price, Jr. and Danyel Price, 11418 Balm Riverview Rd, Fort White, FL 32038
 - b) Name and address of fee simple titleholder (if other than owner): _____
 - c) Interest in property: Fee Simple
4. Contractor Information
 - a) Name and address: Blake Construction Company of North Florida, Inc., 618 SE Florida Gateway Dr Lake City, FL 32024
 - b) Telephone No.: (386) 754-5810
5. Surety Information (if applicable, a copy of the payment bond is attached):
 - a) Name and address: _____
 - b) Amount of Bond: _____
 - c) Telephone No.: _____
6. Lender
 - a) Name and address: The Federal Savings Bank, 2038 Caribou Dr, Suite 200, Fort Collins, CO 80525
 - b) Phone No.: (970) 297-7223
7. Person 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) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
 - a) Name: _____ OF _____
 - b) Telephone No.: _____
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): _____

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 YOUR LENDER OR AN ATTORNEY BEFORE COMMENCING WORK OR RECORDING YOUR NOTICE OF COMMENCEMENT.

STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Mose W. Price, Jr. Danyel Price
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

Mose W. Price, Jr., Owner

Printed Name and Signatory's Title/Office

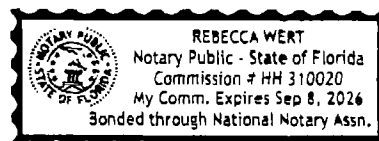
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 21 day of August, 2023, by: Mose W. Price, Jr. as Owner
(Name of Person) (Type of Authority)

for Mose W. Price, Jr. and Danyel Price who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID Florida driver license

Notary Signature Rebecca Wertz (Notary Stamp or Seal)



23164915-2

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5. Surety Information (if applicable, a copy of the payment bond is attached):
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6. Lender
 - a) Name and address: The Federal Savings Bank, 2038 Caribou Dr, Suite 200, Fort Collins, CO 80525
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7. Person 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:
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 - b) Telephone No.: _____
8. In addition to himself or herself, Owner designates the following person to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes:
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STATE OF FLORIDA
COUNTY OF COLUMBIA

10. Moses W. Price, Jr. and Danyel Price
Signature of Owner or Lessee, or Owner's or Lessee's Authorized Officer/Director/Partner/Manager

Mose W. Price, Jr., Owner

Printed Name and Signatory's Title/Office

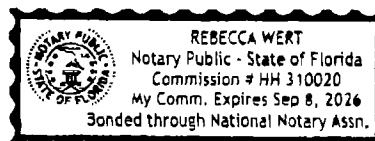
The foregoing instrument was acknowledged before me, by means of ☒ physical presence or ☐ online notarization, a Florida Notary,

this 21 day of August, 2023, by: Mose W. Price, Jr. as Owner
(Name of Person) (Type of Authority)

for Mose W. Price, Jr. and Danyel Price who is personally known ☐ OR produced identification ☒
(name of party on behalf of whom instrument was executed)

Type ID Florida driver license

Notary Signature Rebecca Wertz (Notary Stamp or Seal)



23164915-2

EXHIBIT A

A TRACT OF LAND SITUATED IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA, HEREINAFTER BEING REFERRED TO AS "OLD NIBLACK FARMS" AN UNRECORDED SUBDIVISION AS SURVEYED BY ALACHUA COUNTY LAND SURVEYORS. SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST FOR A POINT OF REFERENCE THENC RUN S 00° 07' 23" E, A DISTANCE OF 51.14 FEE TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, TOWNSHIP 7 SOUTH RANGE 16 EAST; THENCE CONTINUE S 00° 07' 23" E, A DISTANCE OF 505.39 FEET TO A STEEL ROAD AND CAP; THENCE CONTINUE S 00° 07' 23" E, A DISTANCE OF 714.14 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE AFOREMENTIONED SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST; THENCE RUN S 00° 07' 23" E, A DISTANCE OF 102.40 FEET TO A CONCRETE MONUMENT AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE AFOREMENTIONED SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST; THENCE RUN S 00° 10' 43" W, ALONG THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, A DISTANCE OF 562.26 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S 00° 10' 43" W, ALONG SAID WEST LINE, A DISTANCE OF 554.56 FEET TO A STEEL ROD AND CAP; THENCE CONTINUE S 00° 10' 43" W, A DISTANCE OF 475.95 FEE TO A STEEL ROD AND CAP; THENCE CONTINUE S 00° 10' 43" W, A DISTANCE OF 475.95 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING; THENCE CONTINUE S 00° 10' 43" W, A DISTANCE OF 475.95 FEET TO A STEEL ROAD AND CAP; THENCE RUN N 89° 34' 00" E, A DISTANCE OF 915.37 FEET TO A STEEL ROD AND CAP; THENCE RUN N 00° 10' 43" E, A DISTANCE OF 475.95 FEET TO A STEEL ROD AND CAP; THENCE RUN S 89° 34' 00" W, A DISTANCE OF 915.37 FEET TO A STEEL ROD AND CAP AND THE TRUE POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO:

AN EASEMENT FOR INGRESS, EGRESS, AND PUBLIC UTILITIES OVER, UNDER, AND ACROSS A 60 FOOT WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON WIDE STRIP OF LAND, SAID STRIP OF LAND LOCATED WITHIN 30 FEET OF AND ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 17 EAST, COLUMBIA COUNTY, FLORIDA FOR THE POINT OF REFERENCE AND RUN S. 00° 07' 23" E., A DISTANCE OF 51.14 FEET TO A CONCRETE MONUMENT AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 16 EAST, COLUMBIA COUNTY, FLORIDA; THENCE RUN S. 89° 33' 21" W., ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 1318.64 FEET TO A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1; THENCE RUN S. 00° 05' 46" E., ALONG THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 1, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT CENTERLINE, EASEMENT LINES WILL BE LENGTHENED OR SHORTENED TO BEGIN ON SAID WEST LINE OF THE EAST 1/4 OF SECTION 1; THENCE RUN N. 89° 33' 21" E., PARALLEL WITH AND 30.00 FEET SOUTH OF THE AFOREMENTIONED NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, A DISTANCE OF 378.74 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE THROUGH AN ARC ANGLE OF 90° 23' 24", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S. 45°

15' 07" E., 283.79 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S. 00° 03' 35" E., A DISTANCE OF 274.04 FEET TO THE BEGINNING OF A CURVE CONCAVE EASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 24° 10' 32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S. 12° 08' 51" E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S 24° 14' 07" E., A DISTANCE OF 91.92 FEET TO THE BEGINNING OF A CURVE CONCAVE WESTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE; THROUGH AN ARC ANGLE OF 24° 10' 32", AN ARC DISTANCE OF 84.39 FEET (CHORD BEARING AND DISTANCE OF S. 12° 08' 51" E., 83.76 FEET RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S. 00° 03' 35" E., A DISTANCE OF 915.87 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 90° 23' 04", AN ARC DISTANCE OF 315.50 FEET (CHORD BEARING AND DISTANCE OF S. 45° 15' 07" E., 283.79 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N. 89° 33' 21" E., A DISTANCE OF 398.52 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35° 03' 28", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S. 72° 54' 35" E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN S. 55° 23' 10" E., A DISTANCE OF 33.92 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY, SAID CURVE HAVING A RADIUS OF 200.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG SAID CENTERLINE AND WITH SAID CURVE, THROUGH AN ARC ANGLE OF 35° 02' 50", AN ARC DISTANCE OF 122.34 FEET (CHORD BEARING AND DISTANCE OF S. 71° 54' 35" E., 120.44 FEET, RESPECTIVELY) TO THE END OF SAID CURVE; THENCE RUN N. 89° 34' 00" E., A DISTANCE OF 729.04 FEET TO A POINT DESIGNATED AS POINT "A" TO BE REFERRED TO LATER; THENCE RUN S. 00° 10' 43" W., A DISTANCE OF 817.43 FEET TO A POINT DESIGNATED AS POINT "B" TO BE REFERRED TO LATER; THENCE CONTINUE S. 00° 10' 43" W., A DISTANCE OF 630.41 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "B" AND RUN N. 89° 34' 00" E., A DISTANCE OF 802.08 FEET TO A POINT DESIGNATED AS POINT "C" AND RUN S. 00° 10' 43" W., A DISTANCE OF 563.18 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "A" AND RUN N. 00° 10' 43" E., A DISTANCE OF 1182.88 FEET TO A POINT DESIGNATED AS POINT "D" TO BE REFERRED LATER; THENCE CONTINUE N. 00° 10' 43" E., A DISTANCE OF 350.08 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "D" AND RUN N. 89° 37' 58" E., A DISTANCE OF 796.39 FEET TO A POINT DESIGNATED AS POINT "E" TO BE REFERRED TO LATER; THENCE CONTINUE N. 89° 37' 58" E., A DISTANCE OF 282.19 FEET TO A TERMINUS OF SAID CENTERLINE; THENCE RETURN TO THE AFOREMENTIONED POINT "E" AND RUN S. 00° 10' 43" W., A DISTANCE OF 610.98 FEET TO THE TERMINUS OF SAID CENTERLINE.

SUBJECT TO TAXES ACCRUING SUBSEQUENT TO DECEMBER 31, 2020.

DEED TYPE: WARRANTY DEED BETWEEN IDELFONSO CASTILLO AND VIRGINIA STACK AND MOSE W. PRICE, JR., AND DANYEL PRICE DATED: 08/07/2020, RECORDED DATE: 08/26/2020 IN BOOK: 1418, PAGE 48.
CONSIDERATION: \$10.00

DEED TYPE: WARRANTY DEED BETWEEN JOEL S. NIBLACK, MARRIED AND IDELFONSO G. CASTILLO, A SINGLE MAN AND VIRGINIA STACK, A SINGLE WOMAN DATED: 05/04/2004, RECORDED DATE: 05/20/2004 IN BOOK: 1016, PAGE 253.
CONSIDERATION: \$10.00