



GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
 DATE: 06/10/2024 11:20:44 AM
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 REC FEES: \$18.50 INDEX FEES: \$0.00
 DDS: \$0 MDS: \$0 INT: \$0

City of Ocala Growth Management Department
201 SE 3rd Street, 2nd Floor
Ocala, Florida 34471
 Phone: (352) 629-8421 Email: building@ocalafl.org Website: www.ocalafl.org

NOTICE OF COMMENCEMENT

Permit No. # BLD 24-0447
 Tax Folio/Parcel ID: 30782-000-01 State: FL County: Marion

The undersigned hereby gives notice that improvement will be made to certain real property. In accordance with Chapter 713, Florida Statutes, the following information is provided in the Notice of Commencement:

1. Description of property (legal description, lot, block, and street address if available): _____
 Private School: 4410 SE 3rd Avenue Ocala, FL 34480-2751
2. General description of improvement: 20,000 SF Private school and classrooms
- 3a. Owner name/address: Grace Episcopal School, Thomas Gerds
4410 SE 3rd Avenue, Ocala, FL 34480-2751
- 3b. Interest in property: Head of School
- 3c. Name and address of fee simple title holder (if other than owner): _____
4. Contractor – Qualifier Name and Address: McLaughlin & Company 3019 SW 27th Avenue Suite 102, Ocala, FL 34471
5. Surety – Name and Address: _____ Amount of bond: \$ _____
6. Lender – Name and Address: _____
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: _____

8. In addition to him/herself, Owner designates the following person(s) to receive a copy of the Lienor's Notice as provided in Section 713.13(1)(b), Florida Statutes [Provide Name/Mailing Address]: _____

9. NOC expiration date (one full year from the date of recording unless 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.

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] Date 6/10/24
 Signature of Owner/A Natural Person (or Owner's Authorized Officer/Director/Partner/Manager)

STATE OF FLORIDA
 County of Marion

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10th day of June, 2024, by Thomas Gerds (print name of person) as Head of School (type of authority, e.g. officer, trustee, attorney in fact) for Grace Episcopal School (name of party on behalf of whom instrument was executed).

Kelsey L. Atkins
 Notary Public



Personally Known -OR- Produced Identification Print, Type or Stamp Commissioned Name of Notary Public
 NOC. 4/27/20

SEC 30 TWP 15 RGE 22
PLAT BOOK E PAGE 004
JAMES MCINTOSH

A PT OF LOTS 33.34.39.40 BEING MORE PARTICULARLY DESC AS:
BEGIN AT THE SW COR OF LOT 34 TH N 00-09-35 E 1405.20 FT TH
S 89-54-30 E 1622.13 FT TH S 00-52-41 W 79.74 FT TO THE POC
OF A CURVE CONCAVE WLY HAVING A RADIUS OF 2907.98 FT A
CENTRAL ANGLE OF 07-52-08 TH SWLY ALONG CURVE AN ARC
DISTANCE OF 399.37 FT A CHORD BEARING & DISTANCE OF
S 04-48-46 W 399.06 FT TH S 08-44-50 W 938.22 FT TH
N 89-55-04 W 1448.66 FT TO THE POB
EXC ELY 17 FT OF THE ABOVE DESC PROPERTY

LESS & EXCEPT THE FOLLOWING:

COM AT SW COR OF LOT 34 OF JAMES MCINTOSH SUB TH S 89-55-04 E 530.57 FT TO
POB TH N 00-09-35 E 601.89 FT TH N 89-32-20 E 102.34 FT TO PT OF TANGENCY OF CIR
CURVE CONCAVE SWLY & HAVING RAD OF 25 FT TH ELY & SELY ALG ARC OF CURVE 27.99
FT

A CENTRAL ANGLE OF 64-09-31 TO PT OF REVERSE CURVATURE OF A CIR CURVE
CONCAVE

NELY & HAVING RAD OF 84 FT TH SELY & ELY ALG ARC OF CURVE 90.92 FT & CENTRAL
ANGLE

OF 61-56-42 TO PT OF TANGENCY TH S 88-14-50 E 78.05 FT TO PT OF CURVATURE OF A
CIR CURVE CONCAVE SWLY & HAVING RAD OF 25 FT TH ELY & SELY ALG ARC OF CURVE
34.63 FT

A CENTRAL ANGLE OF 79-21-26 TO PT OF REVERSE CURVATURE OF A CIR CURVE
CONCAVE

NELY & HAVING RAD OF 152 FT & TH SLY & SELY ALG ARC OF CURVE 136.12 FT A CENTRAL
ANGLE OF 45-18-39 TO PT OF TANGENCY TH S 60-12-04 E 39.70 FT TH S 00-09-35 W
391.31 FT

TO PT INTERESECTING WITH S LINE OF LOT 39 TH N 89-55-04 W 409.40 FT TO POB.

LESS & EXCEPT

PLAT BOOK 012 PAGE 178

CHRIST THE KING ANGELICAN CHURCH
PRIVATE ROAD



Certified A True Copy
of 2 page document
this 10 day of Jun 2024
GREGORY C. HARRELL
Clerk of Court and Comptroller
By S. Beam D.C.



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of 2 page document
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