

BISON ESTATES MINOR SUBDIVISION

SECTION 14, TOWNSHIP 2 SOUTH, RANGE 16 EAST
COLUMBIA COUNTY, FLORIDA

APPROVAL: STATE OF FLORIDA, COUNTY OF COLUMBIA

THIS PLAT IS HEREBY APPROVED BY THE COLUMBIA COUNTY COMMISSION THIS 17th DAY OF July 2025.

CERTIFICATE OF CLERK OF CIRCUIT COURT

THIS PLAT HAVING BEEN APPROVED BY THE COLUMBIA COUNTY BOARD OF COUNTY COMMISSIONERS IS ACCEPTED FOR FILES AND RECORDED THIS 10 DAY OF 10 2025 IN PLAT BOOK 10 PAGE 32-33

Jan 25
CLERK OF COURT, COLUMBIA COUNTY, FLORIDA

COUNTY ATTORNEY CERTIFICATE

I HEREBY CERTIFY THAT I HAVE EXAMINED THE FOREGOING PLAT AND THAT IT COMPLIES IN FORM WITH THE COLUMBIA COUNTY SUBDIVISION ORDINANCE AND CHAPTER 177 OF THE FLORIDA STATUTES

DATE 10-10-25 COUNTY ATTORNEY [Signature]

CERTIFICATE OF COUNTY SURVEYOR

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED BEING A LICENSED AND REGISTERED LAND SURVEYOR, AS PROVIDED UNDER CHAPTER 472, FLORIDA STATUTES AND IS IN GOOD STANDING WITH THE BOARD OF LAND SURVEYORS, DOES HEREBY CERTIFY ON BEHALF OF COLUMBIA COUNTY, FLORIDA ON THE DATE BELOW I HAVE REVIEWED THIS PLAT FOR CONFORMITY TO CHAPTER 177 FLORIDA STATUTE; AND SAID PLAT MEETS ALL THE REQUIREMENTS OF CHAPTER 177 AS AMENDED.

NAME L. Scott Brett DATE 10/10/25 REGISTRATION # LS5757

PRINT L. SCOTT BRETT

SURVEYORS CERTIFICATE

I, the undersigned surveyor, hereby certify that this Platted Subdivision is an accurate representation of the land being subdivided; that this plat was prepared under my direction and supervision; that this plat complies with all the requirements of Chapter 177 Part I, Florida Statutes, and the Columbia County Land Development Code; that permanent reference monuments (P.R.M.'s) were set on the 4th day of June, 2025, and Lot Corners have been set as shown hereon.

[Signature]
DARRELL COPELAND, PROFESSIONAL LAND SURVEYOR
Florida Professional Surveyor and Mapper, License # 4529
7910 180th STREET * McALPIN, FLORIDA 32062
9-19-25 DATE

DESCRIPTION:

A parcel of land lying in the NE 1/4 of Section 14, Township 2 South, Range 16 East, Columbia County, Florida, explicitly described as follows:

Commence at the NE corner of the SW 1/4 of the NE 1/4 of said Section 14; thence on the north boundary thereof S89°20'59"W, a distance of 686.27 feet to the west right-of-way line of NW Bison Court and the POINT OF BEGINNING; thence on said right-of-way line S00°56'59"W, a distance of 1247.64 feet to the north right-of-way line of NW Lassie Black Street; thence on said right-of-way line S87°11'02"W, a distance of 572.36 feet to the east right-of-way line of NW Morrell Drive; thence on said right-of-way line N00°48'17"E, a distance of 1269.19 feet to the north boundary of the SW 1/4 of the NE 1/4 of said aforesaid Section 14; thence on said north boundary N89°20'59"E, a distance of 574.56 feet to the POINT OF BEGINNING.

Containing 16.55 acres, more or less.

DEDICATION

The undersigned, as Owners of the lands platted herein do hereby dedicate this plat of BISON ESTATES for record.

OWNER: 2911 PROPERTIES, LLC

[Signature]
DAVID MORRELL
OWNER

Witness [Signature] Witness [Signature]
Print Emmigh Ward Print Amber Law

ACKNOWLEDGMENT: STATE OF FLORIDA, COUNTY OF COLUMBIA

The foregoing instrument was acknowledged before me by means of ☒ physical presence, or ☐ online notarization this 10 day of Oct, 2025, by David Morrell.

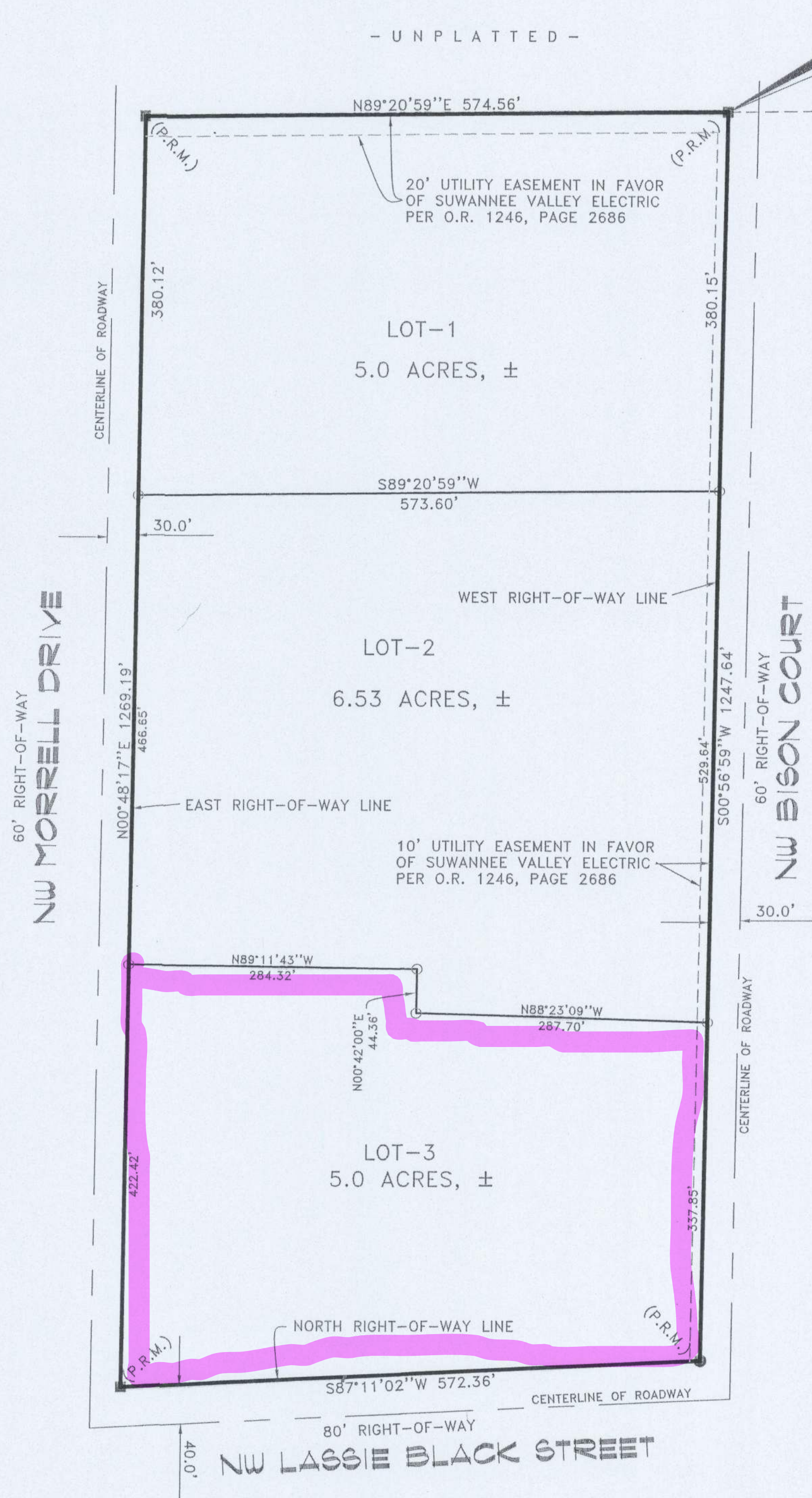
NOTARY PUBLIC:

Sign: [Signature] (Seal)
Print: KAREN KINOW-SMITH

Witness [Signature] Witness [Signature]
Print Emmigh Ward Print

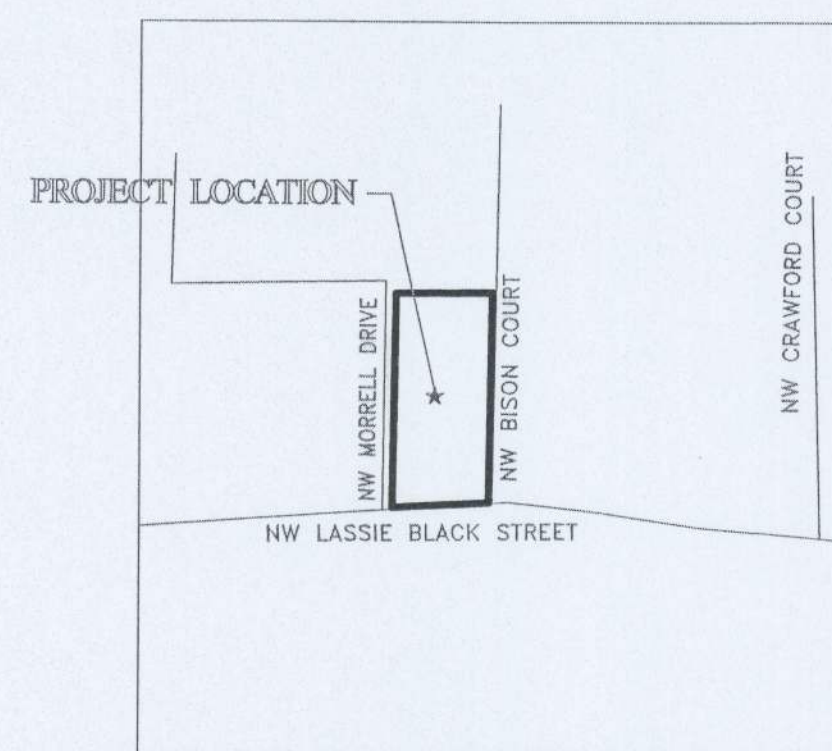
Personally known ☐ OR Produced Identification ☒
Type of Identification Produced FL ID

[Signature]
DARRELL COPELAND SURVEYING, INC.
7910 180th STREET McALPIN, FLORIDA 32062
LB#8141 386-209-4343 desurveyi@aol.com

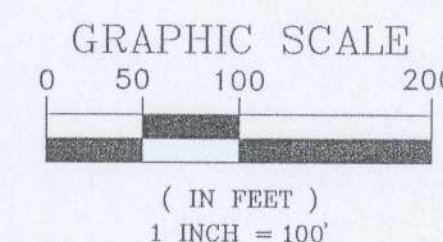
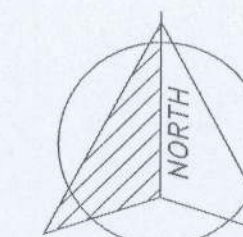


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COLUMBIA COUNTY, FLORIDA



VICINITY MAP



PLAT LEGEND

- = SET (P.R.M.) PERMANENT REFERENCE MONUMENT, 4" DIAMETER STAMPED PLS 4529
- ⊙ = SET (C.I.P.) CAPPED 1/2" IRON ROD, CAP STAMPED PLS 4529
- SEC. = SECTION
- R/W = RIGHT-OF-WAY
- = Found (P.R.M.) PERMANENT REFERENCE MONUMENT Concrete Monument 4"x 4" No Identification

PLAT NOTES:

- 1) Subdivision plat by no means represents a determination on whether properties will or will not flood. Land within the boundaries of this plat may or may not be subject to flooding; the Development Review Division has information regarding flooding and the restrictions on development.
- 2) "NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivision lands described herein and will in no circumstances be supplanted in authority by any other graphic or digital form of the plat. There may be additional restrictions that are not recorded on this plat that may be found in the Public Records of this county."
- 3) Basis of bearing: The North boundary SW 1/4 NE 1/4 SEC. 14-2-16 bearing S89°20'59"W Assumed.
- 4) Lines beyond the plat boundary are shown for graphical purposes and are not a part of this plat.
- 5) All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with.

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