

**A Florida Forever
Boundary Amendment Application**

**Old Town Creek Watershed /
Colliers Rocking Bar W Ranch**

Submitted to
Florida Department of Environmental Protection

Submitted by Keith Fountain, Rick Dantzler
Keith Fountain Law, PLLC

April 14, 2025

Florida Forever Boundary Amendment Application



Current Florida Forever projects may be modified via the expedited boundary amendment application process. Proposed boundary amendments must meet criteria specified below and may be considered by the Acquisition and Restoration Council (ARC) throughout the year.

Criteria: Boundary amendment proposals exceeding \$5,000,000 in the most recent county property appraiser's tax assessed value shown on the owner's ad valorem tax bill shall be considered new Florida Forever Projects. Refer to [Rule 18-24, Florida Administrative Code](#).

Existing Florida Forever Project (proposed for amendment): Old Town Creek Watershed

Property Proposed for Boundary Amendment: Colliers Rocking Bar W Ranch

Name/Affiliation Proposing Amendment: Lucy Anne Collier

Mailing Address: 6352 Poverty Hill, Wauchula, FL 33873
Street City State ZIP

Primary Phone: (863) 528-7068 Email: worksmart66@gmail.com

Please note: Applications for boundary amendments must be submitted at least 60 days prior to a scheduled ARC meeting. Meeting dates and submission deadlines are published on the [ARC webpage](#).

This application, along with the supporting documentation specified in Attachments A-C, must be submitted in electronic format (PDF) to the email address below.

Please note that up to 18 copies may be requested. Maps should be in color and set to print no larger than 11 inches x 17 inches. The [Florida Forever Goals, Performance Measures and Criteria](#) can be accessed on our website. Applicants may also consult the Florida Natural Areas Inventory [Florida Forever Conservation Data Viewer](#) to ensure proposed parcels are not already within an approved project boundary.

SUBMIT COMPLETED APPLICATIONS TO:
FloridaForever@FloridaDEP.gov

Or by mail to:
Office of Environmental Services
Division of State Lands
Florida Department of Environmental Protection
3900 Commonwealth Blvd., Mail Station 140
Tallahassee, FL 32399-3000
Phone: 850-245-2555

Learn more about [Florida Forever](#).

Attachment A – General Description

1. A descriptive location of the proposed project with total acreage.

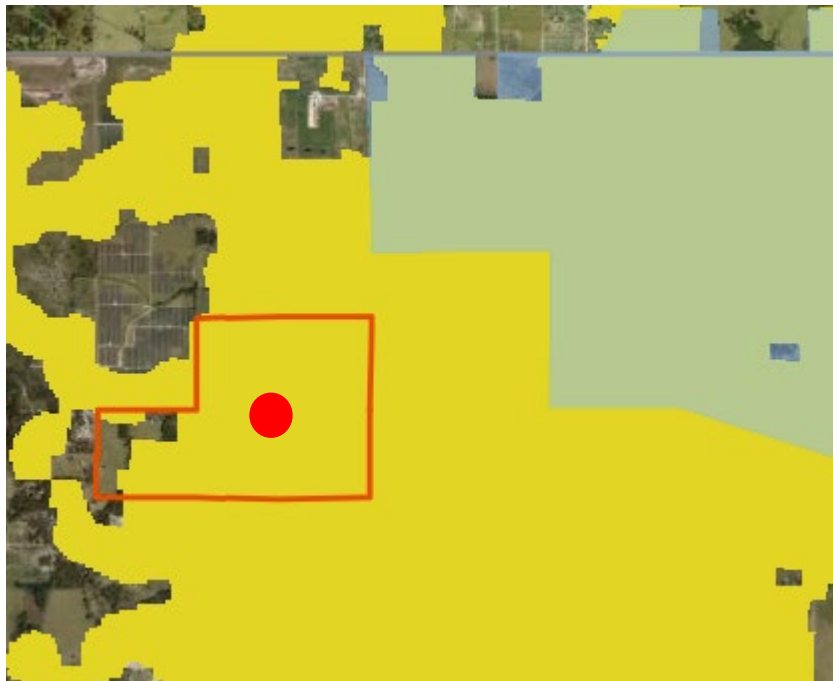
This application proposes approximately 800 acres in Hardee County owned by Colliers Rocking Bar W Ranch LLC (“Property”) to the Florida Department of Environmental Protection to be evaluated for addition to the Old Town Creek Watershed Florida Forever project.

The Property is generally located in all or portions of Sections 7, 8, 17 and 18, Township 33 South, Range 27 East, just south of the Polk County line. The Property is bounded on its east by the Fussell Farms rural lands protection easement and on its south by the Charlie Creek Cattle Company rural lands protection easement. The Property is accessed via Maude Road on the west boundary.

The Property has a total assessed just (market) value of \$4,575,399 based on prorated information available through the Hardee County Property Appraiser’s office (see attached tax parcel spreadsheet).

2. The general physical, natural resource, biological, hydrological, archaeological, and historical characteristics of the project.

The Property is proposed to the Florida Department of Environmental Protection as an 800-acre addition to the Old Town Creek Watershed Florida Forever project in order to continue assembling a portion of the Florida Wildlife Corridor from Highlands Hammock State Park northerly to southern Polk County along the western flank of the US Highway 27 corridor. Other lands in the Old Town Creek Watershed are located 0.35 miles to the north, 1.0 mile to the east, and 1.5 miles to the south.



The Property is a mosaic of mesic flatwoods, mixed wetland hardwoods, improved pasture, and a variety of other habitats (see attachment C.4). Historically, the primary agricultural activities have included cattle ranching, haying, and some citrus that no longer exists. Agricultural improvements are limited to structures associated with ranching and surface water drainage/management. Housing and structures in the western section of the Property will be excluded from the conservation easement.

<u>Land Cover</u>	<u>Acres</u>
Mesic flatwoods	237
Mixed wetland hardwoods	232
Improved pasture	214
Other	117

The Florida Natural Areas Inventory Biodiversity Matrix query for the units encompassing the Property is attached to this application.

3. Potential public recreation opportunities or other public uses.

The Property is proposed for Less-than-Fee acquisition, so public recreational opportunities are anticipated to be limited to ecotourism, agritourism, or hunting leases managed by the landowners.

4. Potential threats or development plans that could impact the value of the proposed project.

The Property is bounded on its northwest by a solar farm and rural residential areas to the west. Phosphate mining has occurred a little over a mile to the southwest of the Property. However, the south and east boundaries are protected by ranches with conservation easements. Without protection by a conservation easement, the Property is likely to transition to residential development in the future, contributing to the fragmentation of the Florida Wildlife Corridor.

5. Local resolutions related to the potential public acquisition of the project (if applicable).

None.

6. Details on how the project meets Florida Forever criteria and furthers the Florida Forever goals and performance measures.

The Project satisfies the following Florida Forever program criteria outlined in Section 259.105(9), Florida Statutes, for weighted consideration by the Acquisition and Restoration Council:

- The project meets multiple goals described below.
- The project is part of an ongoing governmental effort to restore, protect, or develop land areas or water resources within the Florida Wildlife Corridor.

- The project has a significant portion of its land area in imminent danger of development or in imminent danger of subdivision which would result in multiple ownership and make acquisition of the project costly or less likely to be accomplished.
- The project may be acquired, in whole or in part, using alternatives to fee simple like a conservation easement.

Acquisition of the Project will further the following goals and performance measures of the Florida Forever program established in Section 259.105(4), Florida Statutes:

- Goal A: Enhance the coordination and completion of land acquisition projects, as measured by:
 - The number of acres acquired through the state's land acquisition programs that contribute to the enhancement of essential natural resources and connecting the Florida Wildlife Corridor.
 - The number of acres protected using alternatives to fee simple acquisition like a conservation easement.
- Goal B: Increase the protection of Florida's biodiversity at the species, natural community, and landscape levels, as measured by:
 - The number of acres acquired of significant strategic habitat conservation areas.
 - The number of acres acquired of significant landscapes, landscape linkages, and conservation corridors, giving priority to completing linkages.
- Goal C: Protect, restore, and maintain the quality and natural functions of land, water and wetland systems of the state, as measured by:
 - The number of acres of functional wetland systems protected.
- Goal G: Increase the amount of forestland available for sustainable management of natural resources, as measured by:
 - The number of acres of forestland acquired that will serve to maintain natural groundwater recharge functions.

7. Whether the project is proposed for fee simple acquisition or less-than-fee acquisition.

The Property is proposed to Florida Forever as a Less-than-Fee acquisition project. The current and past uses of the Property include a cow/calf operation, haying, citrus (no longer existing), and outdoor recreation. It is proposed that the state acquires, through the purchase of a perpetual conservation easement, all residential, industrial, and commercial rights associated with the ranch that are not specifically retained by the landowners in the conservation easement. The landowner will most likely seek to retain rights related to existing agricultural uses on the ranch, together with the right to develop ecosystem services projects compatible with the conservation easement. Current improvements include fences, gates, and pens for cow/calf operations, and infrastructure for water management.

8. Whether the project is on another state acquisition list and, if so, which one.

The Property is on the Rural and Family Lands Protection Program list.



1018 Thomasville Road
Suite 200-C
Tallahassee, FL 32303
850-224-8207
850-681-9364 fax
www.fnai.org

Florida Natural Areas Inventory

Biodiversity Matrix Query Results

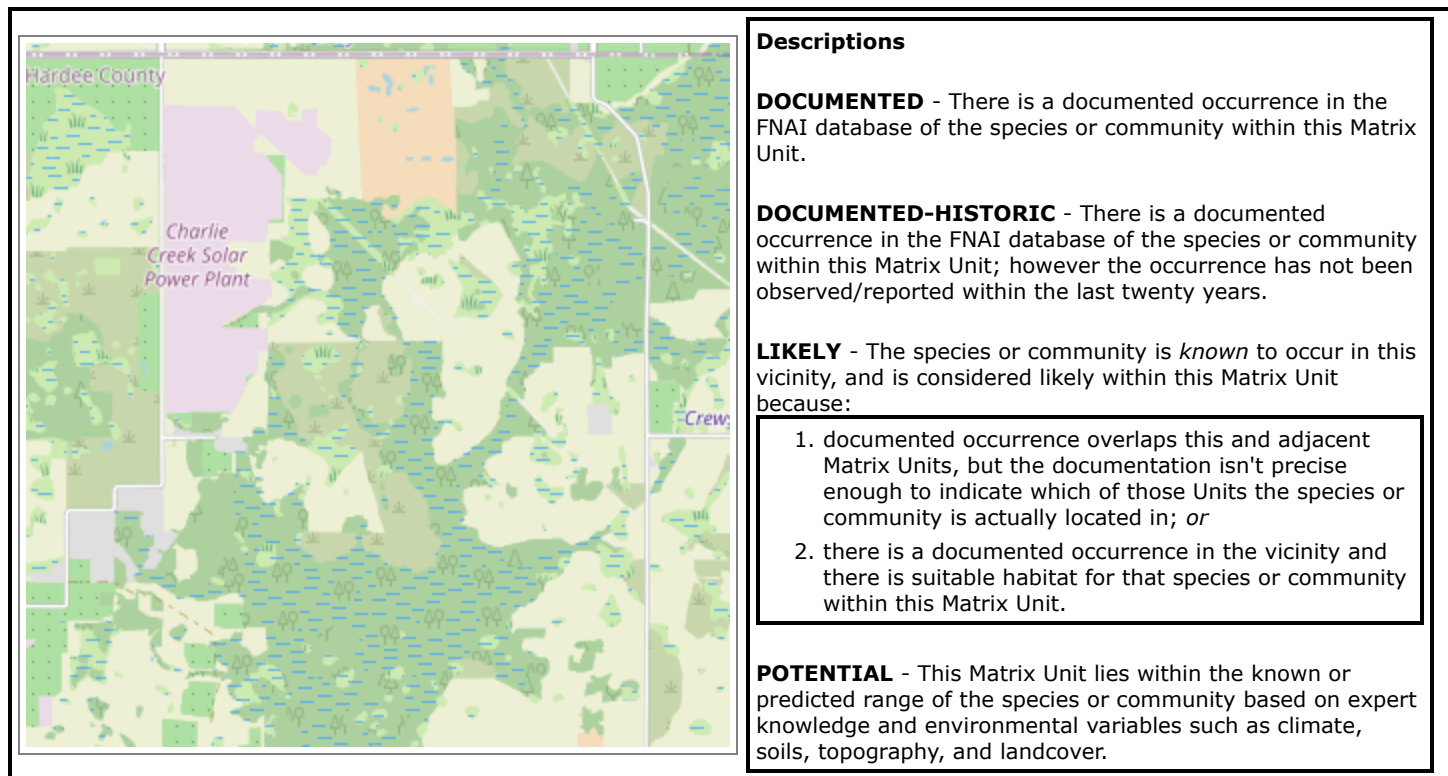
UNOFFICIAL REPORT

Created 4/14/2025

(Contact the FNAI Data Services Coordinator at 850.224.8207 or
kbrinegar@fnai.fsu.edu for information on an official Standard Data
Report)

NOTE: The Biodiversity Matrix includes only rare species and natural communities tracked by FNAI.

Report for 4 Matrix Units: 41378 , 41379 , 41749 , 41750



Matrix Unit ID: 41378

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

4 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT
<i>Upland hardwood forest</i>	G5	S3	N	N

Matrix Unit ID: 41379

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41749

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit ID: 41750

0 **Documented** Elements Found

0 **Documented-Historic** Elements Found

3 **Likely** Elements Found

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Drymarchon couperi Eastern Indigo Snake	G3	S2?	T	FT
<i>Mesic flatwoods</i>	G4	S4	N	N
Mycteria americana Wood Stork	G4	S2	T	FT

Matrix Unit IDs: 41378, 41379, 41749, 41750

45 **Potential** Elements Common to Any of the 4 Matrix Units

Scientific and Common Names	Global Rank	State Rank	Federal Status	State Listing
Agrimonia incisa incised groove-bur	G3	S2	N	T
Andropogon arctatus pinewoods bluestem	G3	S3	N	T
<i>Antigone canadensis pratensis</i> Florida Sandhill Crane	G5T2	S2	N	ST
Athene cunicularia floridana Florida Burrowing Owl	G4T3	S3	N	ST
Bonamia grandiflora Florida bonamia	G3	S3	T	E
<i>Calamintha ashei</i> Ashe's savory	G3	S3	N	T
Calopogon multiflorus many-flowered grass-pink	G2G3	S2S3	N	T

<i>Centrosema arenicola</i> sand butterfly pea	G2Q	S2	N	E
<i>Chionanthus pygmaeus</i> pygmy fringe tree	G2G3	S2S3	E	E
<i>Chrysopsis floridana</i> Florida goldenaster	G3	S3	E, PDL	E
<i>Clitoria fragrans</i> scrub pigeon-wing	G2G3	S2	T	E
<i>Coleataenia abscissa</i> cutthroatgrass	G3	S3	N	E
<i>Conradina brevifolia</i> short-leaved rosemary	G2Q	S2	E	E
<i>Corynorhinus rafinesquii</i> Rafinesque's Big-eared Bat	G3G4	S1	N	N
<i>Dryobates borealis</i> Red-cockaded Woodpecker	G3	S2	E, PT	FE
<i>Eriogonum longifolium</i> var. <i>gnaphalifolium</i> scrub buckwheat	G4T3	S3	T	E
<i>Gopherus polyphemus</i> Gopher Tortoise	G3	S3	C	ST
<i>Gymnopogon chapmanianus</i> Chapman's skeletongrass	G3	S3	N	N
<i>Hartwrightia floridana</i> hartwrightia	G2	S2	N	T
<i>Heterodon simus</i> Southern Hognose Snake	G2	S2S3	N	N
<i>Lampropeltis extenuata</i> Short-tailed Snake	G3	S3	N	ST
<i>Lechea cernua</i> nodding pinweed	G3	S3	N	T
<i>Liatris ohlingerae</i> Florida blazing star	G2	S2	E	E
<i>Lithobates capito</i> Gopher Frog	G2G3	S3	N	N
<i>Litsea aestivalis</i> pondspice	G3?	S2	N	E
<i>Matelea floridana</i> Florida spiny-pod	G2	S2	N	E
<i>Mustela frenata peninsulae</i> Florida Long-tailed Weasel	G5T3?	S3?	N	N
<i>Nemastylis floridana</i> celestial lily	G2	S2	N	E
<i>Neofiber alleni</i> Round-tailed Muskrat	G2	S2	N	N
<i>Nolina atopocarpa</i> Florida beargrass	G3	S3	N	T
<i>Nolina brittoniana</i> Britton's beargrass	G3	S3	E	E
<i>Paronychia chartacea</i> var. <i>chartacea</i> paper-like nailwort	G3T3	S3	T	E
<i>Peucaea aestivalis</i> Bachman's Sparrow	G3	S3	N	N
<i>Platanthera integra</i> yellow fringeless orchid	G3G4	S3	N	E
<i>Plestiodon egregius lividus</i> Blue-tailed Mole Skink	G5T2	S2	T	FT
<i>Podomys floridanus</i> Florida Mouse	G3	S3	N	N
<i>Polygala lewtonii</i> Lewton's polygala	G2	S2	E	E
<i>Polygonella basiramia</i> Florida jointweed	G3	S3	E	E
<i>Polygonella myriophylla</i> Small's jointweed	G3	S3	E	E

<i>Prunus geniculata</i> scrub plum	G3	S3	E	E
<i>Salix floridana</i> Florida willow	G2G3	S2S3	N	E
<i>Sceloporus woodi</i> Florida Scrub Lizard	G2G3	S2S3	N	N
<i>Sciurus niger niger</i> Southeastern Fox Squirrel	G5T5	S3	N	N
<i>Ursus americanus floridanus</i> Florida Black Bear	G5T4	S4	N	N
<i>Warea carteri</i> Carter's warea	G1	S1	E	E

Disclaimer

The data maintained by the Florida Natural Areas Inventory represent the single most comprehensive source of information available on the locations of rare species and other significant ecological resources statewide. However, the data are not always based on comprehensive or site-specific field surveys. Therefore, this information should not be regarded as a final statement on the biological resources of the site being considered, nor should it be substituted for on-site surveys. FNAI shall not be held liable for the accuracy and completeness of these data, or opinions or conclusions drawn from these data. FNAI is not inviting reliance on these data. Inventory data are designed for the purposes of conservation planning and scientific research and are not intended for use as the primary criteria for regulatory decisions.

Unofficial Report

These results are considered unofficial. FNAI offers a [Standard Data Request](#) option for those needing certifiable data.

Attachment B

All landowners included in this application have been contacted and have confirmed their willingness to sell a conservation easement. An authorized representative form for all tax parcels is attached to this application.

A tax parcel spreadsheet for the Project follows, with property tax cards included in corresponding order.

NOTE: On the tax parcel spreadsheet below, 20 acres have been removed from parcel 18-33-27-0000-02430-0000 and the just value reflected for this parcel is prorated from the just value for the land only. The 20 acres removed from this parcel contains the house and improvements which are excluded from the project.

Colliers Rocking Bar W Ranch

<u>Tax Parcel</u>	<u>Acres</u>	<u>Just Value</u>
07-33-27-0000-07500-0000	160.00	\$906,000
08-33-27-0000-00600-0000	161.51	\$912,765
17-33-27-0000-10010-0000	160.00	\$870,000
18-33-27-000002430-0000	158.48	\$946,884
18-33-27-000007550-0000	160.00	\$939,750

799.99	\$4,575,399
--------	-------------

**COLLIERS ROCKING BAR W
RANCH LLC, 6352 POVERTY HILL
WAUCHULA, FL 33873**

07-33-27-0000-07500-0000

[illegible]

COLLIERS ROCKING BAR W RANCH L
6352 POVERTY HILL
WAUCHULA, FL 33873

08-33-27-0000-00600-0000

[illegible]

**COLLIERS ROCKING BAR W
RANCH LLC, 6352 POVERTY HILL
WAUCHULA, FL 33873**

17-33-27-0000-10010-0000

[illegible]

178.48 AC
NW1/4
18 33S 27E

COLLIERS ROCKING BAR W RANCH L
6352 PROPERTY HILL RD
WAUCHULA, FL 33873

2024

18-33-27-0000-02430-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	TIN/METAL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	HARDWOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1 100
Units		1 100
Condition Adj	02	AVG 100
Quality	03	Average
DOR CODE	6301IMP PASTURE CLS4 SFR	
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	17.00	1.00/
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,200	100
FEP	270	80
FSP	352	50
TOTALS	1,822	1,592

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,592	90.3000	98.43	156,701	1938	1938	0	0	0	50.00	50.00
1 SINGLE FAM - 0% - 0												
Heated Area: 1200												
HX Base Yr												

178.48 AC
NW1/4
18 33S 27E

COLLIERS ROCKING BAR W RANCH L
6352 PROPERTY HILL RD
WAUCHULA, FL 33873

2024

18-33-27-0000-02430-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	11	BD/BTN AVG 70
Exterior Wall	33	HARDY PLK 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	TIN/METAL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	100
Units	1	100
Condition Adj	02	AVG 100

Quality	04	Above Average
DOR CODE	6301	IMP PASTURE CLS4 SFR
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	17.00	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,774	100	1,774	206,294
FOP	182	25	46	5,349
FOP	1,006	25	252	29,304
FUS	720	100	720	83,727

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
11	PBN 03	POLE BARN	0	0	36	24			864.00	SF 4.00					1,901	
12	PBN 03	POLE BARN	0	0	16	16			256.00	SF 4.00					655	

LAND DESCRIPTION			TOTAL OB/XF 2,556													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
7	9910	M	MKT . VAL . AG	0			0.00	0.00	176.48	AC		1.00	1.00	1.00	6,000.00	6,000.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,792	114.7146	125.04	349,112	2011	2011	0	0	7.00	93.00
2 SINGLE FAM - 0% - 0 Heated Area: 2494 HX Base Yr											

6352 POVERTY HILL, WAUCHULA											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

HARDEE COUNTY PROPERTY				PAGE 2 of 2	900
VALUATION SUMMARY				STANDARD	
VALUATION BY				Tax Group: 900	
BUILDING MARKET VALUE				Tax Dist:	
TOTAL MARKET OB/XF VALUE				403,024	
TOTAL LAND VALUE - MARKET				33,550	
TOTAL MARKET VALUE				1,066,380	
SOH/AGL Deduction				471,467	
ASSESSED VALUE				42,116	
TOTAL EXEMPTION VALUE				429,351	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				429,351	
NCON VALUE				1,502,954	
INCOME VALUE				0	
PREVIOUS YEAR MKT VALUE				1,469,315	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
201425001834	3/28/2014	WD	U	I	30	100
GRANTOR: COLLIERS ROCKING BAR						
GRANTEE: COLLIERS ROCKING BA						
0702/0492	4/19/2006	WD	Q	I	02	100
GRANTOR: COLLIER DAULTON WAYNE						
GRANTEE: COLLIERS ROCKING BA						

BUILDING NOTES																
BAS=[YR=2011;ORIG=0,0] W10 S6 W15 W31 S14 E4 S4 D3R3 E3 S20 E36 N35 E10 N12 \$																
FOP=[YR=2011;ORIG=-56,20] S30 D5R5 E46 U5R5 N38 W10 S35 W36 N20 W3 U3L3 N4 W4 \$																
FUS=[YR=2011;ORIG=20,12] S20 E36 N20 W36 \$																
FOP=[YR=2011;ORIG=0,0] U4L4 W21 S10 E15 N6 E10 \$																
.																

COLLIERS ROCKING BAR W RANCH L
6352 PROPERTY HILL RD
WAUCHULA, FL 33873

18-33-27-0000-07550-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										HARDEE COUNTY PROPERTY										PAGE 1 of 1										900													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY																							
																																VALUATION BY										STANDARD											
																																		Tax Group: 900										Tax Dist:									
																																		BUILDING MARKET VALUE										0									
																																		TOTAL MARKET OB/XF VALUE										0									
																																		TOTAL LAND VALUE - MARKET										939,750									
																																		TOTAL MARKET VALUE										32,535									
																																		SOH/AGL Deduction										0									
																																		ASSESSED VALUE										32,535									
																																		TOTAL EXEMPTION VALUE										0									
																																		BASE TAXABLE VALUE										32,535									
																																		TOTAL JUST VALUE										939,750									
																																		NCON VALUE										0									
																																		INCOME VALUE																			
																																		PREVIOUS YEAR MKT VALUE										937,500									

Corporate Warranty Deed

Inst:201425000646 Date:2/6/2014 Time:8:48 AM
Doc Stamp-Deed:0.70
DC, Victoria L Rogers, Hardee County Page 1 of 1

This Indenture, made, Feb. 3, 2014 A.D.

Between

Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company
formerly known as Colliers Rockingbar W Ranch and Hunting Club, L.L.C.,
whose post office address is: 2750 N Lake Reedy, Frostproof, FL 33843, Grantor
and Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company,
whose post office address is: P.O. Box 247, Wauchula, FL 33873, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of Hardee, State of Florida, to wit:

Parcel 1: The Southeast 1/4 of Section 7, Township 33 South, Range 27 East,

And

Parcel 2: The Southwest 1/4 of Section 8, Township 33 South, Range 27 East,

And

Parcel 3: The NW 1/4 of Section 17, Township 33 South, Range 27 East,
all lying and being in Hardee County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Purpose of this deed is to convey property into the correctly named LLC due to name change filed 10/11/2013.

Parcel Identification Number: 07-33-27-0000-07500-0000 & 08-33-27-0000-10010-0000 &
17-33-27-0000-10010-0000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By: Daulton W. Collier
Daulton W. Collier
Its: Manager

Marcus Conerly
Witness Print Name: Marcus Conerly

Tina Hines
Witness Print Name: Tina Hines

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me this 3rd day of Feb., 2014, by **Daulton W. Collier as the Manager of Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company**, on behalf of the company.
☒ He is personally known to me or ☐ has produced _____ as identification.

Tina Hines (Seal)
Notary Public
Notary Printed Name: _____
My Commission Expires: _____
Notary Seal

Prepared by:
Daulton W. Collier
2750 North Lake Reedy
Frostproof, FL 33843



Corporate Warranty Deed

This Indenture, made this 31st day of March, 2014 A.D.

Between **Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company formerly known as Colliers Rockingbar W Ranch and Hunting Club, L.L.C.**, whose post office address is: 2750 N Lake Reedy, Frostproof, FL 33843, Grantor and **Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company** whose post office address is: PO Box 247, Wauchula, FL 33873, Grantee,

Witnesseth, that the said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee forever, the following described land, situate, lying and being in the County of, State of Florida, to wit:

The Northeast 1/4 of Section 18, Township 33 South, Range 27 East, Hardee County, Florida.

AND

The Northwest 1/4 of Section 18, Township 33 South, Range 27 East, Hardee County, Florida.

AND

The South 25 feet of the East 1/2 of Section 8, Township 33 South, Range 27 East, Hardee County, Florida.

AND

The South 25 feet of the West 1/2 of Section 9, Township 33 South, Range 27 East, Hardee County, Florida.

Subject to taxes for the current year, covenants, restrictions and easements of record, if any.

Purpose of this deed is to convey property into the correctly named LLC due to name change filed 10/11/2013.

Parcel Identification Number: 18-33-27-0000-02430-0000; 18-33-27-0000-07550-0000; 08-33-27-0000-00600-0000; and 09-33-27-0000-00500-0000

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be affixed the day and year first above written.

Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company

Signed and Sealed in Our Presence:

By:

Daulton W. Collier

Daulton W. Collier

Its: Manager

Witness Print Name:

Marcus Conerly

Witness Print Name:

Tina Hines

Inst:201425001834 Date:3/31/2014 Time:2:14 PM

Doc Stamp-Deed:0.70

RS DC,Victoria L Rogers,Hardee County Page 1 of 1

State of Florida
County of Hardee

The foregoing instrument was acknowledged before me this 31st day of March, 2014, by **Daulton W. Collier, as the Manager of Colliers Rocking Bar W Ranch, LLC, a Florida limited liability company**, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification.

Tina Hines

(Seal)

Notary Public

Notary Printed Name: _____

My Commission Expires::

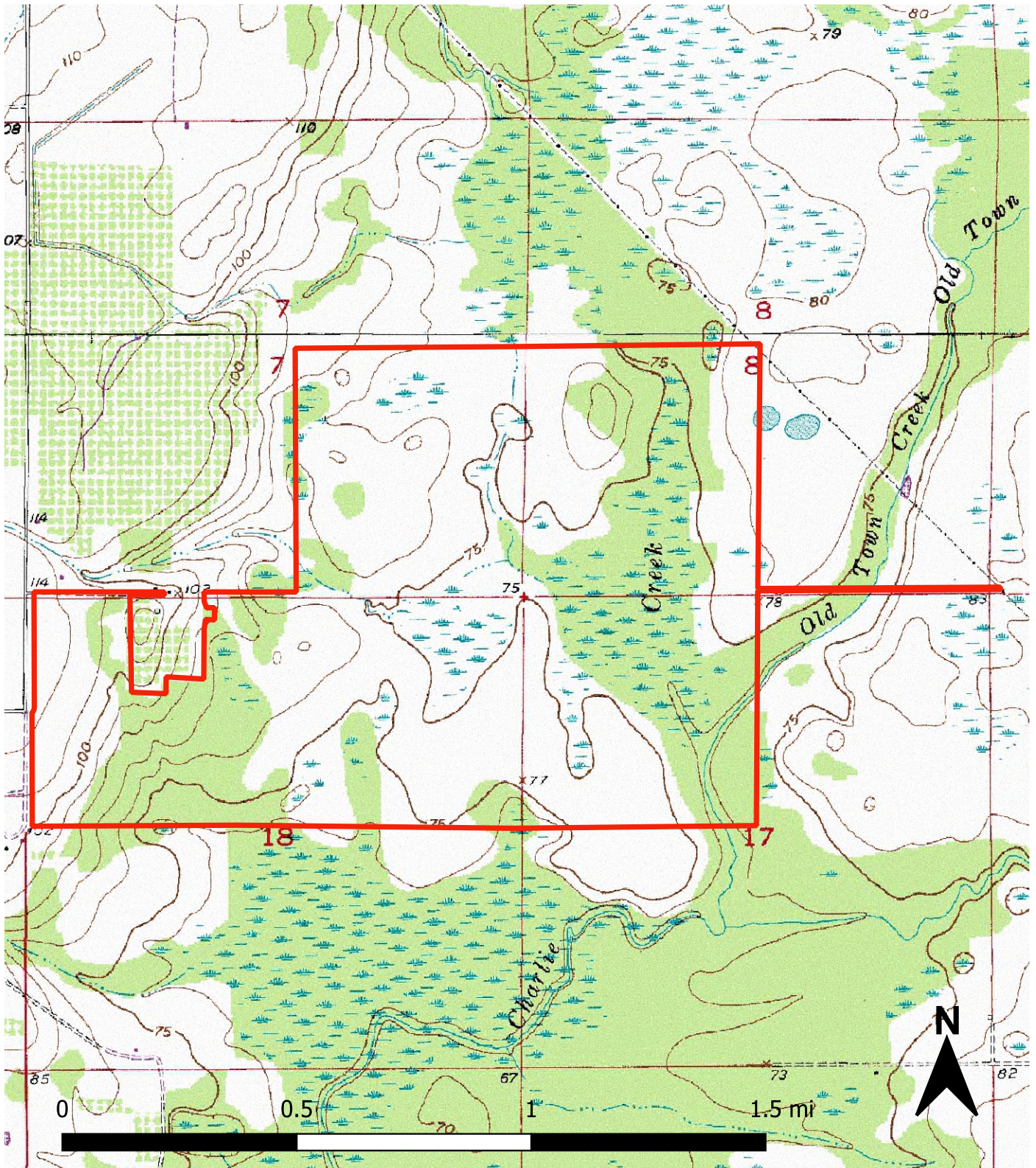
Prepared by:
Daulton W. Collier
2750 North Lake Reedy
Frostproof, FL 33843



Attachment C

- C.1 Colliers Rocking Bar W Ranch on USGS Topographic Map
- C.2 Colliers Rocking Bar W Ranch Tax Parcels on Aerial Photograph
- C.3 Colliers Rocking Bar W Ranch Boundary on FDOT County General Highway Map
- C.4 Colliers Rocking Bar W Ranch Cooperative Land Cover Map

C.2. Project Boundary on USGS Topographic Map



USGS Topographic Survey
Project Boundary
Hardee County, Florida

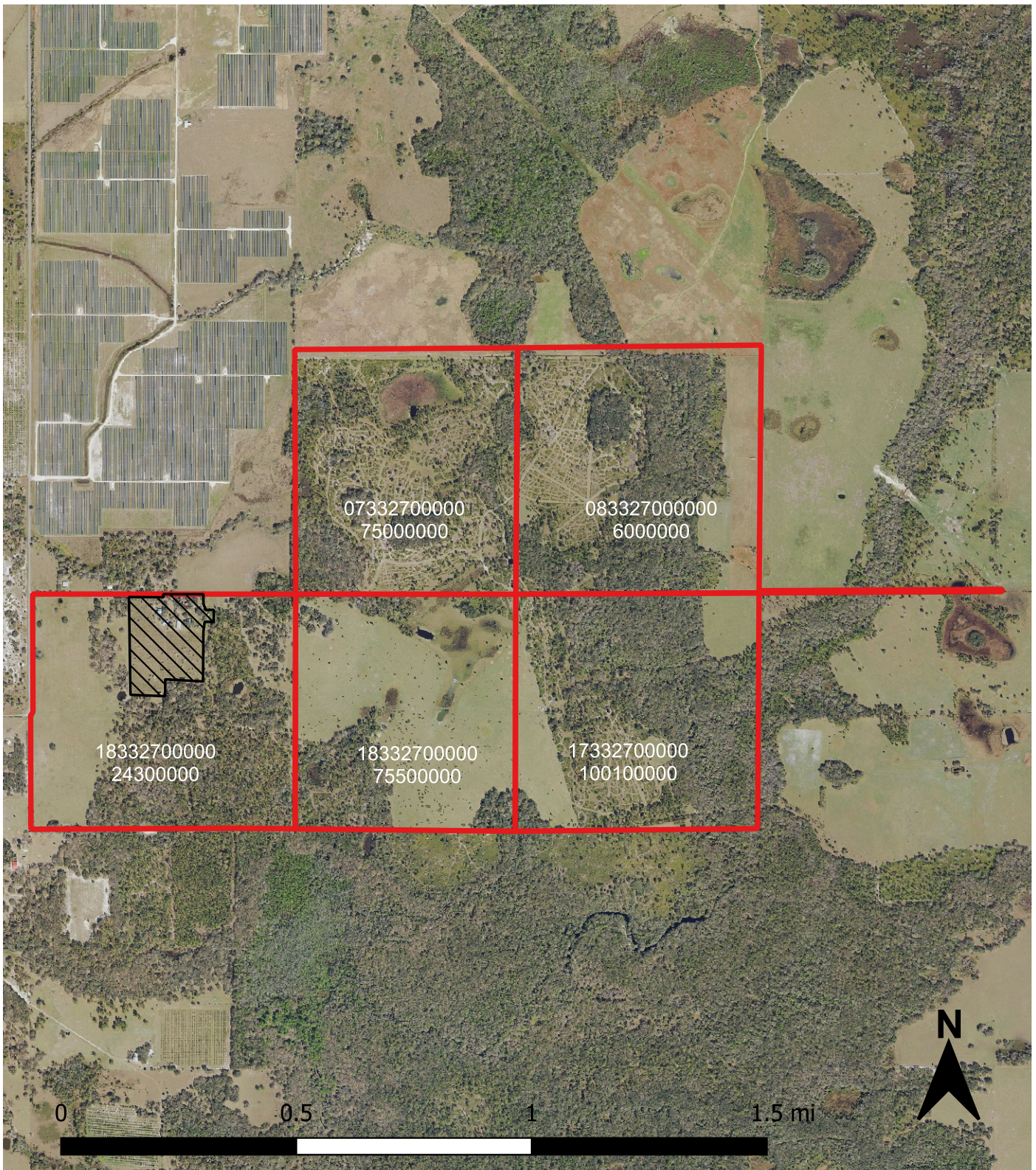
Legend

 Project Boundary



Keith Fountain Law, PLLC
Data: Tax Parcels
FGDL Hardee County
Basemap: USDA USGS Topo map
Projection: EPSG 3087
NAD83 (Harn) FL GDL Albers

C.2. Tax Parcels on Aerial Photograph



Legend

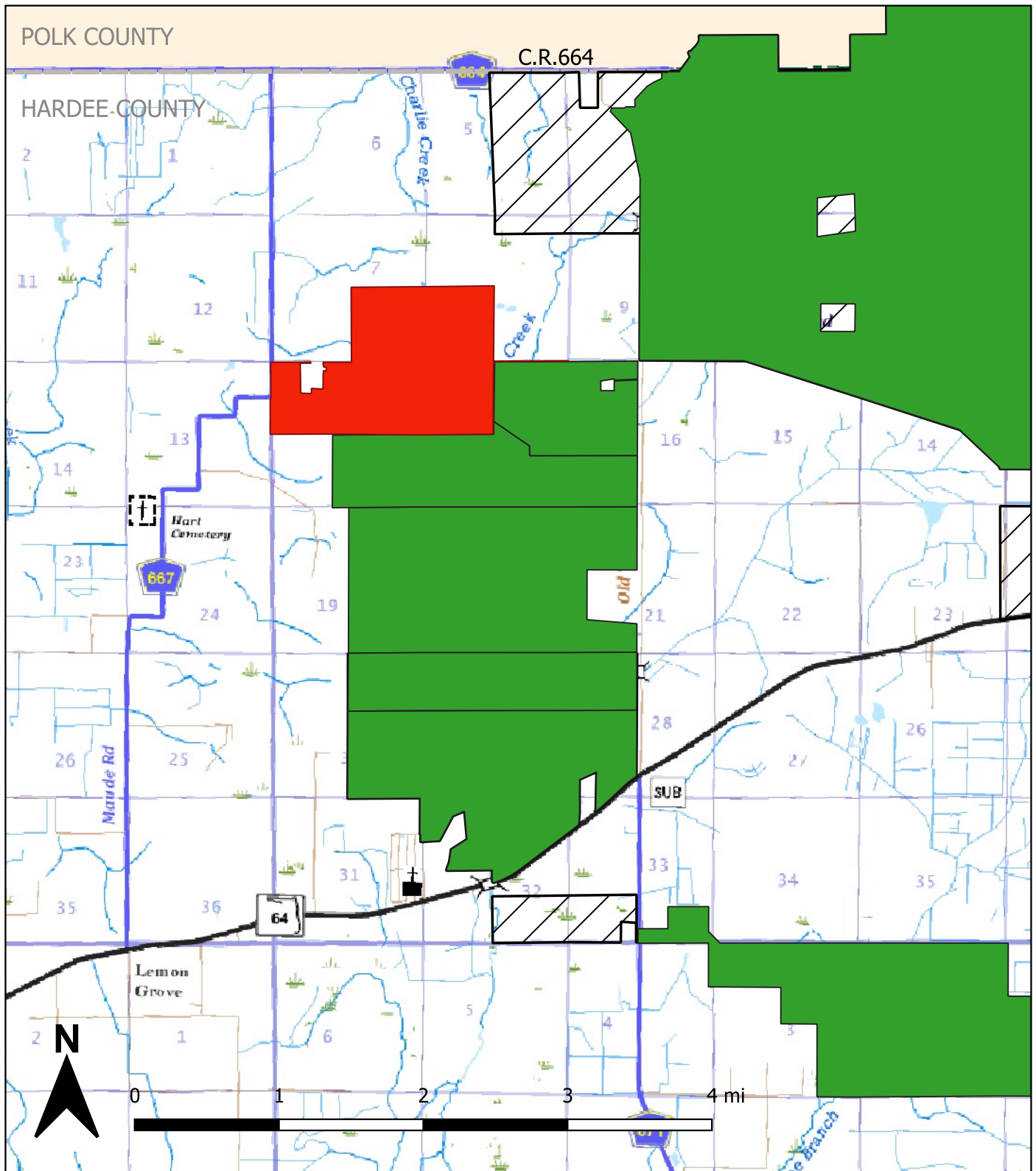
-  Project Tax Parcels
-  Cut Out Parcel

Aerial Photograph Project Tax Parcels Hardee County, Florida



Keith Fountain Law, PLLC
Data: Tax Parcels
FGDL Hardee County
Basemap: NAIP 2023 Aerial

C.3. Project Boundary on FDOT County Highway Map



County Highway Map Project Boundary Hardee County, Florida

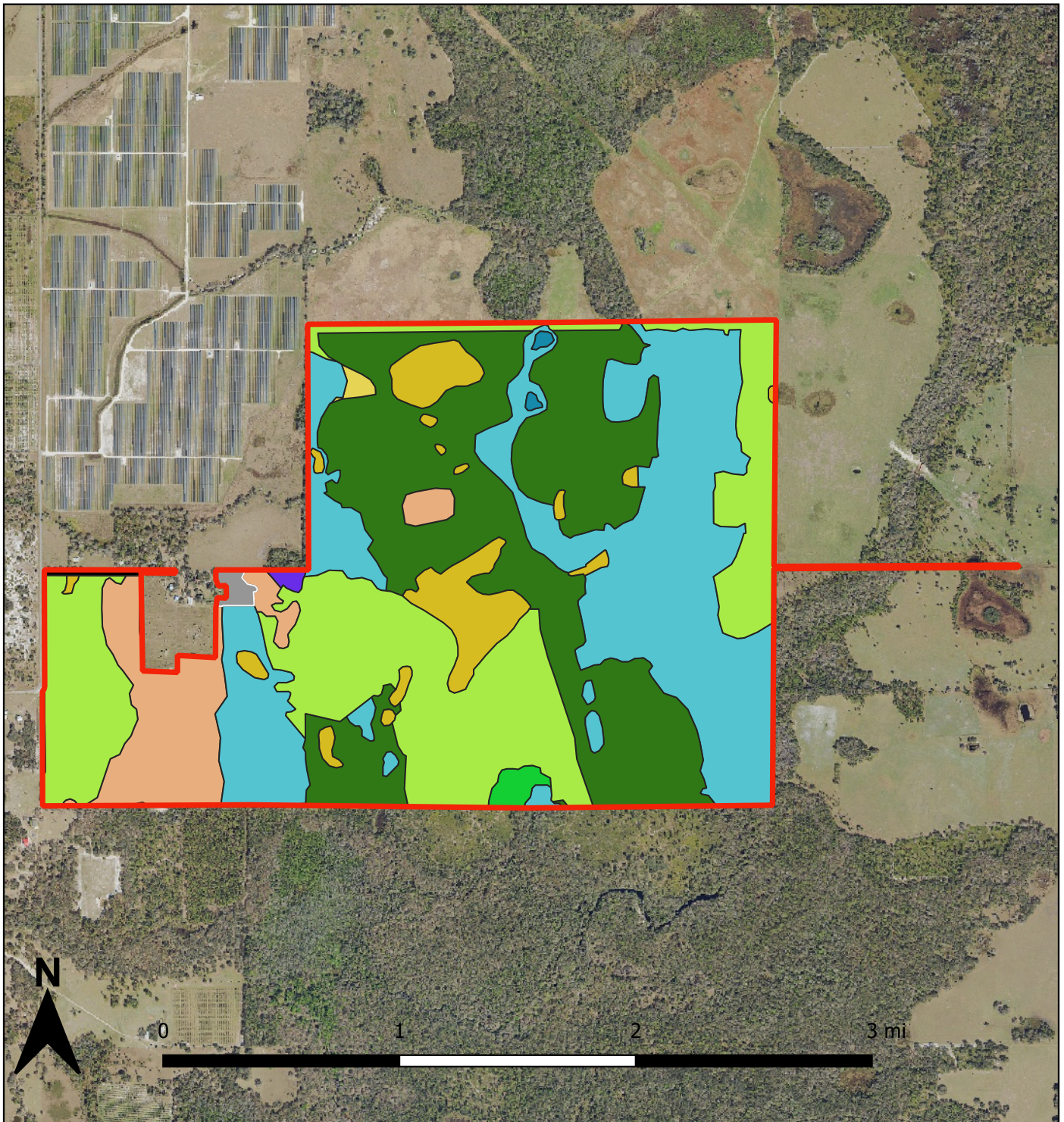
Legend

- Project Boundary
- Florida Forever BOT Projects - FNAI 12/2024
- Florida Conservation Lands - FNAI 12/2024
- State
- County Boundary



Keith Fountain Law PLLC
Data:
Parcel Data: FGDL DOR
FL Natural Areas Inventory 12/2024:
FL Conservation Lands,
FL Forever BOT Projects
Basemap: FL DOT
Projection: EPSG 3087,
NAD83 (Harn) FL GDL Albers

C.4. Project Boundary on FNAI Land Cover Map



FNAI Cooperative Land Cover Map Project Boundary Hardee County, Florida

Legend

- | | |
|---|---|
| Project Boundary | Mixed Wetland Hardwoods |
| FNAI Cooperative Land Cover - Site Name | Orchards/Groves |
| Improved Pasture | Residential, Low Density |
| Marshes | Shrub and Brushland |
| Mesic Flatwoods | Transportation |
| Mixed Hardwood-Coniferous | Upland Hardwood Forest |
| Mixed Hardwood-Coniferous Swamps | Wet Prairie |



Keith Fountain Law PLLC
Data:
Parcel Data: FGDL DOR
FL Natural Areas Inventory:
Cooperative Land Cover Ver. 3.8
Basemap: Bing Aerial
Projection: EPSG 3087,
NAD83 (Harn) FL GDL Albers