

**SINCLAIR
PLANTATION**
68.885 +/- Acres
Glynn County, GA
\$6,900,000

NEW LISTING

**NATIONAL
LAND
REALTY®**


Land Advisors®
ORGANIZATION



NATIONAL LAND
REALTY

 **Land Advisors®**
ORGANIZATION

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The information herein is from sources deemed reliable, however the accuracy is not guaranteed. National Land Realty and Land Advisors assume no liability for error, omissions or investment results.



OVERVIEW:

Sinclair Plantation is the last true large-scale residential development tract on St. Simons Island. This property is fully entitled for 121 single family lots. Conveniently located on the north end of St. Simons just across the street from Frederica Park. This 68 acre tract is heavily wooded with massive mature oaks and pines. The 5.75 acre pond is the highlight of the property and would make an ideal setting for future homesites. While the developer could max out development with 121 lots, they could also reduce the density and offer larger estate lots, which are extremely rare for St. Simons Island. While the approved development plan is in place, this tract would also make an ideal conservation easement. Please call for more information and a private tour. This property is co-listed with Land Advisors.

PARCEL #/ID: 04-14278

TAXES: \$29,669/year (2020)

ADDRESS:

175 Sinclair Plantation Drive
Saint Simons Island, GA 31522



PROPERTY HIGHLIGHTS:

- Last large-scale development tract
- Great location across from Frederica Park
- Entitled for 121 single family lots
- Approved development plan
- Approved water and sewer agreement

LOCATION:

Take Frederica Road north until you hit the Frederica/Lawrence Road Roundabout, then head north on Lawrence Road for 1.5 miles. Property will be on the right. Property is located across Lawrence Road from Frederica Park.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=1525625

www.landadvisors.com/properties/



ILLUSTRATIVE CONCEPT PLAN

FOR

SINCLAIR

PREPARED FOR:

STRATFORDLAND

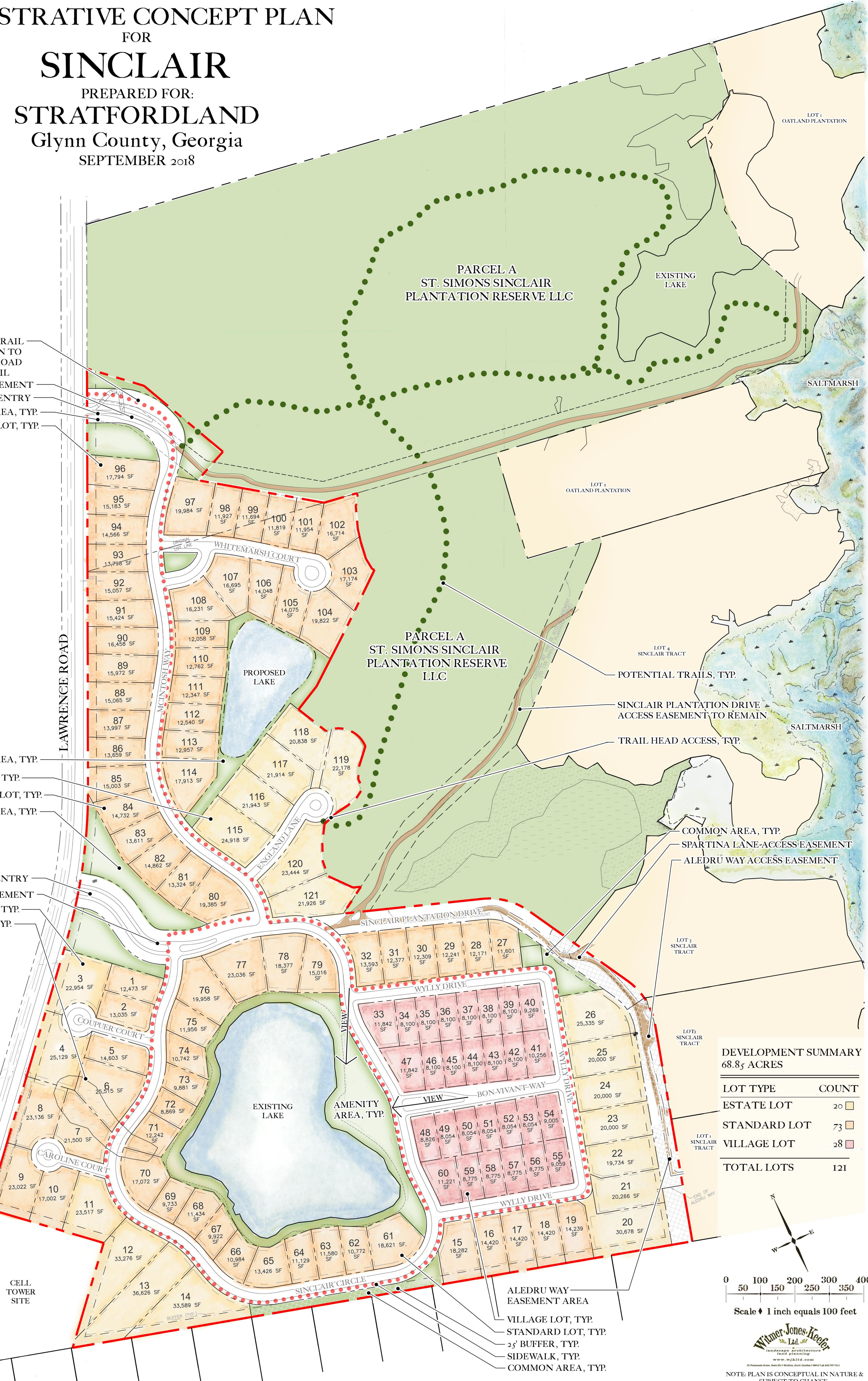
Glynn County, Georgia

SEPTEMBER 2018

SIDEWALK, TRAIL CONNECTION TO LAWRENCE ROAD
LINEAR TRAIL
SHARED EASEMENT
NORTHERN ENTRY
COMMON AREA, TYP.
STANDARD LOT, TYP.

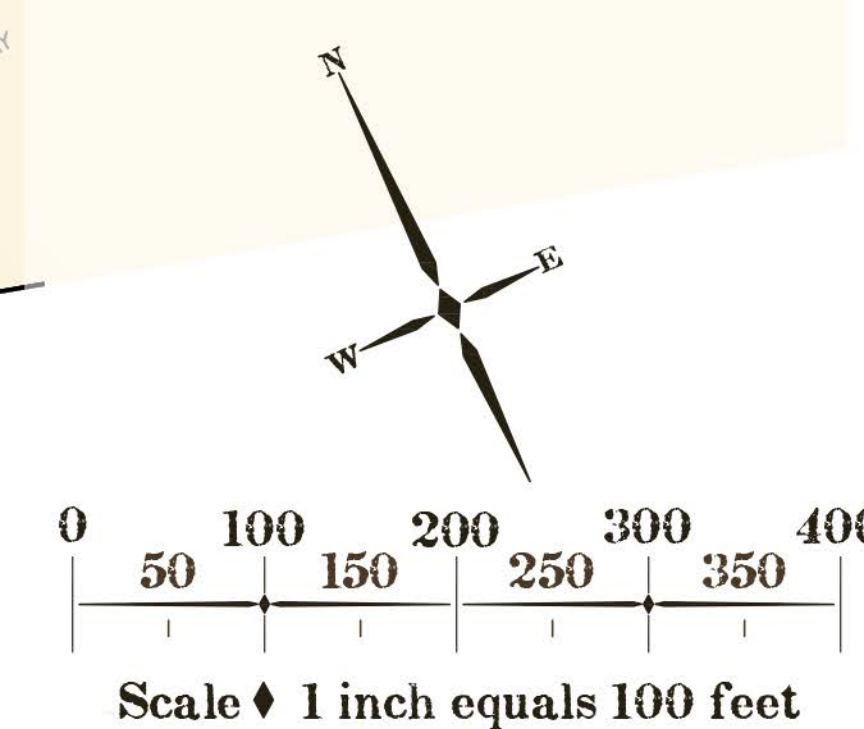
COMMON AREA, TYP.
ESTATE LOT, TYP.
STANDARD LOT, TYP.
COMMON AREA, TYP.

SOUTHERN ENTRY
SHARED EASEMENT
ESTATE LOT, TYP.
WETLAND, TYP.



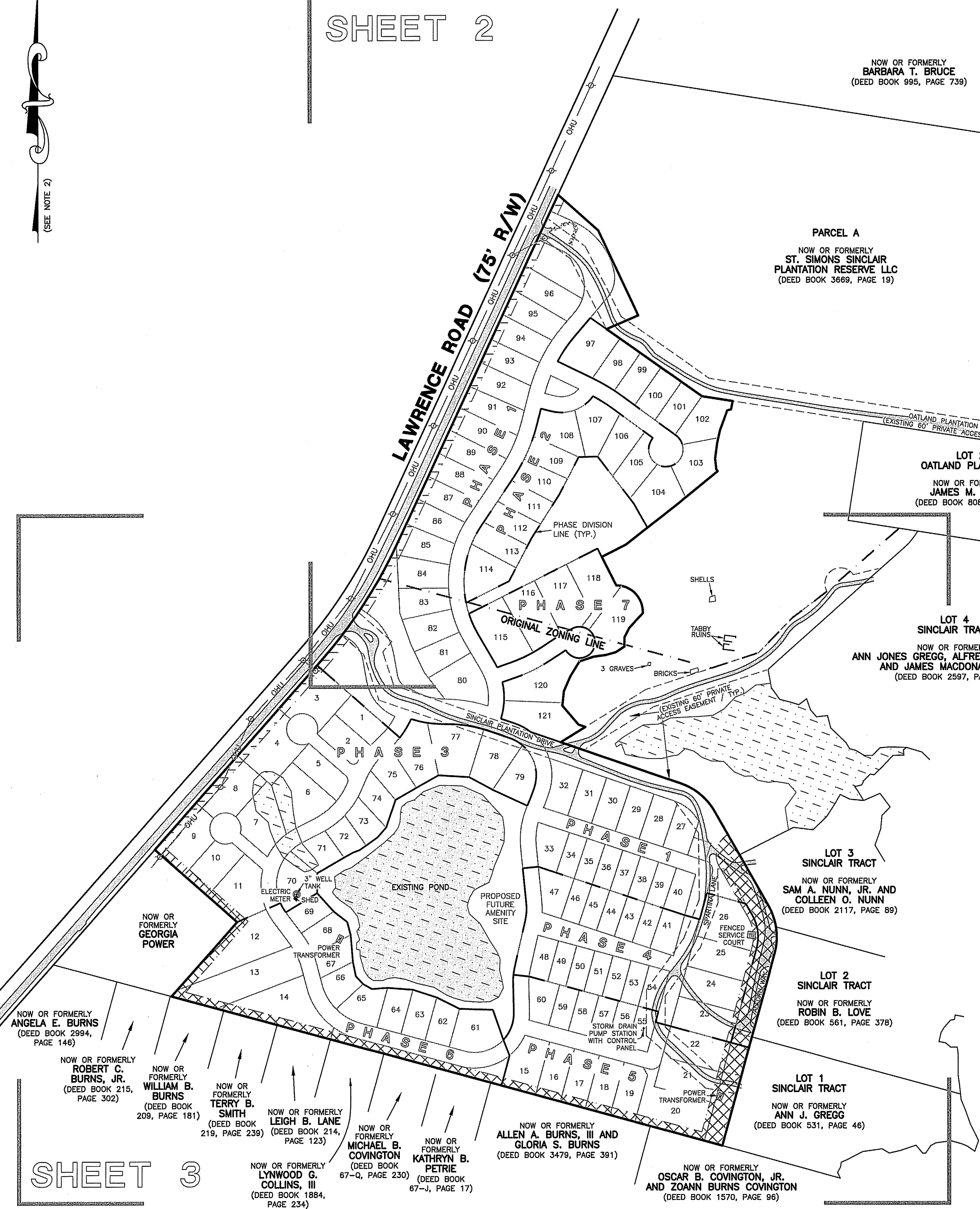
DEVELOPMENT SUMMARY
68.85 ACRES

LOT TYPE	COUNT
ESTATE LOT	20
STANDARD LOT	73
VILLAGE LOT	28
TOTAL LOTS	121



NOTE: PLAN IS CONCEPTUAL IN NATURE & SUBJECT TO CHANGE.

(SEE NOTE 2)

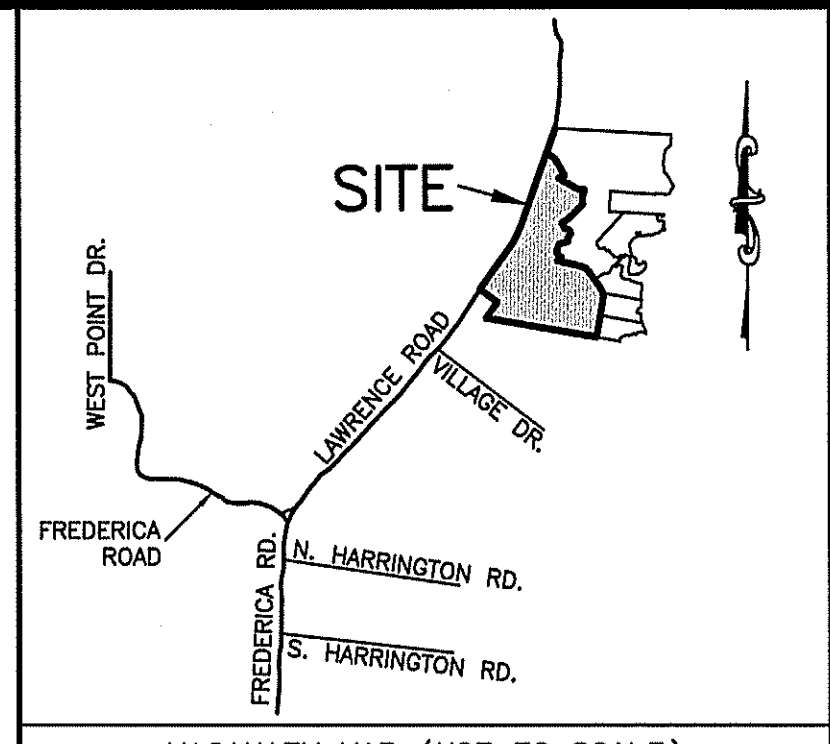


NOTES:

- REFERENCES:
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SURVEY OF PORTION OF SINCLAIR TRACT & OATLAND PLANTATION', DATED 5/14/10, LAST REVISED 5/7/12, JOB# 10063.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR SUBDIVISION PLAN FOR: LOT 1, OATLAND PLANTATION', DATED 4/12/99, RECORDED IN PLAT DRAWER 25, PAGE 102, JOB# 83370B.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR SUBDIVISION PLAN FOR: LOT 2, OATLAND PLANTATION', DATED 4/25/01, RECORDED IN PLAT DRAWER 27, PAGE 156, JOB# 83370B.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'SINCLAIR TRACT', DATED 7/2/96, LAST REVISED 1/28/97, RECORDED IN PLAT DRAWER 24, PAGE 25, JOB# 93663.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'MINOR RE-SUBDIVISION PLAN FOR: LOTS 1 THRU 4, SINCLAIR TRACT', DATED 6/1/99, RECORDED IN PLAT DRAWER 26, PAGE 1, JOB# 93663D.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A RECOMBINATION SURVEY OF: PARCEL C AND A PORTION OF PARCEL A, BEING A PORTION OF THE MRS. ROBERT C. BURNS PROPERTY', DATED 3/23/15, JOB# 15089.
 - SURVEY BY SHUPE SURVEYING COMPANY, P.C., TITLED 'A BOUNDARY SURVEY OF: PARCEL A, BEING A PORTION OF SINCLAIR TRACT & OATLAND PLANTATION', DATED 11/22/16, RECORDED IN PLAT BOOK 33, PAGE 300, JOB# 16320.
- BEARINGS AND COORDINATES SHOWN ON THIS SURVEY ARE BASED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 AND WERE ESTABLISHED USING RTK GPS WITH A VRS NETWORK.
- FIELD EQUIPMENT USED FOR THIS SURVEY: NIKON DTM-522
- THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE RATIO OF 1 FOOT IN 47,116 FEET OR BETTER, AN ANGULAR ERROR OF 9" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.
- THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 414,000+ FEET.
- THIS SURVEY AND ALL SUBSEQUENT REVISIONS ARE BASED SOLELY ON FIELD WORK THAT WAS COMPLETED ON 6/9/17 (UNLESS OTHERWISE NOTED). SHUPE SURVEYING COMPANY, P.C. IS NOT RESPONSIBLE FOR ANY CHANGES TO SITE CONDITIONS AFTER THIS DATE.
- THE ADJOINING LAND OWNERS AND CURRENT OWNERSHIP OF THE SUBJECT PROPERTY SHOWN ON THIS SURVEY WERE TAKEN FROM THE GLYNN COUNTY GIS WEBSITE (WWW.GLYNNCOUNTY.ORG). THE CURRENT OWNER IS SLF IV-GA SINCLAIR, LLC (RECORDED IN DEED BOOK 2741, PAGE 295).
- ACCORDING TO F.I.R.M. MAP NO. 13127C, PANEL 0251H, MAP REVISED 1/5/18, IT IS MY OPINION THAT A PORTION OF THE PROPERTY SHOWN ON THIS PLAT FALLS WITHIN A SPECIAL FLOOD HAZARD AREA.
 - ZONE AE (EL. 9) - THE FLOOD INSURANCE RATE ZONE THAT CORRESPONDS TO THE 1% ANNUAL CHANCE FLOODPLAINS.
 - ZONE X (SHADED) - AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARDS AND AREAS OF 1% ANNUAL CHANCE FLOOD HAZARDS WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.
 - ZONE X - AREAS OF MINIMAL FLOOD HAZARD.
- ZONING: PD (PLANNED DEVELOPMENT)
- SETBACKS PER PD TEXT (PLANNED DEVELOPMENT).

SINGLE FAMILY TYPE	MINIMUM LOT SIZE	MINIMUM WIDTH	FRONT SETBACK	REAR SETBACK	SIDE SETBACK
ESTATE LOT	20,000 SQ. FT.	90'	30'	30'	10'
STANDARD LOT	13,500 SQ. FT.	80'	20'	20'	10'
VILLAGE LOT	5,000 SQ. FT.	40'	10'	10'	5**
PATIO LOT	3,600 SQ. FT.	40'	10'	10'	0' AND 10'
TOWNHOUSE LOT	3,600 SQ. FT.	40'	20'	7'	7'

 - E - ESTATE LOT
 - S - STANDARD LOT
 - V - VILLAGE LOT
 - ** REAR SETBACK ON LOTS 13-19 IS 30'
 - ** SOUTHERLY SIDE SETBACK ON LOT 20 IS 30'
- MINIMUM LOT SIZE = 3,600 SQ. FT.
SMALLEST LOT SIZE THIS PHASE = 6,054 SQ. FT. (LOTS 49-53)
TOTAL NUMBER OF LOTS = 121
- ALL STREETS IN THIS PHASE SHALL BE PRIVATE.
- STREET SIGNS AND STREET LIGHTS AS PER GLYNN COUNTY SUBDIVISION REGULATIONS.
- WATER & SEWER SERVICE IS TO BE PROVIDED BY THE BRUNSWICK-GLYNN COUNTY JOINT WATER & SEWER COMMISSION.
- A 10' UTILITY EASEMENT IS ADJACENT TO ALL ROAD RIGHTS-OF-WAY PER GLYNN COUNTY SUBDIVISION REGULATIONS, SECTION 605.1.
- THERE WILL BE A 15' MAINTENANCE EASEMENT ALONG THE TOP OF BANK OF THE EXISTING PONDS.
- A TRAFFIC STUDY SHALL BE REQUIRED TO DETERMINE THE OFF-SITE TRANSPORTATION INFRASTRUCTURE IMPROVEMENTS NEEDED TO SUPPORT THIS DEVELOPMENT. ALL IMPROVEMENTS AS IDENTIFIED BY SUCH STUDY SHALL BE INSTALLED AT THE DEVELOPER'S EXPENSE. ANY ANCILLARY REQUIREMENTS, INCLUDING BUT NOT LIMITED TO UTILITY RELOCATION, PERMITS, ETC., SHALL ALSO BE THE RESPONSIBILITY OF THE DEVELOPER.
- WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE GEORGIA DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS AND THE DEVELOPER MAY BE SUBJECT TO PENALTY BY LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT PROPER PERMIT APPLICATIONS AND APPROVAL.
- NO TRAILS OR WALKING PATHS WILL BE CONSTRUCTED WITHIN THE BUFFER ALONG THE REAR PROPERTY LINES OF LOT 13-19 OR THE SIDE PROPERTY LINE OF LOT 20.
- IN ADDITION TO THE BUFFER REQUIREMENTS AS SET FORTH IN SECTION X OF THE AMENDED SINCLAIR PLANNED DEVELOPMENT DISTRICT (ZM2298 APPROVED JANUARY 19, 2012), THE 25' WIDE BUFFER ALONG LAWRENCE ROAD SHALL PROVIDE A COMBINATION OF EXISTING PLANT MATERIAL, NEW PLANT MATERIAL AND/OR BERRIES, AS NECESSARY, TO EFFECTIVELY SCREEN ALL RESIDENTIAL HOMES ON LOTS THAT ARE ADJACENT TO LAWRENCE ROAD FROM VIEW FROM LAWRENCE ROAD. COMPLETE AND EFFECTIVE LANDSCAPE SCREENING ALONG LOTS 8 AND 9 MAY BE LIMITED DUE TO THE EXISTING OVERHEAD ELECTRICAL POWER LINE AND DRAINAGE DITCH.
- OWNERS / DEVELOPERS:
SLF IV - GA SINCLAIR LLC
P.O. BOX 58667
ATLANTA, GA 30343
404-924-8400



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ACREAGE TABLE	
LOTS UNDEVELOPED/FUTURE DEVELOPMENT	41.557 AC.
RIGHT-OF-WAY	15.887 AC.
TOTAL	68.885 AC.

- LEGEND:
- POB POINT OF BEGINNING
 - POL POINT ON LINE
 - UNDEVELOPED PARCELS LABELED UNDEVELOPED WILL NOT BE USED FOR RESIDENTIAL LOTS
 - CIRS 1/2" CAPPED IRON REBAR SET (SSC PC, LSF 317)
 - CIRS 1/2" CAPPED IRON REBAR FOUND (SSC PC, LSF 317)
 - CMF CONCRETE MONUMENT FOUND
 - IRF 1/2" IRON REBAR FOUND
 - × PMS POINT NOT SET
 - ELECTRICAL METER
 - ⊕ POWER TRANSFORMER
 - UTILITY POLE
 - ⊙ WELL
 - X — FENCE
 - OHU — OVERHEAD UTILITY LINE
 - W — EXISTING WATER LINE
 - FM — EXISTING FORCE MAIN LINE
 - ASPHALT
 - GRAVEL
 - WETLAND
 - BUFFER
 - — — BUFFER AND NON-ACCESS EASEMENT



NO.	REVISION	BY	DATE
3.	REVISED TO ADDRESS REVIEW COMMENTS	CTH	9/22/18
2.	REVISED TO ADDRESS REVIEW COMMENTS	CTH	4/10/18
1.	REVISED TO ADDRESS REVIEW COMMENTS	SC	1/29/18

A PRELIMINARY PLAT OF:
SINCLAIR
25TH G.M.D.
ST. SIMONS ISLAND
GLYNN COUNTY, GEORGIA
PREPARED FOR:
SLF IV-GA SINCLAIR LLC

SHUPE SURVEYING COMPANY, P.C.
3837 DARIEN HIGHWAY
BRUNSWICK, GA 31525
912-285-0582
CERTIFICATE OF AUTHORIZATION: LSF317

200' 0 100' 200' 400'

SCALE	PLAT DATE
1" = 200'	12/21/17
FILE 16320A	DRAWN BY SC
DRAWING 16320A-ST_REV	CREW CHIEF MT

SHEET 1 OF 3

CERTIFICATE OF PRELIMINARY PLAT APPROVAL
ALL REQUIREMENTS OF THE GLYNN COUNTY SUBDIVISION REGULATIONS RELATIVE TO THE PREPARATION AND SUBMITAL OF PRELIMINARY PLATS HAVE BEEN FULFILLED. APPROVAL OF THIS PLAT IS HEREBY GRANTED, SUBJECT TO FURTHER PROVISIONS OF SAID REGULATIONS.
THIS CERTIFICATE SHALL EXPIRE 9-28-2023
DATE OF APPROVAL
Pamela Thompson
DIRECTOR, GLYNN COUNTY COMMUNITY DEVELOPMENT
PRELIMINARY PLAT - DO NOT RECORD

CERTIFICATE OF PRELIMINARY DESIGN
I HEREBY CERTIFY THAT THE PRELIMINARY PLAT AND LAYOUT OF THE PROPOSED LOTS, BLOCKS, STREETS AND OTHER FEATURES INCLUDED IN THIS PROPOSED PRELIMINARY PLAT HAVE BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.
BY: *C. Teeple Hill*
C. TEEPLE HILL, G.A. RLS #3081
DATE: 5/27/18

*** NOTICE ***
APPROVAL OF THIS PRELIMINARY PLAT BY THE GJWSO DOES NOT GUARANTEE SEWER CAPACITY. CURRENT/FUTURE CAPACITY MAY NOT BE AVAILABLE. CAPACITY IS ONLY GUARANTEED THROUGH THE PAYMENT AND ACCEPTANCE OF CAPITAL TAP FEES AND THE ISSUANCE OF A SEWER TAP.



THE ABC'S OF AGENCY UNDERSTANDING REAL ESTATE BROKERAGE RELATIONSHIPS IN GEORGIA



I. Introduction:

Real estate brokers are licensed professionals trained to help consumers buy, sell, or lease real property. The business relationship between real estate brokers and consumers can take many forms, each of which is called a brokerage relationship. This brochure describes the types of brokerage relationships most commonly offered by real estate brokers. Hopefully, the brochure will make it easier for consumers to make informed choices on how best to work with a real estate broker. It should be noted that real estate brokers are not required to offer all of the brokerage relationships described in this brochure. Instead, each real estate broker is free to decide which of these relationships he or she will offer.

II. Real Estate Brokerage Generally:

As a general rule, only licensed real estate brokers can be paid a fee to help consumers buy, sell, or lease property. Many brokers have licensed real estate salespersons, commonly known as real estate agents, who act on behalf of the broker in helping consumers buy, sell, or lease property. While real estate agents can be employees of the real estate broker, most act as independent contractors. Real estate brokers often incorporate or set themselves up as limited liability companies or partnerships. All brokerage firms, however, are required to have a responsible or a qualifying broker. In the majority of real estate transactions, the consumer interacts only with his or her real estate agent and not the real estate broker. The real estate broker in those instances works behind the scenes to solve problems and support, supervise and assist his or her agents.

III. Client vs. Customer in Brokerage Relationships:

All brokerage relationships fall into one of two broad categories: (1) broker-client relationships; and (2) broker-customer relationships. In a broker-client relationship, the real estate broker is representing the client and is acting as his or her legal agent in buying, selling, or leasing property. In Georgia, a broker-client relationship can only be formed by the parties entering into a written agreement. The agreement must explain, among other things, how the broker will be paid, the duty of the broker to keep client confidences, and the types of client or agency relationships offered by the broker.

The other type of brokerage relationship is known as a broker-customer relationship. With this type of relationship, the broker is not representing the customer in a legal or agency capacity. However, the broker can still work with the customer and help him or her by performing what are known as ministerial acts. These include, for example, identifying property for sale or lease, providing pre-printed real estate form contracts, preparing real estate contracts at the direction of the customer, and locating lenders, inspectors, and closing attorneys on behalf of the customer. The different types of brokerage relationships within each of these categories are discussed below:

IV. Broker-Client Relationships:

A. Seller Agency/Landlord Agency:

Seller agency occurs when the real estate broker is representing the seller in selling his or her property. This type of brokerage relationship is created by the seller and the broker entering into a written contract known as a listing agreement. The listing agreement gives the broker, commonly referred to as the listing broker, the right to market the property for sale at a specific price and for a defined period of time. If the broker is successful in finding a buyer ready, willing, and able to purchase the property, the broker would normally be paid a fee or commission upon the closing of the transaction. This fee or commission is often shared with other real estate brokers, under what are known as cooperative brokerage agreements, if they or their agents find the buyer. Seller agency is also sometimes called listing agency.

Landlord agency is different from seller agency in that the listing broker is assisting the property owner in leasing rather than selling property.

B. Buyer Agency/Tenant Agency:

Buyer agency occurs when the real estate broker represents the buyer in locating and assisting the buyer in negotiating for the purchase of property suitable to the buyer. A buyer agency is created when the buyer enters into an agreement commonly known as a buyer brokerage agreement. A real estate broker can be compensated by one party yet represent another party. Therefore, in some buyer brokerage agreements, the fee or commission received by the buyer's broker is actually a portion of the fee or commission paid by the seller to the listing broker. In these situations, the seller also agrees that the listing broker will share the commission or fee with any buyer's broker who finds a buyer ready, willing and able to purchase the property. With some buyer brokerage agreements, the buyer pays a fee or commission directly to his or her broker. Buyer agency is sometimes referred to as buyer brokerage.

Tenant agency is different from buyer agency in that the broker is representing a consumer who is seeking to lease rather than purchase property.

C. Designated Agency:

In some real estate transactions, the real estate agent representing the buyer and the real estate agent representing the seller both work for the same broker or brokerage firm. In such a transaction, the broker may allow each agent to exclusively represent their respective clients. This type of brokerage relationship is known as designated agency.

In a designated agency transaction, the designated agent for the buyer owes the same duties to the buyer as if the agent was acting only as a buyer's agent. Similarly, the designated agent for the seller owes the same duties to the seller as if the agent was acting only as the seller's agent. With designated agency, each designated agent is prohibited from disclosing to anyone other than his or her broker any information requested to be kept confidential by the client unless the information is otherwise required to be disclosed by law. Therefore, designated agents may not disclose such confidential information to other agents in the company. The broker is also prohibited from revealing any confidential information he or she has received from one designated agent to the other designated agent, unless the information is otherwise required to be disclosed by law. Confidential information is defined as any information that could harm the client's negotiating position which information the client has not consented to be disclosed. In Georgia, designated agency is defined by state statute not to be dual agency.

D. Dual Agency:

Georgia law allows both parties to agree to have one agent or broker represent them in a real estate transaction at the same time. In other words, the agent or broker has a client relationship with all parties to the transaction without acting in a designated agency capacity. In these situations, neither party is exclusively represented by a designated real estate agent. This type of brokerage relationship is called "dual agency".

Georgia law allows real estate brokers to act as dual agents if they first get the written consent of both parties. The written consent must contain the following:

1. a description of the types of transactions in which the licensee will serve as a dual agent;
2. a statement that as a dual agent, the licensee represents two clients whose interests could be different or even adverse;
3. a statement that the dual agent will disclose all adverse material facts regarding the transaction known to the dual agent to all parties to the transaction except for information that is made confidential by request of another client and that is not allowed or required by law to be disclosed;
4. a statement that the licensee will disclose to each client in the transaction the nature of any material relationship the licensee or his or her broker have with other clients in the transaction other than incidental to the transaction;
5. a statement that the client does not have to consent to the dual agency; and
6. a statement that the client's consent has been given voluntarily and that the client has read and understood the brokerage engagement agreement;

This special consent is required because of the potential for conflicts of interest in dual agency transactions.

E. Subagency:

Subagency occurs when one real estate broker is appointed by another real estate broker as a subagent to assist the broker in performing its duties. In a typical subagency transaction, a listing broker practicing subagency might appoint the broker working with the buyer as his or her subagent. The broker acting as the subagent would work with the buyer but would represent the seller. The buyer then was the customer of the broker acting as a subagent, but the seller would be his or her client. Subagency relationships between real estate brokers in Georgia, while once the norm, are much less common today.

V. Broker-Customer Relationships:

A. Transaction Brokerage:

A transaction brokerage relationship is one in which a real estate broker or brokers assists both parties in a real estate transaction but does not enter into a client relationship with, nor represents, either party. In a transaction brokerage relationship, the broker treats both parties as customers and can only perform ministerial acts for either party, including the following:

1. identifying property;
2. providing real estate statistics and information of property;
3. providing preprinted real estate form contracts;
4. acting as a scribe in the preparation of form contracts;
5. locating relevant professionals, such as architects, engineers, surveyors, inspectors, lenders, insurance agents, and attorneys; and
6. identifying facilities such as schools, shopping centers, and places of worship.

B. Brokers May Help Parties Other Than Their Clients:

Brokers who represent one party in a real estate transaction as a client can still help the other party in the transaction by performing ministerial duties for the other party (of the type described under transaction brokerage section). When a real estate broker works with a party as a customer or client, the broker may not knowingly give the party false information.

VI. Always Choose a REALTOR®:

This brochure has been prepared as a public service by the Georgia Association of REALTORS®. REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the National Association of REALTORS® and subscribe to its strict Code of Ethics.