

Final Plat Information

Consider acceptance of \$820,761.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Magnolia Station Phase 4 Subdivision.

Subject Subdivision is located off of Lula Road (Highway 52).

NAME OF SUBDIVISION: Magnolia Station Phase 4
NAME OF OWNER/DEVELOPER: Lula Capital, LLC.
ADDRESS: 4705 Hamilton Mill Road, Suite 300
Buford, GA 30518

TYPE OF MAINTENANCE BOND: Guaranty Performance/Maintenance
DATE OF BOND: April 2, 2024
AMOUNT OF BOND: \$820,761.00

FINANCIAL INSTITUTION: The Gray Casualty & Surety
AND ADDRESS: P.O. Box 6202
Metairie, LA 70009-6202

Account No.: GSA2401098

COMM.		R/W	LENGTH	WIDTH	TYPE	STATE
DIST.	STREET NAME	IN	IN	IN	OF	REF.
		FEET	FEET	FEET	SURFACE	NO.
3	Pine Ridge Point	50	1245	20	P.M.	----
3	Pine Station Drive	50	974	20	P.M.	----
3	Vista Station Drive	50	404	20	P.M.	----
3	River Station Drive	50	1072	20	P.M.	----

NOTES:

NUMBER OF LOTS: 160
CURB & GUTTER: 24" Rolled Back
TOTAL ACRES OF S/D: 31.556 AC