

Final Plat Information

Consider Acceptance of \$503,767.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Magnolia Bluff Subdivision

Subject Subdivision is located off Spout Spring Road

NAME OF SUBDIVISION: Magnolia Bluff  
NAME OF OWNER/DEVELOPER: Grove at Rosebud, LLC.  
ADDRESS: 390 Brogdon Road  
Suwanee, GA 30024

TYPE OF MAINTENANCE BOND: Guaranty Performance/Maintenance  
DATE OF BOND: November 8, 2024  
AMOUNT OF BOND: \$503,767.00

FINANCIAL INSTITUTION: The Service Insurance Company, Inc.  
AND ADDRESS: 80 Main Street, Suite 330  
West Orange, NJ 07052

Account No.: 1161GA

COMM. DIST.	STREET NAME	R/W IN FEET	LENGTH IN FEET	WIDTH IN FEET	TYPE OF SURFACE	STATE REF. NO.
1	Magnolia Bluff Dr.	50	1002	20	P.M.	----
1	Pirkle Pass	50	404	20	P.M.	----
1	Aldcliff Dr.	50	765	20	P.M.	----

**NOTES:**

NUMBER OF LOTS: 95  
CURB & GUTTER: 24" Rolled Back  
TOTAL ACRES OF S/D: 21.46 AC