

Final Plat Information

Consider Release of \$503,767.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Magnolia Bluff Subdivision. All Stormwater Management facilities, Sewer, Sidewalks are in and roads are complete.

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.		R/W	LENGTH	WIDTH	TYPE	STATE
DIST.	STREET NAME	IN	IN	IN	OF	REF.
		FEET	FEET	FEET	SURFACE	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