

Final Plat Information

Consider acceptance of \$297,169.00 Irrevocable Letter of Credit for Streets and Stormwater Management Facilities in Magnolia Station Phase II Subdivision.

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

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

TYPE OF MAINTENANCE BOND: Irrevocable Letter of Credit
DATE OF BOND: June 21, 2022
AMOUNT OF BOND: \$297,169.00

FINANCIAL INSTITUTION: Peach State Bank & Trust
AND ADDRESS: P.O. Box 290
Gainesville, GA 30503

Account No.: 1001137100

COMM.		R/W	LENGTH	WIDTH	TYPE	STATE
DIST.	STREET NAME	IN	IN	IN	OF	REF.
		FEET	FEET	FEET	SURFACE	NO.
3	Magnolia Station Drive	50	719	20	P.M.	----
3	River Station Drive	50	1911	20	P.M.	----

NOTES:

NUMBER OF LOTS: 56
CURB & GUTTER: 24" Rolled Back
TOTAL ACRES OF S/D: 49.96 AC