

Final Plat Information

Consider acceptance of \$203,984.00 Irrevocable Letter of Credit for Streets, Stormwater Management Facilities, and Sidewalks in Marina Bay 11 Subdivision.

Subject Subdivision is located off of Cool Springs.

NAME OF SUBDIVISION: Marina Bay 11  
NAME OF OWNER/DEVELOPER: Joe Boyce Hutchison  
ADDRESS: 3394 Lynnray Drive  
Doraville, GA 30340

TYPE OF MAINTENANCE BOND: Irrevocable Letter of Credit  
DATE OF BOND: January 12, 2024  
AMOUNT OF BOND: \$203,984.00

FINANCIAL INSTITUTION: Peach State Bank  
AND ADDRESS: 121 E.E. Butler Parkway  
Gainesville, GA 30501

Account No.: 1001209800

| COMM. |                   | R/W  | LENGTH | WIDTH | TYPE    | STATE |
|-------|-------------------|------|--------|-------|---------|-------|
| DIST. | STREET NAME       | IN   | IN     | IN    | OF      | REF.  |
|       |                   | FEET | FEET   | FEET  | SURFACE | NO.   |
| 2     | Marina Ridge Road | 50   | 1204   | 20    | P.M.    | ----  |

**NOTES:**

NUMBER OF LOTS: 7  
CURB & GUTTER: 24" Rolled Back  
TOTAL ACRES OF S/D: 15.35 AC



IRREVOCABLE LETTER OF CREDIT

Hall County Board of Commissioners  
P.O. Drawer 1435  
Gainesville, GA 30503

RE: JOE BOYCE HUTCHISON  
MARINA BAY -TRACT 11, PH 1 "THE RIDGE"

Chairman Richard Higgins :

The purpose of this Irrevocable Letter of Credit is one of the following:

- Public subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat, to induce the Hall County Board of Commissioners to accept the streets as shown on the final plat for public maintenance, and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.
- Private subdivisions/developments – To induce the Hall County Board of Commissioners to approve the street system as shown on the final plat and to ensure the completion of the project as per the approved plans and the regulations of Hall County, Georgia.

Peach State Bank & Trust (Banking institution hereinafter referred to as "Issuer") hereby establishes its Irrevocable Letter of Credit No. 1001209800 in favor of Hall County, Georgia, for the account of Joe Boyce Hutchison (Owner/developer) up to the aggregate amount of Two Hundred Three Thousand Nine Hundred Eighty Four (\$203,984.00) dollars effective immediately and available by your draft(s) drawn at sight on the Issuer when accompanied by this Irrevocable Letter of Credit. This Irrevocable Letter of Credit is to cover the value of materials and work associated with the construction of Marina Bay Tract 11, Ph 1 "The Ridge".

The owner/developer responsibilities are as follows:

All construction of the street system of Marina Bay Tract 11, Ph 1 "The Ridge" (Name of project) will be maintained for fifteen (15) months according to the terms and requirements as shown on the recorded final plat and of the Subdivision Regulations in force in Hall County, Georgia. Sidewalks will be completed throughout entire subdivision as shown on the recorded final plat within fifteen (15) months of the signing of said plat. The sidewalks, cuts, fills, sub-grades, shoulders, pavement, grassing, storm water management facilities, and traffic signs in Marina Bay Tract 11, Ph 1 "The Ridge" (Name of project) must be properly maintained and free from faults in design, materials, and workmanship as shown on the recorded final plat and as set out in the Subdivision Regulations in force in Hall County, Georgia.

Hall County will pursue the collection of funds for deficiencies upon the elapsing of one (1) year from final platting *and* after the compliance date given in the 45-day written notice.

The condition of the obligation created hereunder is such that the Issuer hereby agrees that all drafts drawn under and in compliance with the terms of this Irrevocable Letter of Credit will be duly honored if drawn and presented for payment to the Issuer's office upon the failure of Owner/developer to meet the responsibilities as outlined in the preceding paragraph. Upon full compliance, this obligation shall be void; otherwise, it shall remain in force. Jurisdiction for any civil litigation necessary for collection of bond claims hereunder shall be in the Superior Court of Hall County, Georgia.



This Irrevocable Letter of Credit is hereby issued on January 12, 2024 (Date) and expires on January 12, 2026 (Date, minimum 24 months from date of issuance), and the Issuer will have no more liability after that date. When the indicated expiration date falls on Sunday or a legal holiday, or for any reason the Issuer is not open for business, the expiration date shall be extended to the next succeeding business day.

IN WITNESS WHEREOF the Issuer has set its hand and affixed its seal on this 12th day of January, 2024.

Jana Lovell  
Witness  
Jana Lovell  
Notary Public

Peach State Bank & Trust  
Issuer (Banking Institution Name)  
By: [Signature]  
Gregory D. Barrett, Senior Vice President

My Commission Expires: Sept. 22, 2027

[Seal]







Hall County Government  
BOARD OF COMMISSIONERS

February 9, 2024

Peach State Bank & Trust  
PO Box 290  
Gainesville, GA 30503

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.535.8288

CHAIRMAN  
Richard P. Higgins

Kathy L. Cooper, District 1  
Billy Powell, District 2  
Gregg Poole, District 3  
Jeff Stowe, District 4

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Zachary T. Propes

ASSISTANT  
COUNTY ADMINISTRATOR  
Katie Crumley

ASSISTANT  
COUNTY ADMINISTRATOR  
Casey Ramsey

COUNTY CLERK  
Jennifer Rivera

RE: Acceptance of Irrevocable Letter of Credit Account No. 1001209800

Dear Sir or Madam:

Please be advised that in its Voting Meeting on February 8, 2024, the Hall County Board of Commissioners voted to approve the acceptance of a \$203,984.00 Irrevocable Letter of Credit for streets, stormwater management facilities, and sidewalks in Marina Bay 11 Subdivision.

As such, I will retain the original Irrevocable Letter of Credit in my files until such time its release has been duly authorized by the Hall County Board of Commissioners.

Please contact me if you have any questions or if any additional information is necessary.

Sincerely,

Jennifer Rivera  
Hall County Commission Clerk

cc: Bill Nash, Director of Public Works & Utilities

Joe Boyce Hutchinson  
3394 Lynnrays Drive  
Doraville, GA 30340



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Jana Wheeler  
Witness  
Jana Lovell  
Notary Public

Peach State Bank & Trust  
Issuer (Banking Institution Name)  
By: [Signature]  
Gregory D. Barrett, Senior Vice President

My Commission Expires: Sept. 22, 2027

[Seal]

