



SITE PLAN APPLICATION
City of Central Point Planning Department

DATE STAMP
FOR OFFICE USE ONLY

APPLICANT INFORMATION:

Name: Bruce Kelling / S+B James Construction Management
Address: 8425 Agate Road
City: White City State: OR Zip Code: 97503
Telephone: Business: 541) 826-5668 Residence:
E-mail Address: brucekelling@sbjames.com

AGENT INFORMATION:

Name:
Address:
City: State: Zip Code:
Telephone: Business: Residence:
E-mail Address:

OWNER OF RECORD: (Attach Separate Sheet If More Than One):

Name: City of Central Point
Address: 594 Front Street South
City: Central Point State: OR Zip Code: 97502
Telephone: Business: 541) 664-3321 Residence:

PROJECT DESCRIPTION:

Type of Development: Civic
Mixed use: [X] Yes [] No
Township: 37 Range: 2w Section: 10ad Tax Lot(s): 700 & 798
Address: 235 So. Haskell St. Zoning District: TOD GC / C-4
Project Acreage: 5.12
Number of Dwelling Units: N/A
Non-Sale Area Sq. Footage + Sale Area Sq. Footage = Gross Fr. Area 25,263
Number of Parking Spaces: (38)-AUTOMOBILE

PREAPPLICATION CONFERENCE:

Has a pre-application meeting been held for the proposed development? [] Yes [X] No
Pre-application File No.:

Note: Pre-application Conferences are required for some Type II applications and are required for all Type III applications.

REQUIRED SUBMITTALS:

- [X] Application Form
[X] Application Fee (See Current Fee Schedule)
[X] Legal Description
[X] Written Authority from Property Owner if Agent in application process
[X] Written Findings of Fact denoting compliance with CPMC 17.65, 17.66, 17.67, 17.72 and 17.75 as applicable (Type II, see Section 17.,05.300(B-2b)) (Type III, see Section 17.05.400(B-2b))
[X] Site Plan, Architectural Elevations, and Landscape and Irrigation Plan
o Three (3) Copies Drawn to Scale
o Three (3) reduced copies (8 1/2 x 11)
o PDF
[X] Preliminary Stormwater Management Plan approval from Rogue Valley Sewer Services. Location and design of stormwater facilities shall be shown on the Site and Landscape Plan at a minimum.
[X] Mailing labels for all properties within 250 foot perimeter of project

I HEREBY STATE THAT THE FACTS RELATED IN THE ABOVE APPLICATION AND THE PLANS AND DOCUMENTS SUBMITTED HERewith ARE TRUE, CORRECT, AND ACCURATE TO THE BEST OF MY KNOWLEDGE.

I certify that I am the: [] Property Owner -or- [X] Authorized Agent of Project Site Owner

Signature: Bruce Kelling Date: Dec. 21, 2020

If any wetlands exist on the site, it is the applicant's responsibility to apply for a permit to the Division of State Lands before any site work begins.

FOR PLANNING DEPARTMENT USE ONLY
Application Accepted As Complete on: Land Use Case File No.
120th Day for Land Use or Limited Land Use Decision:
Wetlands Check:

470319061503

RECORDING REQUESTED BY:



1555 E Mc Andrews, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Investors II, LLC

GRANTEE'S NAME:
City of Central Point, Oregon

AFTER RECORDING RETURN TO:
Order No.: 470319061503-KA
Trudy Lycett
Ticor Title Company of Oregon
1555 E Mc Andrews, Ste 100
Medford, OR 97504

SEND TAX STATEMENTS TO:
City of Central Point, Oregon
140 South Third Street
Central Point, OR 97502

Jackson County Official Records	2019-019024
R-WD	
Stn=10 SHINGLJS	07/03/2019 11:06:30 AM
\$30.00 \$10.00 \$8.00 \$11.00 \$60.00	\$119.00
I, Christine Walker, County Clerk for Jackson County, Oregon, certify that the instrument identified herein was recorded in the Clerk records.	
Christine Walker - County Clerk	

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Investors II, LLC, an Oregon limited liability company, Grantor, conveys and warrants to City of Central Point, Oregon municipal corporation, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Jackson, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE MILLION AND NO/100 DOLLARS (\$1,000,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 6/20/19

Investors II, LLC

BY: 
Daniel L. Bunn
as Manager

State of OR
County of Clatsop

This instrument was acknowledged before me on 6/20/19 by
Daniel L. Bunn as manager of Investors II LLC,
an Oregon Limited Liability Company.


Notary Public - State of Oregon

My Commission Expires: 1/17/2021



EXHIBIT "A"
Legal Description

Tract A

Parcel 1 of PARTITION PLAT NO. P-72-2007, of Record of Partition Plats in the City of Central Point, Jackson County, Oregon, and filed as Survey No. 19847 in the office of the County Surveyor

Tract B

Parcel 2 of PARTITION PLAT NO. P-33-2016, of Record of Partition Plats in the City of Central Point, Jackson County, Oregon, and filed as Survey No. 22068, Index Volume 27 Page 33, in the office of the County Surveyor.

EXHIBIT "B"
Exceptions

Subject to:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests or claims, which are not shown by the Public Records but which could be ascertained by an inspection of the Land or which may be asserted by persons in possession thereof.
3. Easements, or claims thereof, which are not shown by the Public Records; reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
5. Any lien, or right to a lien, for services, labor, material or equipment rental, or for contributions due to the State of Oregon for unemployment compensation or worker's compensation, heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
6. SPECIFIC ITEMS AND EXCEPTIONS:
City Liens, if any, in favor of the City of Central Point.
7. Regulations, levies, liens, assessments, rights of way and easements of Rogue Valley Sewer Service District.
8. Regulations, levies, liens, assessments, rights of way and easements of Rogue River Valley Irrigation District.
9. An easement created by instrument, including the terms and provisions thereof,
Recorded : August 23, 1904
As : Volume 50, Page 283
In favor of : PacifiCorp, an Oregon corporation, or its predecessor in Interest
For : Transmission and distribution of electricity, and other purposes, along the railroad right of way
10. An easement created by instrument, including the terms and provisions thereof,
Recorded As : Volume 228, Page 254
and Volume 257, Pages 183, 184 and 185
In favor of : PacifiCorp, an Oregon corporation, or its predecessor in interest
For : Transmission and distribution of electricity, and other purposes
11. An easement created by instrument, including the terms and provisions thereof,
Recorded : February 20, 1952
As : Volume 363 Page 23
In favor of : PacifiCorp, an Oregon corporation, or its predecessor in interest
For : Transmission and distribution of electricity, and other purposes
12. An easement created by instrument, including the terms and provisions thereof,
Recorded : January 7, 1982
As : 82-00325
In favor of : PacifiCorp, an Oregon corporation, or its predecessor in interest
For : Transmission and distribution of electricity, and other purposes
13. Easements for existing public utilities in vacated street area reserved by Ordinance No. 1837 and the conditions imposed thereby,
Recorded : September 4, 2003
As : 03-60976
14. Easements and reservations set forth by instrument, including the terms and provisions thereof,
Recorded : June 17, 2004
As : 2004-033748
In favor of : Central Oregon & Pacific Railroad, Inc.
For : Operation, use, installation, maintenance, relocation, repair and removal of equipment
15. Easements, subject to the terms and provisions thereof, as delineated and set forth on the recorded plat of Snowy Butte Station, Phase 2,
For : Public utilities

EXHIBIT "B"
Exceptions

16. Easements, subject to the terms and provisions thereof, as delineated and set forth on the recorded plat of Partition Plat No. P-72-2007, and P-33-2016
For : Public utilities, and common access, waterline, private sanitary and sewer easements
17. Avigation, Noise and Hazard Easement, including the terms and provisions thereof
Recording Date: August 15, 2016
Recording No.: 2016-026426
Tract B
18. Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2019-2020.



AGENT AUTHORIZATION

I/we, City of Central Point, the property owner(s) of
[Insert property owner name(s)]

235 S. Haskell St., identified on the Jackson County Assessor's Map as
[Insert site address]

372W10AD, 700 & 798, hereby consent to the filing of an application for
[Insert Map and Tax Lot number(s)]

PLW Operation Center on said property, and will allow S+B James, Inc.
[Insert Project Name] [Insert Agent Name]

to represent me before the City of Central Point approving authority.

OWNER SIGNATURE(S)

Matt Samitov
Print Name

[Signature] 12-17-2020
Signature Date

Print Name

Signature Date

Print Name

Signature Date