



# Annexation Application

140 South 3rd Street  
 Central Point, OR 97502  
 541.864.3321  
[www.centralpointoregon.gov](http://www.centralpointoregon.gov)

## APPLICANT INFORMATION

Name Daniel Harris

Company 814 Services, LLC

Address: 1695 Twelve Mile Road, Suite 100

City Berkley State MI Zip code 48072

Email dan@814cre.com

Telephone (Primary) 248.514.9120 (Secondary) \_\_\_\_\_

## AGENT INFORMATION (Owner's consent required)

Name Daniel Harris

Company 814 Services, LLC

Address: 1695 Twelve Mile Road, Suite 100

City Berkley State MI Zip code 48072

Email dan@814cre.com

Telephone (Primary) 248.514.9120 (Secondary) \_\_\_\_\_

## PROPERTY OWNER INFORMATION

Name Jean Savge, Trustee

Company \_\_\_\_\_

Address: 4044 Biddle Rd

City Central Point State OR Zip code 97502

Email \_\_\_\_\_

Telephone (Primary) \_\_\_\_\_ (Secondary) \_\_\_\_\_

## PROJECT DESCRIPTION

Site Addresses: 4404 Biddle Rd, Central Point, OR 97502

Map & Tax Lots: 372W01C701 & 372W1C-003900

Gross Acreage 3.20 Right-of Way Acreage 0.85

Existing Zoning EFU / C5 Natural Feature Acreage 0

Proposed Zoning: C5 Land Use Designation: 0.75 acres medical clinic

Flood Zone: X TOD Overlay:  Yes  No

**PRE-APPLICATION CONFERENCE** (Required for Type III applications)

File No. PRE-22008

Date: 1/04/2023


**APPLICATION CHECKLIST**

*Applications for annexation shall include all of the following submittals:*

- Application Form (Signed)
- Application Fee (See current fee schedule)
- Written Consent of Owner Form for agent authorization
- Consent to Annex forms signed by consenting property owners within the proposed annexation area.
- Restrictive Covenant forms waiving Measure 37 claims for combined annexation and zone change, completed and signed by consenting property owners in the proposed annexation area.
- Vicinity Map showing the annexation area relative to city limits.
- Map of survey drawn to scale of the annexation area (include all information listed in CPMC 1.20.020(E).
- Legal Description
- Written findings addressing compliance with CPMC 1.20.040(E).
- Mailing labels for property owners within 250-feet of annexation area

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

Property Owner    Authorized Agent

 TR      2-7-23  
Signature      Date  
Jean Savage, Trustee of the Trust dated April 18, 2003

## MAP OF SURVEY CHECKLIST

- Title block with surveyor information, owner information, date of survey
- Land area proposed for annexation including parcels, right-of-way and natural features being annexed. Report acreage for each and provide the following information as applicable:
  - Parcels
    - Address
    - Map and Tax Lot Numbers
    - Gross Acreage
    - General Land Use Designation (City)
    - Existing Zoning (County)
    - Proposed Zoning (City)
    - Easements if any
  - Right-of-way
    - Name of street
    - Right of Way Type
    - Acreage
  - Natural Features
    - Streams, wetlands, significant trees, oak savannah, and other natural features if any;
    - Acreage of each feature
  - Flood Insurance Rate Map (FIRM)
    - Floodway
    - High Risk Flood Zones (i.e. A, AE, AO, AH)
    - Acreage for each mapped area above
  - Existing Improvements
    - Streets
    - Water, including wells
    - Sanitary Sewer
    - Storm drainage
    - Irrigation facilities

## APPROVAL CRITERIA

- The proposed annexation area is within the Urban Growth Boundary (UGB).
- The land is contiguous with the current city limits; and,
- Unless the land being considered for annexation is surrounded by the City or the City chooses to hold an election, a majority of the landowners and/or electors have consented in writing to the annexation per ORS 222.125 or ORS 222.170.
- For lands in the UGB that were added from an Urban Reserve, the applicable performance indicators in the Regional Plan Element and any conditions imposed as part of the UGB Amendment are met.

WRITTEN CONSENT OF OWNER

I/we, Jean Savage, Trustee, the property owner(s) of  
[Insert property owner name(s)]

4404 Biddle Rd, Central Point, OR 97502, identified on the Jackson County Assessor's Map as  
[Insert site address]

372W01C701 & 372W1C-003900, hereby consent to the filing of an application for  
[Insert Map and Tax Lot number(s)]

Central Point Urgent Care on said property, and will allow Daniel Harris, 814 Services, LLC  
[Insert Project Name] [Insert Agent Name]

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

**SIGNATURE(S)**

Jean Savage, Trustee of the Trust dated April 18, 2003.

Print Name

*Jean Savage TR*  
Signature

2-7-23

Date

Print Name

Signature

Date

Print Name

Signature

Date

Print Name

Signature

Date

IRREVOCABLE WRITTEN CONSENT OF OWNER TO ANNEX

Consent is hereby given to the City of Central Point to annex the following property into the corporate limits of said city, which is described below:

Map and Tax Lot: 372W01C701 & 372W1C-003900

Address: 4404 Biddle Rd, Central Point, OR 97502

The above real property is owned by the undersigned below who hereby agree that the consent to annex the property described above shall be binding upon our heirs, successors, and assigns forever, being a covenant running with the land. The one-year period prescribed by ORS 222.173 is hereby waived.

DATED this 7th day of February, 2023.

Jean Savage, Trustee

Print Name:

Jean Savage TR

Print Name:

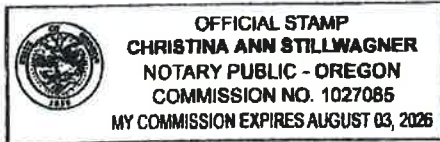
STATE OF OREGON )

County of Jackson )

On this 7th day of February, 2023, personally appeared

Jean Savage, Trustee

Who being duly sworn did acknowledge the foregoing instrument to be his/her/their voluntary act and deed.



[Signature]

Notary Public for Oregon

My Commission expires 8/3/26

Filed with the City of Central Point this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Planning Director or Designee

**RESTRICTIVE COVENANT  
REGARDING ANNEXATION AND ZONE CHANGE**

The undersigned is/are the record owners/ of the property described as:

Map and Tax Lot: 372W01C701 & 372W1C-003900

Address: 4404 Biddle Rd, Central Point, OR 97502

The above referenced real property is subject to the attached Written Consent of Owner(s) to Annex, which is irrevocable.

As part of the contract consent to annexation and zone change, and in consideration of the city accepting the application for annexation and zone change, the undersigned hereby waives any rights and claims for compensation as a result of the enactment or enforcement of land use regulations by the City of Central Point arising under 2007 Oregon Ballot Measure 37 and future versions thereof.

This waiver shall bind the undersigned, their agents, heirs, successors and assigns and shall constitute a covenant running with the land, and may be recorded in the official records of the county in which the subject real property is located.

DATED this 7<sup>th</sup> day of February, 2023.

Jean Savage, Trustee  
Print Name:

Jean Savage TR  
Print Name:

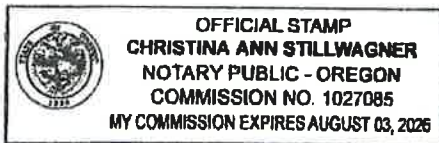
STATE OF OREGON )

County of Jackson )

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[Signature]  
Notary Public for Oregon  
My Commission expires 8/3/26

Filed with the City of Central Point this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Planning Director or Designee



ANNEXATION EXHIBIT  
CITY OF CENTRAL POINT

S.W. 1/4 OF SECTION 1 TOWNSHIP 37 SOUTH, RANGE 2 WEST W. M., JACKSON COUNTY, OREGON

ANNEXATION BOUNDARY

*A tract of land situated in the Southwest Quarter of Section 1, Township 37 South, Range 2 West, of the Willamette Meridian in Jackson County Oregon, being all of that tract of land conveyed to Jean Savage Living Trust (Savage Tract), recorded April 10, 2013 in Document No. 2013-012259, together with a 24.75 foot wide right of way adjacent to the North and West boundary of said Savage Tract and a variable width right of way lying Northerly of the center line of re-located Biddle Road and variable width right of way lying Westerly of the center line of Table Rock Road, more particularly described as follows:*

*Beginning at the Southwest corner of Lot 66, "Central Point East Subdivision, Phase 3", recorded in Volume 27, Page 3, Jackson County Plat Records; thence N89°41'17"E along the most Easterly, South line of said subdivision and the Easterly extension thereof a distance of 643.50 feet more or less to the center line of Table Rock Road, as described in Document 2013-012259 and shown on Oregon Department of Transportation (O.D.O.T.), Drawing No. 9B-11-08; thence S00°18'08"E along said Table Rock Road Centerline, a distance of 357.71 feet, more or less to the intersection of Biddle Road at Engineers Station 64+85.20 (Biddle Road Stationing), as shown on said O.D.O.T. Drawing 9B-11-08; thence along the centerline of Biddle Road, following a spiral curve to the left as shown on said O.D.O.T. Drawing 9B-11-08, to Engineers Station 62+28.48; thence N86°06'43"W along the center line of Biddle Road a distance of 388.73 feet, more or less to the Southerly extension of the East Line of Lots 59 and 60 of said "Central Point East Subdivision, Phase 3"; thence N00°22'37"W along said East Line of Lots 59 and 60 and the Southerly extension thereof, a distance of 303.89 feet to the point of beginning.*

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JANUARY 15, 1987  
DAN SPORER  
2266

RENEWS: 06-30-24



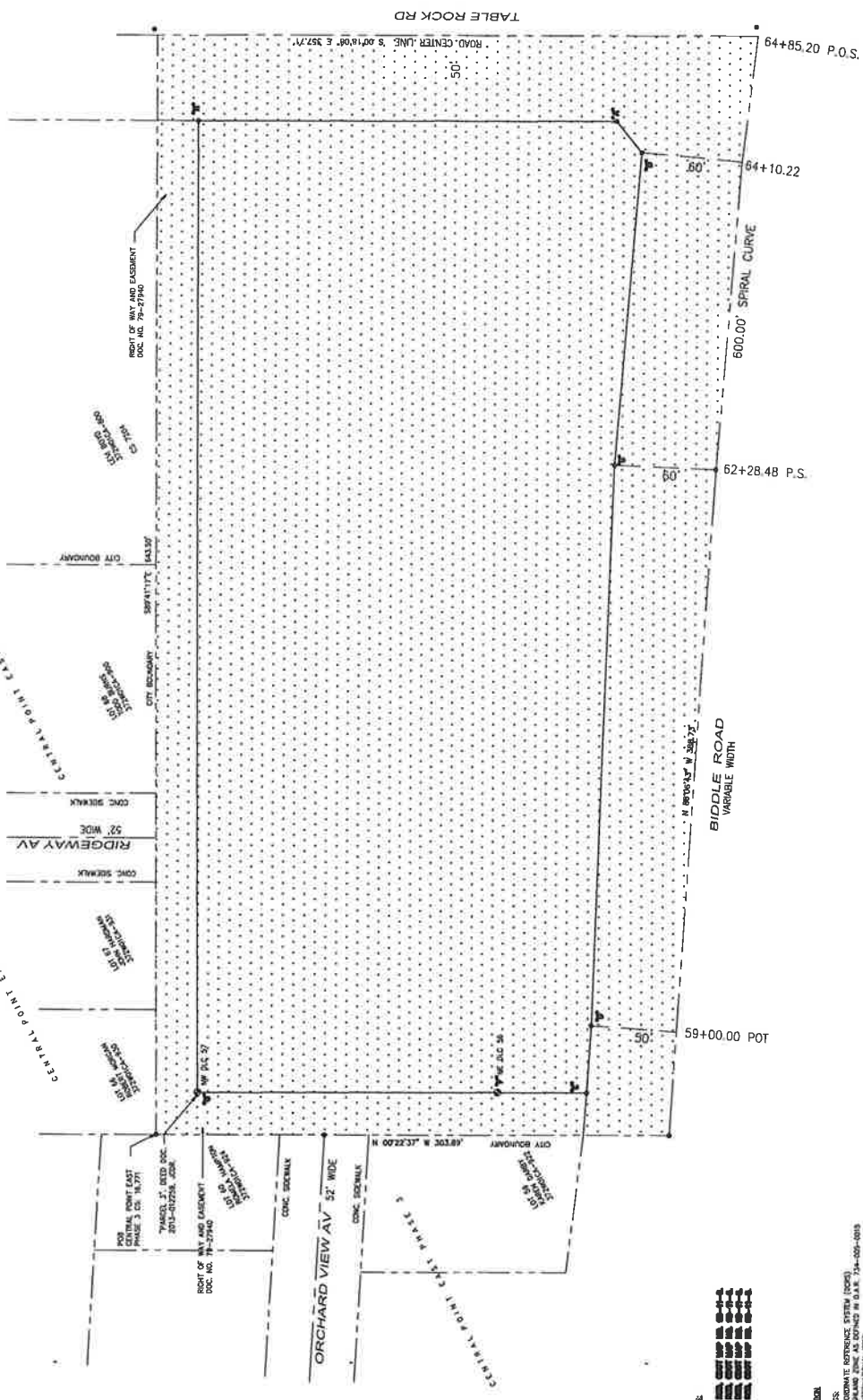
ENGINEERING  
SURVEYING • PLANNING

25260 SW PARKWAY AVE., SUITE G  
WILSONVILLE, OR 97070  
TEL: (503) 598-1866  
FAX: (503) 598-1868  
ekc@WelkinPC.com  
www.WelkinPC.com

# ANNEXATION SURVEY EXHIBIT

LOCATED IN THE S.W. 1/4 OF SECTION 1, TOWNSHIP 37 SOUTH, RANGE 2 WEST OF THE WILLAMETTE MERIDIAN,  
CITY OF CENTRAL POINT, JACKSON COUNTY, OREGON  
DATE: FEBRUARY 23, 2023

**SUBJECT INFORMATION**  
OWNER: SAN SAUVAGE TRUSTEES, SAN SAUVAGE LIVING TRUST  
ADDRESS: CENTRAL POINT, OR 97502  
2023 REFERENCE: DOC. NO. 2013-22229



**COUNSEL NOTES:**

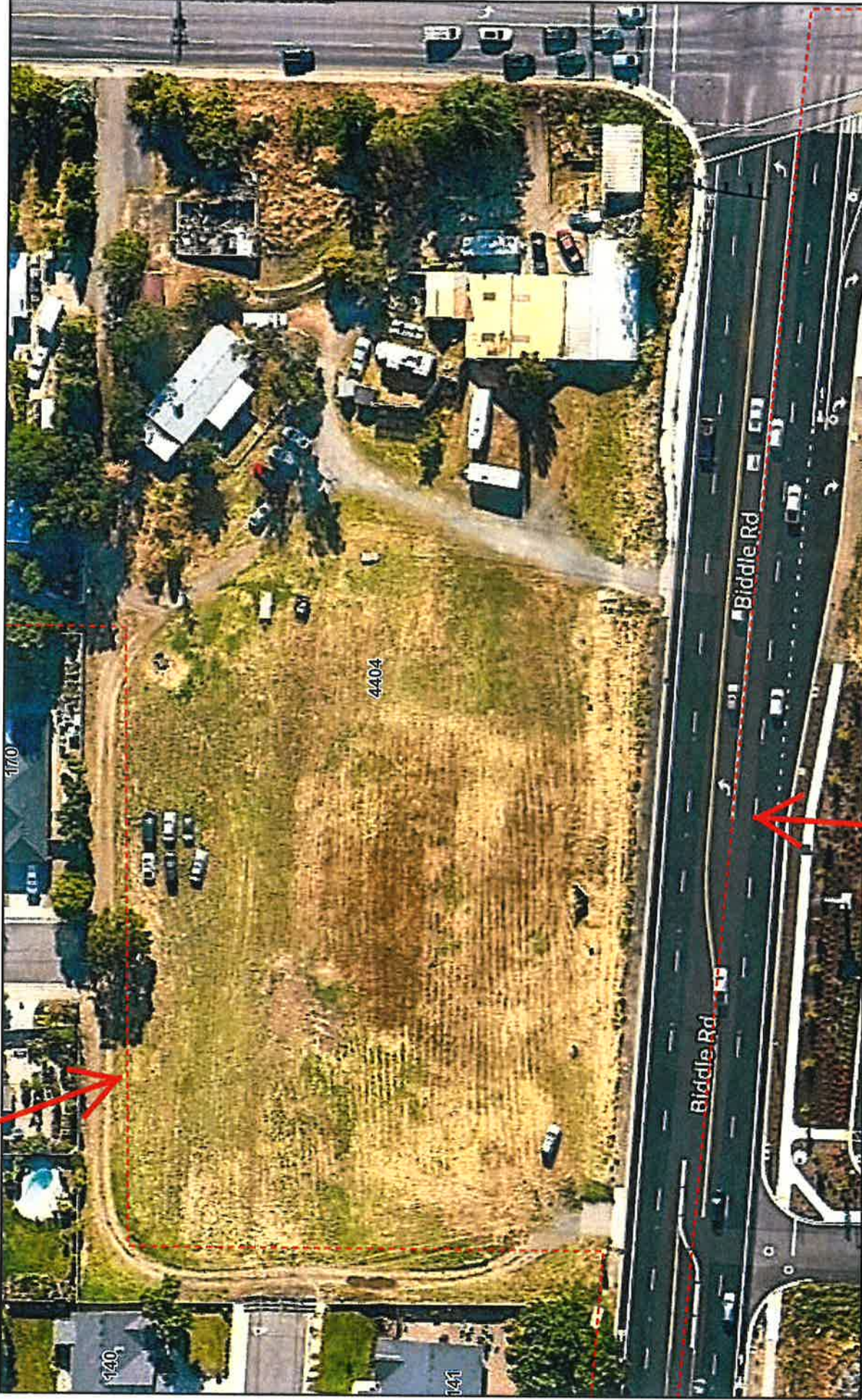
**SUBJECT INFORMATION**  
 DATE OF RECORDS:  
 COUNTY'S MASS-ADJUDICATING ZONE AS NOTED IN O.A.R. 79-005-0019  
 CLARIFIED DATE: 1/1/2020

HOLD RECORDS "1", "2" AND "3" FOR THE BEST COPY OF DOCUMENT AND CLAIM FILED NO. 57, PER NEED  
 HELD RIGHT OF WAY EASEMENTS ALONG BIDDLE ROAD SET BY 2007 BY JACKSON COUNTY WASTEWATER AND PUBLIC  
 UTILITIES DEPARTMENT. SEE RECORDS 2007-11-4  
 FOR BEST COPY OF RECORDS.



# Central Point Interactive

CITY LIMIT



February 13, 2023

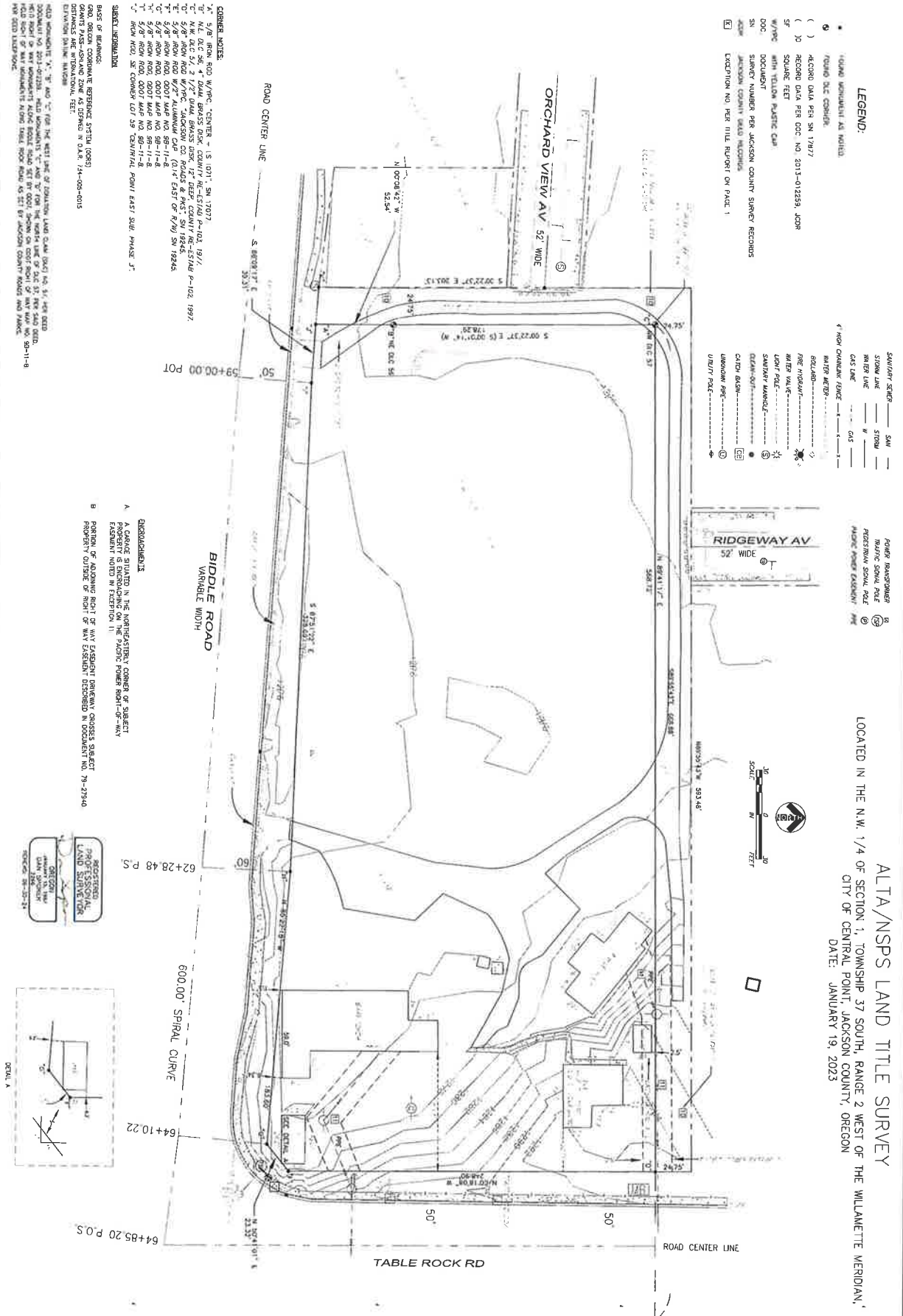
1:1,128



Google







**CORNER NOTES:**  
 A. 5/8" IRON ROD W/PVC, CENTER - S 10°11' SN 1707  
 B. N.L. D.C. 56 4" DIA BRASS DISC, COUNTY REC-1740 P-102, 1911  
 C. 5/8" IRON ROD W/PVC, JACKSON CO ROAD & POST SN 18545  
 D. 5/8" IRON ROD W/PVC, ALUMINUM CAP (1.1' EAST OF R/W) SN 18245  
 E. 5/8" IRON ROD D.O.T. MAP NO 88-11-8  
 F. 5/8" IRON ROD D.O.T. MAP NO 88-11-8  
 G. 5/8" IRON ROD D.O.T. MAP NO 88-11-8  
 H. 5/8" IRON ROD D.O.T. MAP NO 88-11-8  
 I. 5/8" IRON ROD D.O.T. MAP NO 88-11-8  
 J. IRON ROD IN CORNER LOT 29 CENTRAL POINT EAST SUB PHASE 3

**BASE OF RECORDS:**  
 GRANT'S PLAT, ASHLAND ZONE AS DEPICTED IN O.A.R. 74-00-0015  
 EXTENSION PLAT IN GRANT'S PLAT

**BOUNDARY NOTES:**  
 A. CORNER BOUNDARY IN THE NORTHEASTERN CORNER OF SUBJECT EASMENT BOUNDARY IN SECTION 1  
 B. PORTION OF ADJOINING RIGHT OF WAY EASMENT DESCRIBED IN DOCUMENT NO. 79-2734

**PROFESSIONAL LAND SURVEYOR**  
 BRIGGS  
 LICENSE NO. 1563  
 EXPIRES 03-31-24

**DETAIL A**

ALTA/NSPS Land Title Survey  
 CENTRAL POINT  
 CENTRAL POINT/JACKSON COUNTY



NO.	DATE	REVISION