

Annex-23002



Annexation Application

140 South 3rd Street
Central Point, OR 97502
541.664.3321
www.centralpointoregon.gov

APPLICANT INFORMATION

Name CA GALPIN
Company _____
Address: 744 CARDLEY AVE
City MEDFORD State OR Zip code 97504
Email terry@galpinllc.com
Telephone (Primary) 541 779 5346 (Secondary) _____

AGENT INFORMATION (Owner's consent required)

Name JACK GALPIN
Company _____
Address: 744 CARDLEY AVE
City MEDFORD State OR Zip code 97504
Email jack@galpinllc.com
Telephone (Primary) 541 779 5346 (204) (Secondary) _____

PROPERTY OWNER INFORMATION

Name CA GALPIN
Company _____
Address: 744 CARDLEY AVE
City MEDFORD State OR Zip code 97504
Email _____
Telephone (Primary) _____ (Secondary) _____

PROJECT DESCRIPTION

Site Addresses: 4630 HAMRIEK ROAD
Map & Tax Lots: 372W01 9800
Gross Acreage 7.57 Right-of Way Acreage _____
Existing Zoning RR-5 Natural Feature Acreage 0
Proposed Zoning: LMR Land Use Designation: LMR
Flood Zone: NIA TOD Overlay: Yes No

PRE-APPLICATION CONFERENCE (Required for Type III applications)

File No. PRE-21003 Date: April 19, 2021


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



Signature

2-14-23

Date

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 - *see map*
 - General Land Use Designation (City) - *see map*
 - Existing Zoning (County) - *see map*
 - Proposed Zoning (City) - *see map*
 - 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, CA GALPIN, the property owner(s) of
[Insert property owner name(s)]

4630 Hamrick Rd., identified on the Jackson County Assessor's Map as
[Insert site address]

372W01BC TL 9800, hereby consent to the filing of an application for
[Insert Map and Tax Lot number(s)]

Sunnybrook Village on said property, and will allow Jack Galpin
[Insert Project Name] [Insert Agent Name]

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

SIGNATURE(S)

CA Galpin
Print Name

[Signature] 2-14-23
Signature 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: 372W01BC TL9800

Address: 4630 Hamrick Road

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 14 day of February, 2023.

Jack Galpin
Print Name:

C.A. Galpin
Print Name:

STATE OF OREGON)

County of Jackson)

On this 14 day of February, 2023, personally appeared

Jack Galpin and C.A. Galpin

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



Jerry Speedling
Notary Public for Oregon
My Commission expires March 28, 2025

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: 372W01BC TL 9900
Address: 4630 Hamrick Road

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 14 day of February, 2023.

C.A. Galpin
Print Name: Cyprian

Jack Galpin
Print Name: Jack Galpin

STATE OF OREGON)

County of Jackson)

On this 14 day of February, 2023, personally appeared

Jack Galpin and C.A. Galpin

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



Terry Speedling
Notary Public for Oregon
My Commission expires March 28, 2025

Filed with the City of Central Point this _____ day of _____, 20____.

Planning Director or Designee

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127580a1
After recording return to:
Lawyers Title Insurance Corporation
1555 E. McAndrews Road, Suite 100
Medford OR 97504

Until a change is requested, all tax statements
shall be sent to Grantee at the following address:
744 Cardley Avenue, #100
Medford, OR 97504

Jackson County Official Records 2004-036526
R-WD
Cnt=1 Sln=4 SHAWBJ 06/28/2004 08:30:00 AM
\$10.00 \$5.00 \$11.00 Total:\$26.00



I Kathleen S. Beckett, County Clerk for Jackson County, Oregon,
certify that the instrument identified herein was recorded in the Clerk
records
Kathleen S. Beckett - County Clerk

STATUTORY WARRANTY DEED

Douglas J. Pfaff and Mary M. Pfaff, Trustees, or their successors in trust, under The Pfaff
Loving Trust Dated January 9, 2004, and any amendments thereto

, Grantor, conveys and warrants to
Galpin LLC an Oregon Limited Liability Company and Ridgewood Development LLC an Oregon Limited
Liability Company each to an undivided 1/2 interest

, Grantee, the following described real property free of encumbrances except as specifically set forth herein:
See Exhibit "A" attached hereto and made a part hereof

This property is free of encumbrances, EXCEPT:
See Exhibit "A" attached hereto and made a part hereof

The true consideration for this conveyance is \$ 1,100,000.00.

THIS INSTRUMENT WILL 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 APPROVED USES AND TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST
FARMING OR FOREST PRACTICES AS DEFINED IN ORS 30.930.

Dated this 28 day of June, 2004.

Douglas J. Pfaff & Mary M. Pfaff
Trustees

STATE OF OREGON, COUNTY OF Jackson

The foregoing instrument was acknowledged before me this 28 day of June, 2004, by
Douglas J. Pfaff and Mary M. Pfaff, Trustees, or their successors in trust, under The Pfaff
Loving Trust Dated January 9, 2004, and any amendments theret

April Lecointe
Notary Public for Oregon
My commission expires 8/21/04



127540a1

EXHIBIT A

Beginning at the northeast corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; thence South 0°10'20" East, along the east boundary of said Claim, 650.80 feet, more or less, to the northeast corner of tract described in Volume 431 page 297 of the Deed Records of Jackson County, Oregon; thence West, along the north line of said tract, 328.30 feet to the northwest corner thereof; thence continue West 168.00 feet to the east line of tract described in deed recorded as No. 66-12796 of the Official Records of Jackson County, Oregon; thence North, along said east line, 714.1 feet to the south line of tract described in Volume 191 page 511, said Deed Records; thence East, along said south line, 483.10 feet to a point North of the point of beginning; thence South 85.14 feet, more or less, to the point of beginning. EXCEPTING THEREFROM that portion conveyed to Jackson County, a political subdivision of the State of Oregon by deed recorded July 21, 1999 as No. 99-38457 and recorded June 19, 2001 as No. 01-27998 of the Official Records of Jackson County, Oregon.

(Code 6-28, Account #1-019530-4, Map #372W01BC, Tax Lot #9800)

SUBJECT TO:

1. Any improvement located upon the insured property, which constitutes a mobile home as defined by Chapter 801, Oregon Revised Statutes, is subject to registration under Chapters 803 and 820, and taxation as provided by Chapters 820 and 308, O.R.S.
2. Right(s) of way for the transmission and distribution of electricity, and for other purposes, granted to PacifiCorp, an Oregon corporation, or its predecessor in interest, by instrument(s) recorded April 2, 1954 in Volume 392, page 296, of the Deed Records of Jackson County, Oregon.
3. A perpetual easement for water mains, subject to the terms and provisions thereof, granted to the City of Medford, by and through its Board of Water Commissioners, recorded May 27, 1986 as No. 86-09421 of the Official Records of Jackson County, Oregon.

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87-03356

(2) *et. al. com*
WARRANTY DEED
1013 37.2W. 2 (2900) 8.00
3000 10.00

KNOW ALL MEN BY THESE PRESENTS: That RAY W. ANDERS and VIOLET G. ANDERS, husband and wife, grantors, in consideration of Ten Dollars (\$10.00) and other valuable consideration to them paid by HERBERT T. REHA and VALERIE J. REHA, husband and wife, grantees, do hereby grant, bargain, sell and convey unto the said grantees as tenants by the entirety, their heirs and assigns, all the following described real property with the tenements, hereditaments and appurtenances (including grantors interest in and to that particular easement recorded as Document No. 68-06100, Official Records of Jackson County, Oregon) all situated in Jackson County, Oregon, described as follows:

From the Northeast corner of Donation Land Claim No. 55, Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon; run thence North, 1.29 chains and West, 20.25 chains, to a point on the South line of tract described in deed recorded in Volume 191, Page 511 of the Deed Records of Jackson County, Oregon; thence East, 66.7 feet to the true point of beginning; thence East, 602.2 feet; thence South, 690.1 feet; thence South 89° 20' West, 285.1 feet to the East line of tract described in deed recorded in Volume 276, Page 412, said Deed Records; thence North, 392.9 feet; thence West, 311.4 feet to the East line of tract described in deed recorded in Volume 272, Page 557, said Deed Records; thence North, 300 feet, more or less, to the true point of beginning.

ALSO, from a point which is 18.50 chains South, and 20.25 chains West of the Northeast corner of Donation Land Claim No. 55 in Township 37 South, Range 2 West of the Willamette Meridian in Jackson County, Oregon (said point being the Southwest corner of tract described in deed recorded in Volume 248, Page 401 of the Deed Records of Jackson County, Oregon; thence East, 66.7 feet and North, 309.7 feet to the true point of beginning; thence East, 316.1 feet to the East line of tract described in deed recorded in Volume 269, Page 566, said Deed Records; thence North 1° 0' East, 306 feet to the inside ell corner of said tract; thence West, 9.9 feet; thence North, 392.9 feet; thence West, 311.5 feet to the East line of tract described in deed recorded in Volume 272, Page 557, said Deed Records; thence South along said East Line, 699.2 feet to the true point of beginning.

SUBJECT TO:

- 1. Rights of the public in and to that portion of the herein described property lying within the boundaries of roads and highways.
- 2. Subject to the statutory powers, including the power of assessment, of the Bear Creek Valley Sanitary Authority.

Return to: August Picou
Warranty Deed - 1
228 Baker Rd
Central Point OR 97502

S7-03356

- 3. Easement for transmission and distribution of electricity, granted the California Oregon Power Company, as set forth in Volume 295, Page 357, Jackson County, Oregon, Deed Records.

TO HAVE AND TO HOLD the above premises unto the grantees, their heirs and assigns forever. Grantors covenant that they are lawfully seized in fee simple of the above granted premises free from all encumbrances, save and except those above mentioned.

That they, their heirs, executors and administrators shall warrant and forever defend the said premises, and every part and parcel thereof, against the lawful claims and demands of all persons whomsoever.

The true and actual consideration for said conveyance is the sum of \$30,000.00.

WITNESS our hands and seals this 10th day of September, 1970.

Jackson County, Oregon
Recorded
OFFICIAL RECORDS
10:40 FEB 23 1987 A.M.
KATHLEEN S. BECKETT
CLERK and RECORDER
By [Signature] Deputy

[Signature]
Ray W. Anders
[Signature]
Violet G. Anders

This instrument filed for record as an accommodation only. It has not been examined as to its execution or as to its effect upon the title.
Crestor Title Insurance Co.

STATE OF OREGON)
) ss.
County of Jackson)

On this 10th day of September, 1970, before me, the undersigned, a Notary Public in and for said County and State, personally appeared the within named Ray W. Anders and Violet G. Anders, husband and wife, who are known to me to be the identical individuals described in and who executed the within instrument and acknowledged to me they executed the same freely and voluntarily.

IN TESTIMONY WHEREOF, I have hereto affixed my hand and official seal the day and year last above written.



[Signature]
Notary Public for Oregon
My Commission Expires: 11-20-71

Warranty Deed - 2

CENTRAL POINT CITY OF

140 S THIRD ST

CENTRAL POINT OR, 97502

PICOLLO FAMILY LLC

PO BOX 3515

CENTRAL POINT OR, 97502

TUCKER STEVEN/TUCKER MICHELLE

841 MEADOWBROOK DR

CENTRAL POINT OR, 97502

JONES CLIFTON R/JESSICA L

PO BOX 5475

CENTRAL POINT OR, 97502

HIMMELMAN STEVE D/CAROLYN

PO BOX 3972

CENTRAL POINT OR, 97502

PFAFF-PLASTER DORIS A ET AL

849 MEADOWBROOK DR

CENTRAL POINT OR, 97502

TATUM JERRY

837 MEADOWBROOK DR

CENTRAL POINT OR, 97502

GRAY JEFFREY M/HEIDI J

711 MOUNTAIN AVE

CENTRAL POINT OR, 97502

SLIVA EDIC H/TOLLNER LISA

18230 DAVES AVE

MONTE SERENO CA, 95030

WALLGREN BENJAMIN J ET AL

845 MEADOWBROOK DR

CENTRAL POINT OR, 97502

AJHAR BEN J/SARAH LYNNE

725 MOUNTAIN AVE

CENTRAL POINT OR, 97502