

RESOLUTION NO. 1774

A RESOLUTION TO ANNEX 8.47 ACRES, LOCATED AT 4630 HAMRICK ROAD AND IDENTIFIED ON THE JACKSON COUNTY ASSESSOR'S MAP AS 37S 2W 01BC, TAX LOT 9800.  
APPLICANT: CA GALPIN (JACK GALPIN)

WHEREAS:

- A. C.A. Galpin owns one tax lot at 4630 Hamrick Road and generally described by Exhibit A, for which he seeks to annex into City limits. The Central Point City Council (the Council) is authorized under ORS 222.120 to hold a public hearing for annexation proceedings without an election for annexation.
- B. The property is not within the City of Central Point's current corporate boundaries, but is contiguous to the City's existing corporate boundary and is within the Central Point Urban Growth Boundary (UGB)
- C. On January 25, 2024, the Council conducted a duly noticed public hearing on the annexation application, at which time it reviewed the City staff report, heard testimony and comments on the application to annex the 8.47 acre property specifically described in attached Exhibits "A" Legal Description and Exhibit "B" Annexation Depiction Map.
- D. This annexation is a full consent annexation as C.A. Galpin as the sole property owner of the property subject to annexation has consented to the annexation.
- E. Annexation of the described property is consistent with the City's ability to provide facilities and services to the real property, as required by the City's Comprehensive Plan.
- F. After duly considering the annexation application, it is the City Council's determination that the application complies with applicable standards and criteria.
- G. The City Manager, or designee, will transmit a copy of this resolution to the Oregon Secretary of State, and this annexation is effective when filed with the Oregon Secretary of State pursuant to ORS. 222.180.

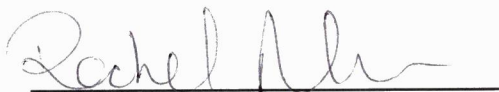
The City of Central Point resolves as follows:

**Section 1:** The property described in the attached Exhibits "A" and "B", incorporated herein by reference, is proclaimed to be annexed to the City of Central Point.

Passed by the Council and signed by me in authentication of its passage this 25<sup>th</sup> day of January, 2024.

  
\_\_\_\_\_  
Mayor Hank Williams

ATTEST:

  
\_\_\_\_\_  
City Recorder

Resolution No. 1774

TELEPHONE  
541-772-2782

JAMES E. HIBBS, PLS



L.J. FRIAR & ASSOCIATES P.C.

CONSULTING LAND SURVEYORS

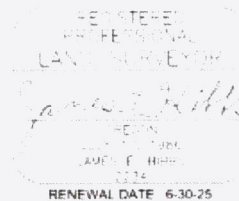
P.O. BOX 1947  
PHOENIX, OR 97535

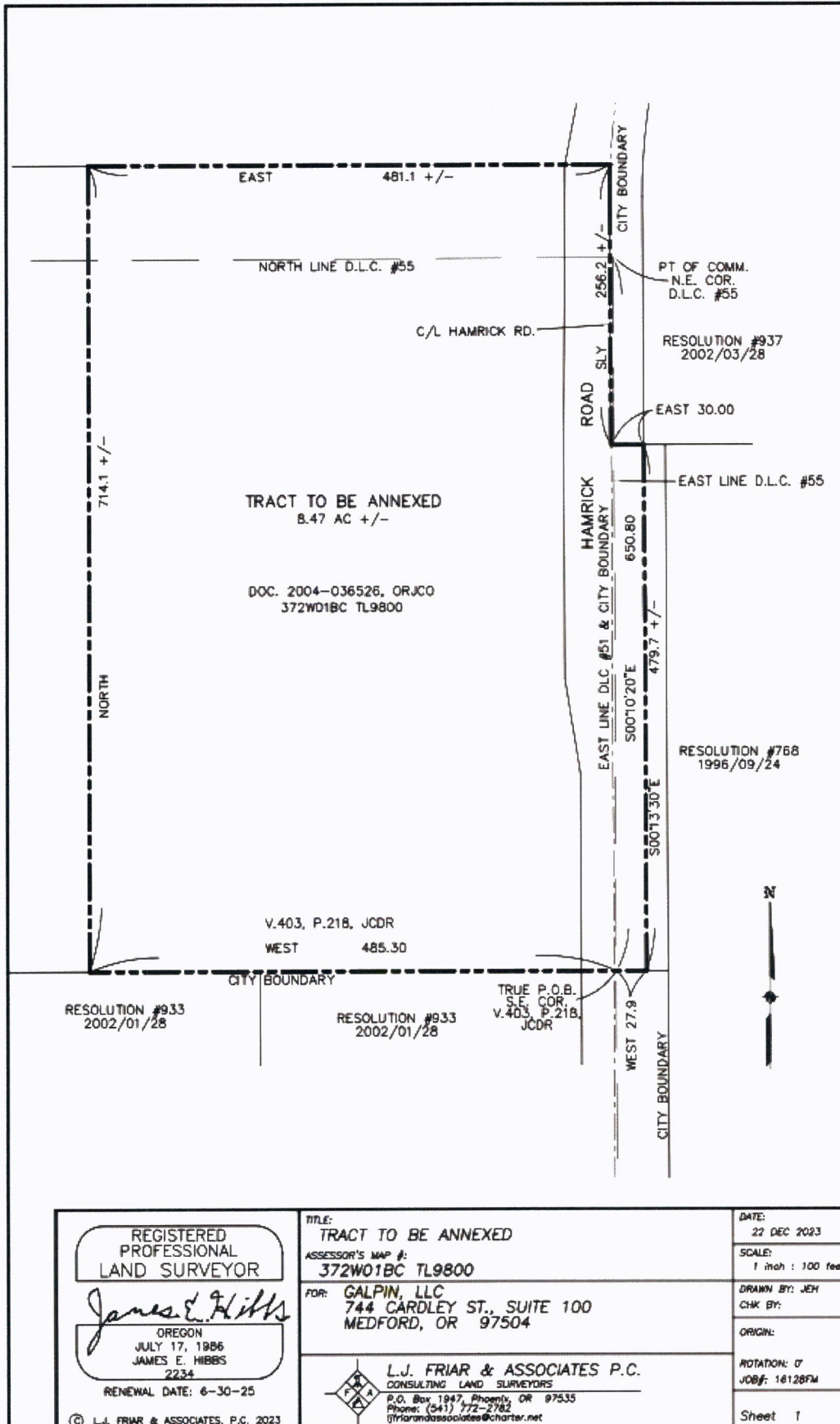
ljfmarandassociates@charter.net

LEGAL DESCRIPTION

Commencing at the Northeast corner of Donation Land Claim No. 95, Township 37 South, Range 2 West, Willamette Meridian, Jackson County, Oregon; thence South 00°10'26" East, along the East boundary of said Claim and along said City Boundary, 651.91 feet to the Southeast corner of that tract described in Volume 403, Page 218, Jackson County Deed Records and the true point of beginning said point being on the existing City of Central Point boundary set forth in Resolution No. 933 passed January 28, 2002; thence West, along the South line of said tract and existing City Boundary, 495.30 feet to the Southwest corner of that tract described in Document No. 2004-032824, Official Records of Jackson County, Oregon; thence leaving said City Boundary, North, along the West line of said tract, 714.1 feet to the Northwest corner thereof; thence East, along the North line thereof and its Easterly prolongation, 481.1 feet, more or less, to the centerline of Hamrick Road also being on the existing City Boundary set forth in Resolution No. 927 passed March 28, 2002; thence Southerly along said centerline and City Boundary, 256.2 feet, more or less, to an angle point in said City Boundary; thence EAST, along said City Boundary, 30.00 feet to an angle point in said City Boundary set forth in Resolution No. 769 passed September 24, 1990; thence South 00°03'30" East, along said City Boundary, 479.7 feet, more or less, to the Easterly prolongation of that tract set forth in Volume 403, Page 218, said Deed Records; thence along said prolongation and along the City Boundary set forth in said Resolution No. 933, WEST, 30.00 feet to the true point of beginning. Containing 8.47 acres, more or less.

TRACT TO BE ANNEXED  
37062183 713800  
C.A. Galpin  
12-4-02  
December 21, 2002





REGISTERED PROFESSIONAL LAND SURVEYOR  <i>James E. Hibbs</i> OREGON JULY 17, 1986 JAMES E. HIBBS 2234 RENEWAL DATE: 6-30-25	TITLE: <b>TRACT TO BE ANNEXED</b> ASSESSOR'S MAP #: <b>372W01BC TL9800</b>	DATE: 22 DEC 2023
	FOR: <b>GALPIN, LLC</b> 744 CARDLEY ST., SUITE 100 MEDFORD, OR 97504	SCALE: 1 inch : 100 feet
 <b>L.J. FRIAR &amp; ASSOCIATES P.C.</b> CONSULTING LAND SURVEYORS P.O. Box 1947, Phoenix, OR 97535 Phone: (541) 772-2782 lfriarandassociates@charter.net		ORIGINAL:
		ROTATION: 0° JOB#: 16128FW

Resolution No. \_\_\_\_\_

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 TL9600  
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:

CA 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 29<sup>th</sup> day of September, 2023.

Stephanie Powers  
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.

CA Golpin Cyprin  
Print Name:

Jack Golpin [Signature]  
Print Name:

STATE OF OREGON )

County of Jackson )

On this 14 day of February, 2023, personally appeared

Jack Golpin and C.A. Golpin

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



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

Filed with the City of Central Point this 29<sup>th</sup> day of September, 2023.

Stonnie Powers  
Planning Director or Designee



**Legend**

- |   |   |                                    |                                  |
|---|---|------------------------------------|----------------------------------|
| --- City Limits                         | CN = Neighborhood Commercial Civic          | ETOD LMR*                          | R-2 = Two-Family Residential     |
| --- Updated UGB (2022)                  | ETOD Civic*                                 | M-1 = Industrial                   | R-1-6 = SF Residential - 6,000   |
| Zoning Districts                        | EC = Employment Commercial (TOD)            | M-2 = Industrial General           | R-1-8 = SF Residential - 8,000   |
| BCG = Bear Creek Greenway               | GC = General Commercial (TOD)               | MMR = Medium Mix Residential (TOD) | R-1-10 = SF Residential - 10,000 |
| C-2 (M) = Commercial - Medical District | HMR = High Mix Residential/Commercial (TOD) | ETOD MMR*                          | R-L = Low Density Residential    |
| C-4 = Tourist and Office                | LMR = Low Mix Residential (TOD)             | OS = Open Space/ Parks             |                                  |
| C-5 = Thoroughfare Commercial           |   | R-3 = Multiple Family Residential  |                                  |



**Proposed Annexation Map: 4360 Hamrick Road**

Zoning Map  
File No.: ANNEX-23002