

RESOLUTION NO. 1517

A RESOLUTION TO ANNEX 3.71 ACRES,
LOCATED AT 3428 and 3470 CHICKORY LANE AND
IDENTIFIED ON THE JACKSON COUNTY
ASSESSOR'S MAP AS 37 2W 11C, TAX LOTS 8300 AND 8400.
APPLICANT: BOB FELLOWS CONSTRUCTION, LLC.

RECITALS:

- A. Bob Fellows Construction, LLC owns two tax lots at 3428 and 3470 Chickory Lane, and generally described by Exhibit A, which is not located within the City of Central Point 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. On September 14, 2017 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 3.71 acre property specifically described in attached Exhibits "A" Written Description and Exhibit "B" Annexation Depiction Map.
- C. 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.
- D. This annexation is a full consent annexation as Bob Fellows has consented to the annexation.

The City of Central Point resolves as follows:

Section 1: The property at 3428 and 3470 Chickory Lane, described in the above recitals and set forth in attached Exhibits "A" and "B" 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 14th day of September 2017.


Mayor Hank Williams

ATTEST:


City Recorder

Resolution No. 1517

TELEPHONE
541-772-2782

JAMES E. HIBBS, PLS



L.J. FRIAR & ASSOCIATES P.C.

CONSULTING LAND SURVEYORS

P.O. BOX 1947
PHOENIX, OR 97535

FAX
541-772-8465

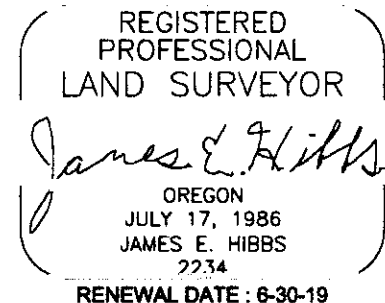
ljfriar@charter.net

LEGAL DESCRIPTION

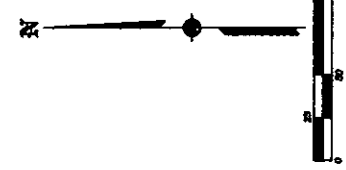
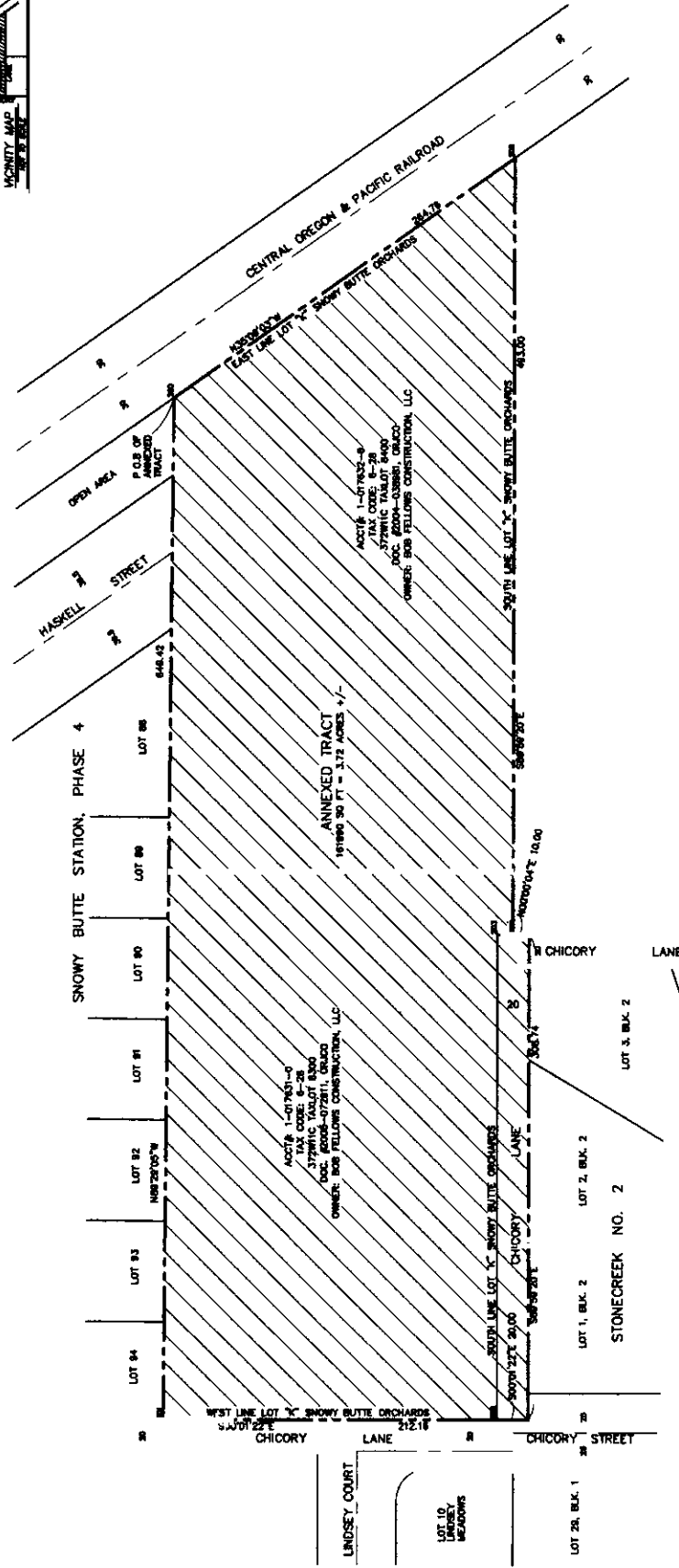
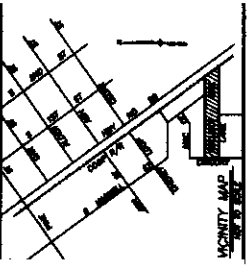
Beginning at the Southeast corner of SNOWY BUTTE STATION, PHASE 4, according to the official plat thereof, now of record, in Jackson County, Oregon, said point being on the existing Central Point City boundary; thence along said City boundary and along the South line of said SNOWY BUTTE STATION, Phase 4, North 89°29'05" West, 649.42 feet to the Southwest corner of Lot 94, said PHASE 4 also being on the West line of Lot "K" of SNOWY BUTTE ORCHARDS, according to the official plat thereof, now of record, in Jackson County, Oregon; thence continue along said City boundary and along the West line of said Lot "K", South 00°01'22" East, 212.16 feet to the Southwest corner of said Lot "K"; thence South 00°01'22" East, 20.00 feet to the Westerly prolongation of the South line of Chicory Lane; thence along said Westerly prolongation, the South line of said Chicory Lane and its Easterly prolongation, South 89°59'20" East, 308.73 feet to the Easterly line of Chicory Lane; thence along said Easterly line, North 00°00'04" East, 10.00 feet to an angle point in the South line of said Lot "K"; thence leaving said City boundary along the South line of said Lot "K", South 89°59'20" East, 493.00 feet to the Southeast corner of said Lot "K"; thence along the East line thereof, North 35°09'03" West, 264.76 feet to the point of beginning. Containing 161990 square feet or 3.72 acres, more or less.

ANNEXED TRACT

372W11C TL'S 8300 & 8400
Bob Fellows Construction, LLC
17-140
August 29, 2017



ANNEXED TRACT
 Located in the SE 1/4 of Section 11,
 T.37N. R.21E. P.M. City of Central Point,
 Jackson County, Oregon



REGISTERED PROFESSIONAL LAND SURVEYOR
James P. Halk
 JULY 17, 1988
 JAMES P. HALK
 200 S. 10TH ST.
 MEDFORD, OREGON 97504
 EXPIRES: 7/17/2018
 REGISTRATION DATE: 8-29-18

ANNEXED TRACT
 3728711C TL'S 8300 & 8400
 BOB FELLOWS CONSTRUCTION, LLC
 2040 PHILLIPS WAY
 CENTRAL POINT, OR 97502
 L.L. ERMAK & ASSOCIATES P.C.
 1000 S. 10TH ST.
 MEDFORD, OREGON 97504

DATE: 08/15/2017
 SCALE: 1 inch = 40 feet
 SHEET NO. 201
 OF 201

Sheet 1 of 1



Subject Lots



300-Foot Buffer



Tax Lots



City Limits



Railroad

2012 Aerial

300-Foot Radius Map

Annexation / Zone Change
 Bob Fellows Construction, LLC
 37-2W-11C tax lots 8300 & 8400



200 100 0 200 Feet

CSA Planning, Ltd.

ANNEXATION PETITION

The undersigned hereby request and consent to the annexation to the City of Central Point, Oregon, of the real property contiguous thereto described in Exhibit "A" attached hereto and by this reference made a part of the within petition.

By their signature hereto, the undersigned certify that they are either "owners" of land in the territory proposed to be annexed as described in Exhibit "A", or are "electors" registered in the territory proposed to be annexed as described in Exhibit "A".

This petition, containing the request and consent to said annexation, must be filed with the Central Point City council on or before the date of the public hearing to be held upon the proposed annexation pursuant to ORS 222.120.

"Owner" is defined by ORS 222.120 as meaning the legal owner of record or, where there is a recorded land contract which is in force, the purchaser thereunder. If there is multiple ownership in a parcel of land, each consenting owner shall be counted as a fraction of the same extent as the interest of the owner in the land bears in relation to the interest of the other owners, and the same fraction shall be applied to the parcel's land mass for purposes of the consent petition. If a corporation owns land in a territory proposed to be annexed, the corporation shall be considered to be the individual owner of that land.

"Elector" is defined in said statute as an individual qualified to vote under Article II, Section 2 of the Oregon Constitution, which in turn requires that the individual be 18 years of age or older, a resident of the area in question, and registered to vote as required by applicable state law. Furthermore, ORS 222.270(2) requires that electors petitioning for annexation be registered in the territory proposed to be annexed.


Name/Address	Elector or Property Owner	Signature	Date
Bob Fellows Construction LLC 2950 Phillips Wy Central Point OR 97502	Property Owner		4-27-17

EXHIBIT 9A

Central Point Waterlines, Valves and FH's

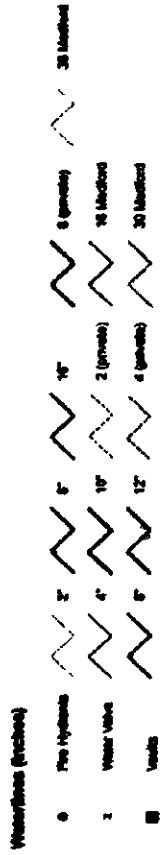
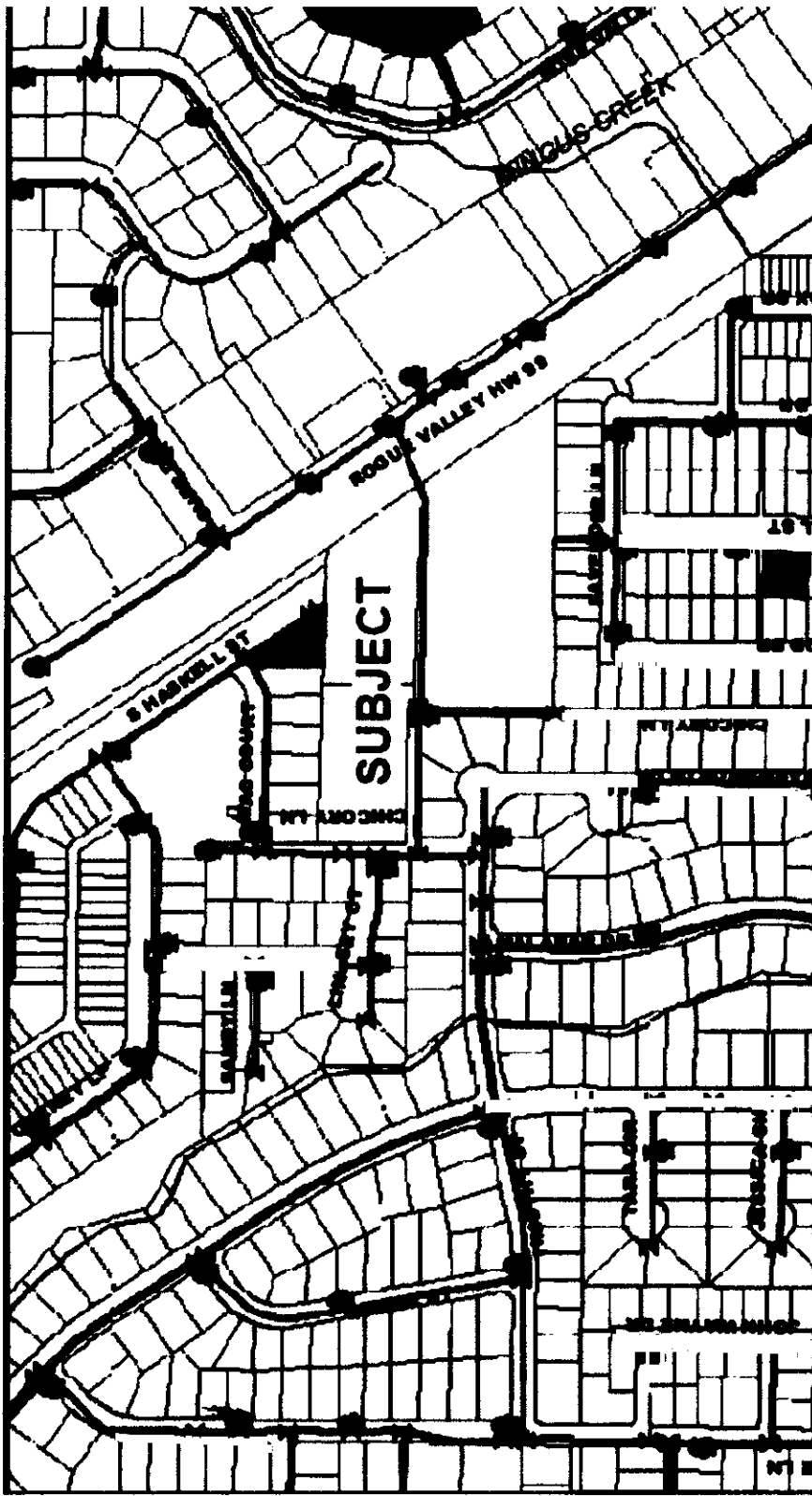
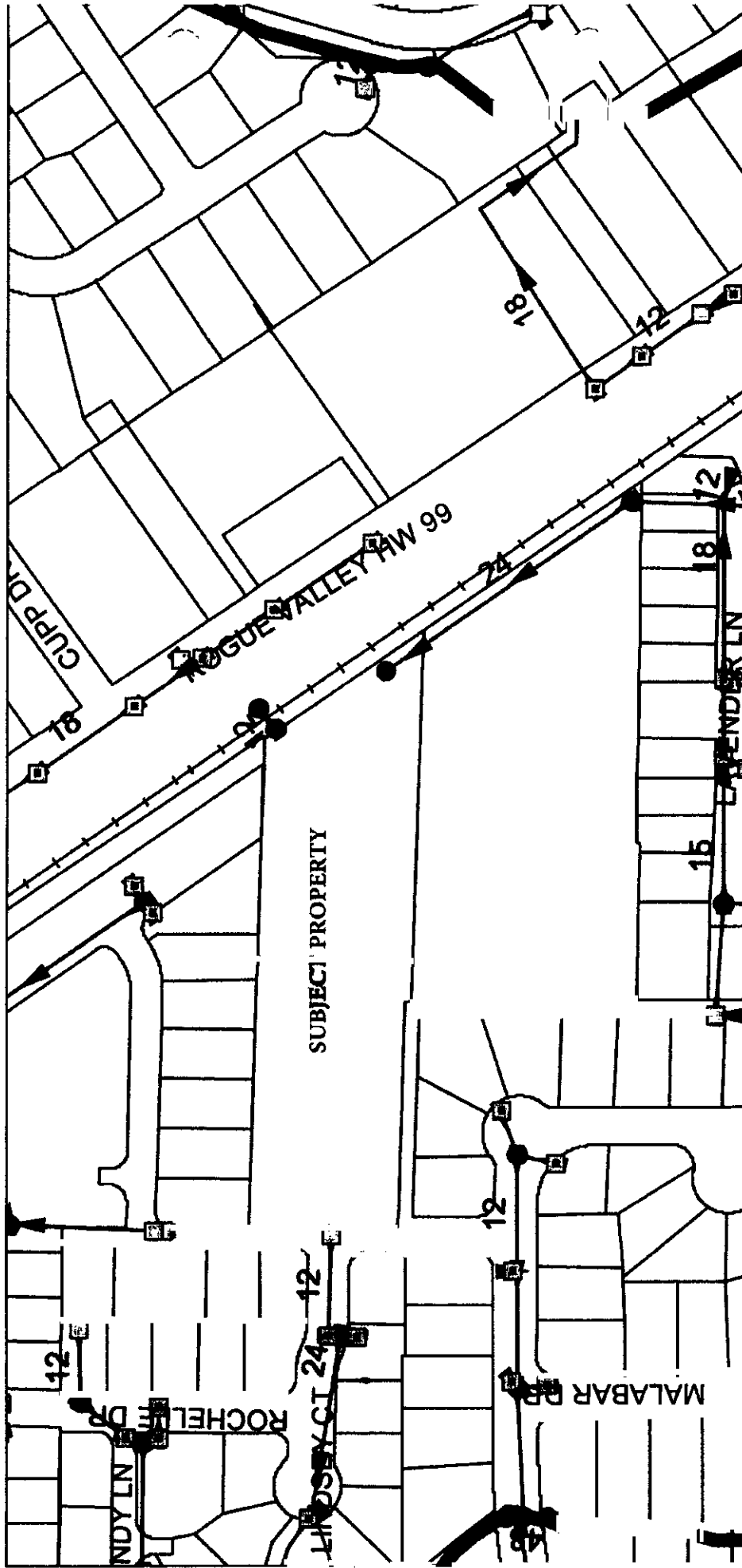


EXHIBIT 9 B

Central Point Storm Drain System

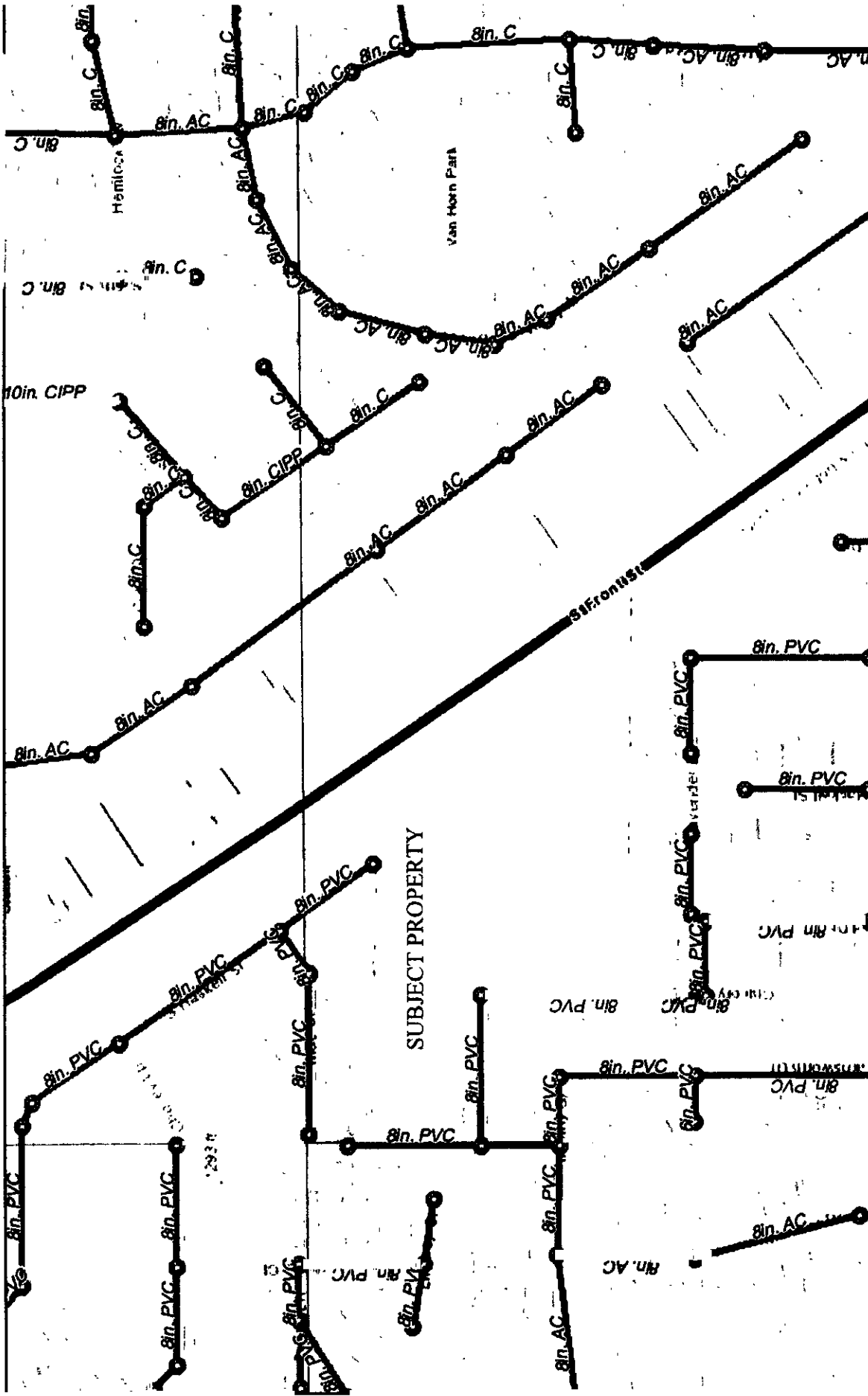


LEGEND

- CB
- MH
- LYNCH
- CULVOUT
- OUTFALL
- CULVIN

EXHIBIT 9 C

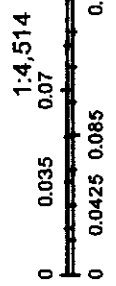
ArcGIS Web Map



April 25, 2017

RVSS_recordmaps

- Other
- RVSS_Service_Boundary
- Manholes
- Sewer Lines



Sources: Esri, HERE, DeLorme, Intermap, increment P. Corp., GEBCO, USGS, FAO, NPS, MRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey,