

## Notice of Sale – Linda Lane Property, Springfield, OR

The City of Springfield is offering the Linda Lane Property for sale. The offering consists of two contiguous tax lots (18-02-04-00-01511 and 18-02-04-42-01300), totaling approximately 34.73 acres.

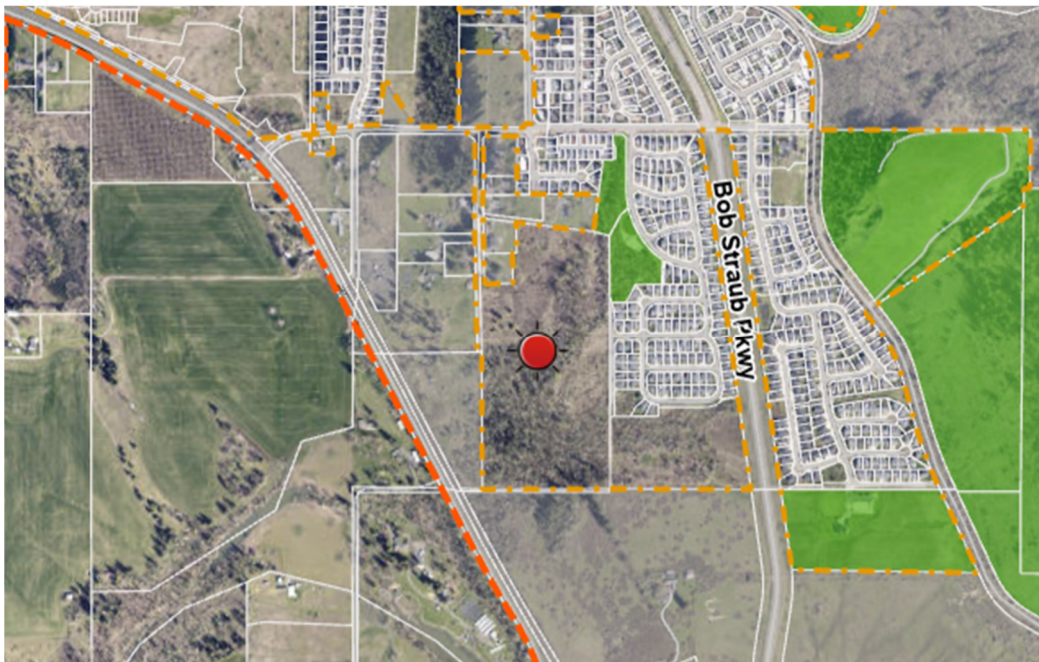
### Property Details:

- Location: Linda Lane & South 57th Street, Springfield, OR
- Total Area: ±34.73 acres
- Zoning: R-1, Single-Family Residential
- Topography: Southerly slope with defined drainage and wetland areas
- Wetland Bank: Approximately 11.73 acres, restricted by CC&Rs as a designated wetland bank
- Easements: Includes a wastewater line easement bisecting the property
- Access: Full-width access from Linda Lane; half-width access from South 57th Street

### Price and Terms:

- Asking Price: \$830,000 (based on recent appraisal)
- Following subdivision and platting, the City will require a donation deed conveying the 11.73-acre wetland bank.
- Sale Condition: Property to be sold as-is. Buyer is responsible for all due diligence.

**NOTE:** The City of Springfield reserves the right to accept or reject any and all offers





EXISTING CONDITIONS SURVEY FOR

CITY OF SPRINGFIELD

TAX MAP: 18-02-04, TAX LOT: 1511

LINDA LANE

SPRINGFIELD, OR 97477

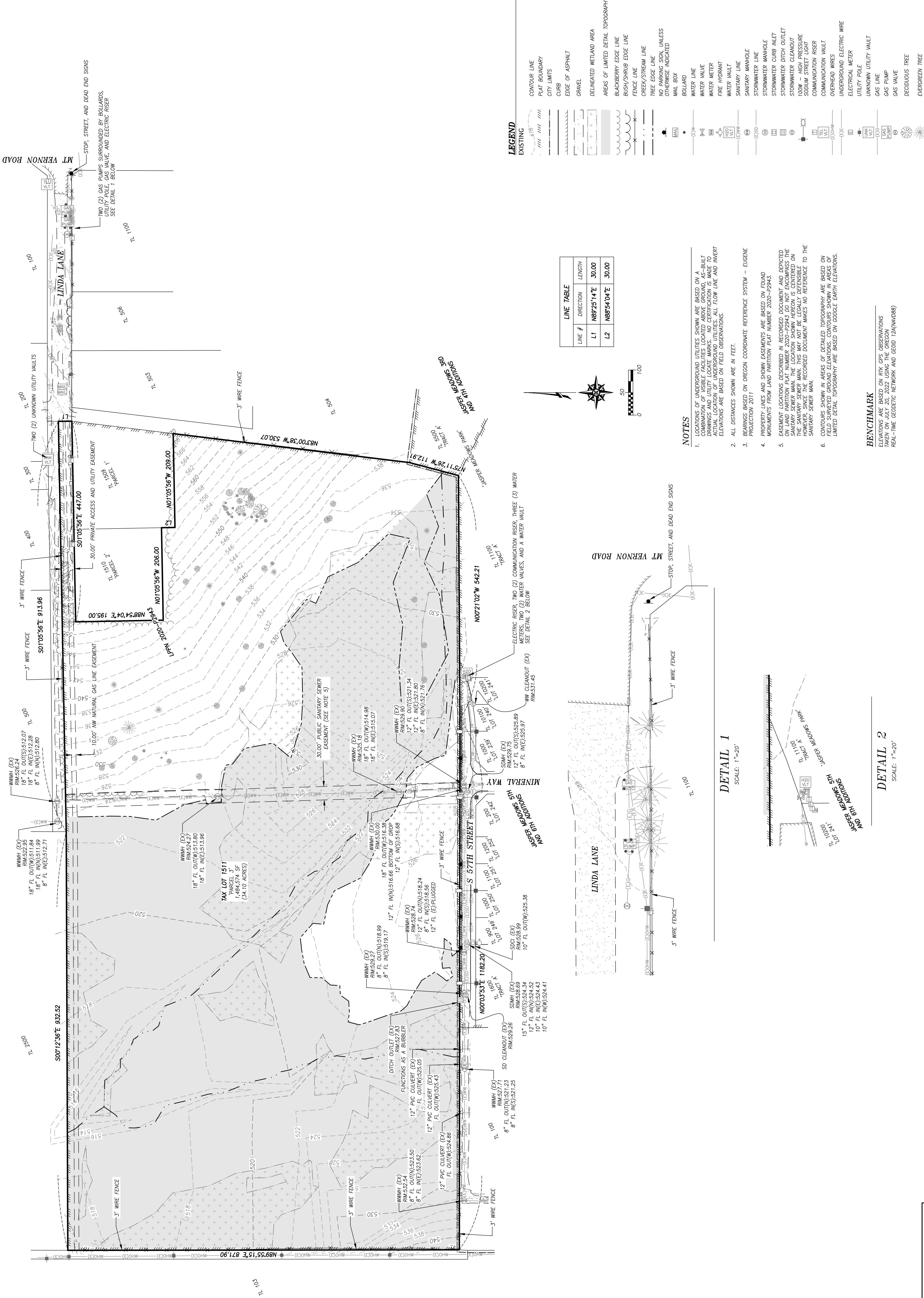
revisions:

date:	AUGUST 18, 2022
drawn by:	AWMS
designer:	RDC
project no:	22-362

EXISTING

CONDITIONS

SURVEY



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89°25'14"E	30.00
L2	N89°54'04"E	30.00

- NOTES
1. LOCATIONS OF UNDERGROUND UTILITIES SHOWN ARE BASED ON A COMBINATION OF VISIBLE FACILITIES LOCATED ABOVE GROUND, AS-BUILT DRAWINGS, AND OTHER LOCAL RECORDS. THIS CERTIFICATION IS MADE TO THE BEST OF OUR KNOWLEDGE AND BELIEF. ALL FLOW LINE AND INVERT ELEVATIONS ARE BASED ON FIELD OBSERVATIONS.

2. ALL DISTANCES SHOWN ARE IN FEET.

3. BEARINGS BASED ON OREGON COORDINATE REFERENCE SYSTEM — EUGENE PROJECTION 2011

4. PROPERTY LINES AND SHOWN EASEMENTS ARE BASED ON FOUND MONUMENTS FROM LAND PARTITION PLAT NUMBER 2020-P2943.

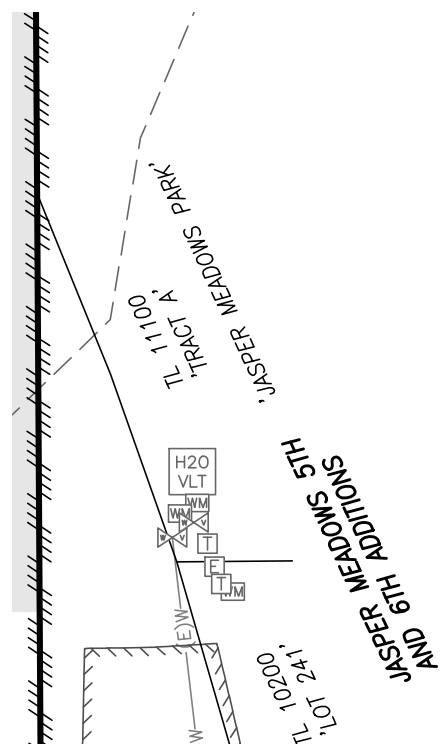
5. EASEMENT LOCATIONS DESCRIBED IN RECORDED DOCUMENT AND DEPICTED HEREON ARE BASED ON RECORDS. THE LOCATION SHOWN HEREON IS CENTERED ON THE SANITARY SEWER MAIN. THIS MAY NOT BE LEGALLY DEFENSIBLE, HOWEVER, SINCE THE RECORDED DOCUMENT MAKES NO REFERENCE TO THE SANITARY SEWER MAIN.

6. CONTOURS SHOWN IN AREAS OF DETAILED TOPOGRAPHY ARE BASED ON FIELD SURVEYED GROUND ELEVATIONS. CONTOURS SHOWN IN AREAS OF LIMITED DETAIL TOPOGRAPHY ARE BASED ON GOOGLE EARTH ELEVATIONS.

BENCHMARK

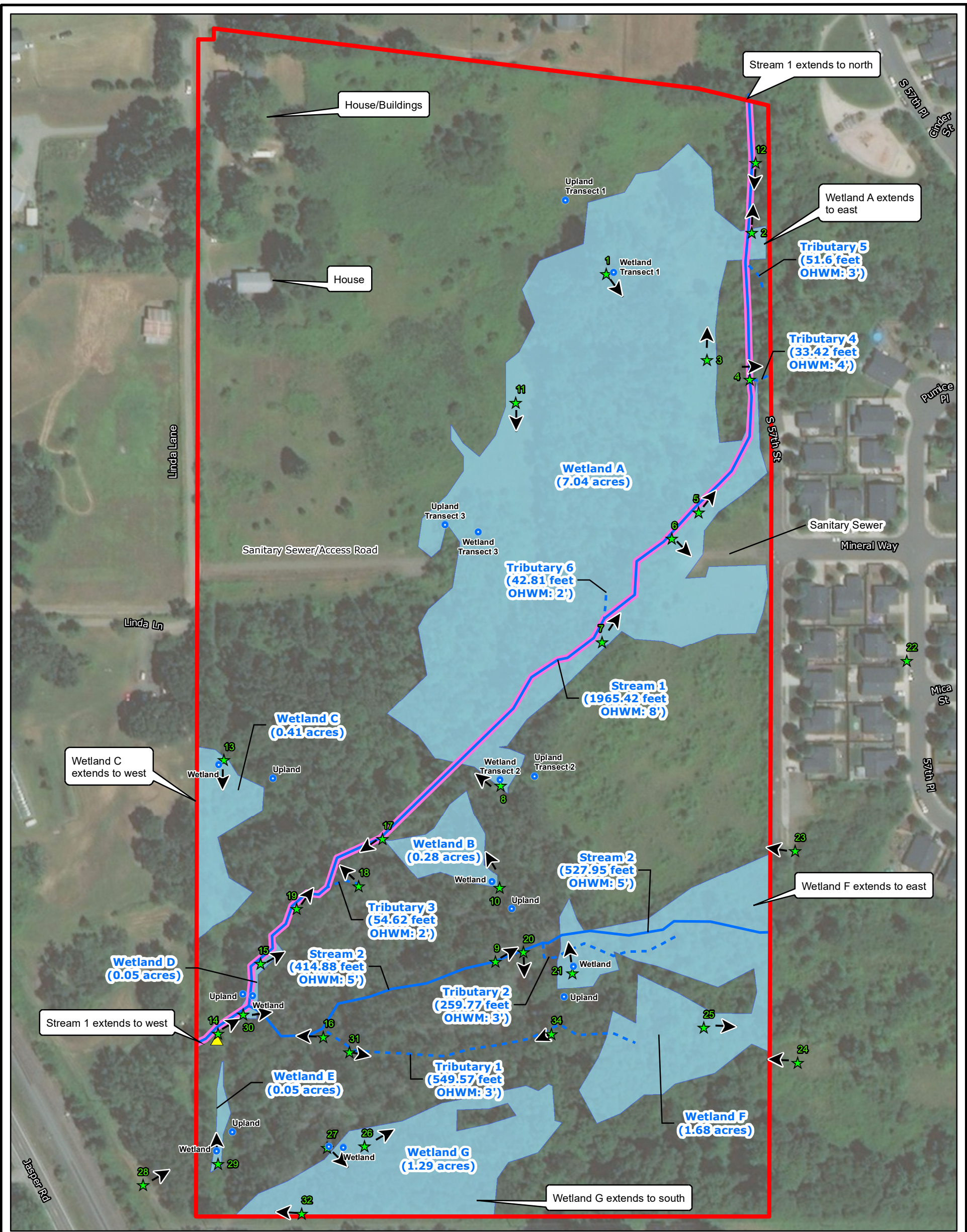
ELEVATIONS ARE BASED ON RTK GPS OBSERVATIONS TAKEN ON JULY 20, 2022 USING THE OREGON REAL-TIME GEODETIC NETWORK AND GEOID 12A (NAVD08)

DETAIL 1  
SCALE: 1"=20'



DETAIL 2  
SCALE: 1"=20'

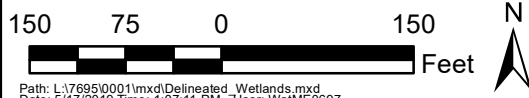




2017 Aerial Photograph (Source: DigitalGlobe & ESRI)

Mapping and Precision Statement: All wetland boundaries were flagged and located approximately every 50-75 feet. GPS points were taken on centerlines of waterways (Streams and Tributaries) as necessary to accurately depict their courses. The wetland boundaries, waterway centerlines and other data points were surveyed using a hand-held GPS unit with an estimated map accuracy of +/- 1 meter.

- Site Boundary
- Sample Point
- Culverts
- Photo Location
- Photo Direction
- Stream
- Tributary
- Stream 1 OHWM
- 2019 Field Delineated Wetlands



Path: L:\7695\0001\mxd\Delineated\_Wetlands.mxd  
Date: 5/17/2019 Time: 1:07:11 PM User: WatME0697

REX BALLENGER

Field Delineated Wetlands and Waterbodies



Responsive partner. Exceptional outcomes.

MAY 2019

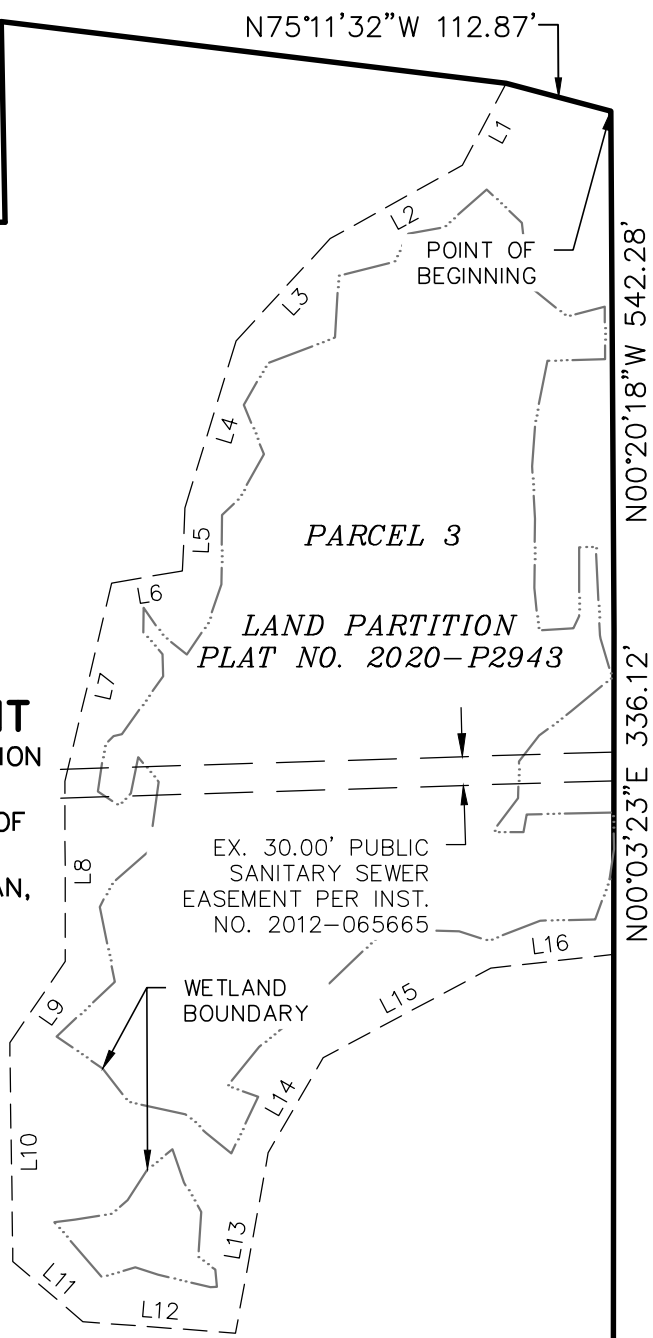
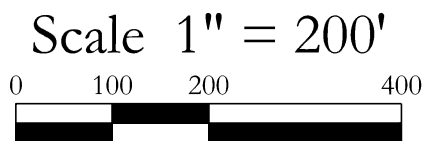
Figure 6



**EXHIBIT B**  
**CONSERVATION EASEMENT**  
 LOCATED IN PARCEL 3, LAND PARTITION  
 PLAT NO. 2020-P2943  
 IN THE SOUTHEAST ONE-QUARTER OF  
 SECTION 4, TOWNSHIP 18 SOUTH,  
 RANGE 2 WEST, WILLAMETTE MERIDIAN,  
 LANE COUNTY, OREGON  
 JANUARY 17, 2023

**SHEET INDEX:**

SHEET 1: TITLE BLOCK, SCALE BAR, MAP  
 SHEET 1: BEARING-DISTANCE TABLE



DRAWN BY: MDL

SCALE: 1"=200'

1/17/2023

CHECKED BY: TLG

JOB NO.: 71554-000

SHEET 1 OF 2

**EXHIBIT MAP**  
**CONSERVATION EASEMENT**  
 LOCATED IN PARCEL 3, LAND PARTITION  
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LINE TABLE		
LINE	LENGTH	DIRECTION
L1	96.85'	S28°16'42"W
L2	157.46'	S60°55'40"W
L3	144.66'	S42°40'17"W
L4	182.03'	S16°57'24"W
L5	65.62'	S02°20'09"W
L6	74.96'	S80°18'06"W
L7	212.20'	S13°13'33"W
L8	187.69'	S00°06'07"E
L9	102.34'	S34°24'01"W
L10	228.13'	S00°48'29"E
L11	96.15'	S49°24'01"E
L12	159.44'	S85°42'30"E
L13	190.90'	N10°17'32"E
L14	114.16'	N29°57'45"E
L15	198.33'	N61°53'30"E
L16	128.77'	N83°35'04"E



DRAWN BY: MDL

SCALE: 1"=200'

1/17/2023

CHECKED BY: TLG

JOB NO.: 71554-000

SHEET 2 OF 2