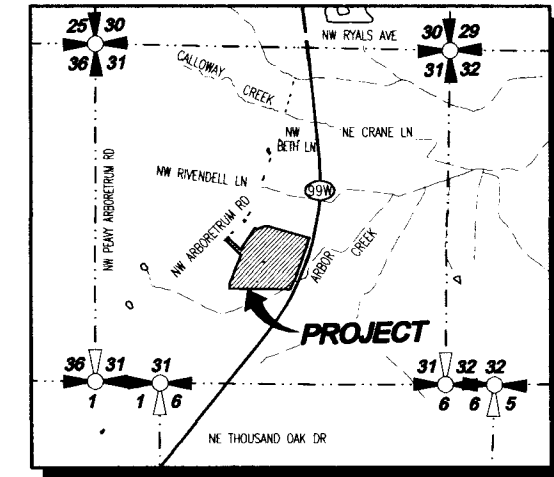


A PORTION OF THE NE 1/4, SW 1/4 OF SEC 31, TWN 10 S, RGE 4 W, W.M., CITY OF CORVALLIS, BENTON COUNTY, OREGON

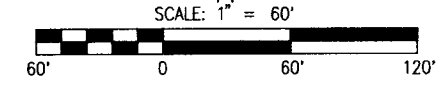
# SOUTH ANDERSON BLUES PRELIMINARY PLAT MAP

### PROJECT INFORMATION

SITE ADDRESS: UNASSIGNED  
CORVALLIS, OR 97330  
TAX PARCEL: 10431C002800  
SITE AREA: 911,326 SF (20.92 AC)  
EXISTING USE: AGRICULTURAL  
PROPOSED USE: SINGLE FAMILY  
EXISTING ZONING: RR-2  
NET LOT ACREAGE: 845,516 SF (19.62 AC)  
TOTAL NUMBER OF LOTS: 9  
AVERAGE LOT SIZE: 94,946 SF (2.18 AC)  
MINIMUM LOT SIZE: 94,690 SF (2.17 AC)  
WATER SERVICE: CITY OF ADAIR VILLAGE  
SEWER SERVICE: SEPTIC  
AREA OF PUBLIC ROADS: 65,810 SF (1.51 AC)



VICINITY MAP  
SCALE: 1"=2000'



SCALE: 1"=60'

### LEGEND

---	EG CONTOUR (10')
---	EG CONTOUR (2')
---	FG CONTOUR (10')
---	FG CONTOUR (2')
---	PROPERTY LINE
---	LOT LINE
---	ROAD &
---	ADJACENT PARCEL LINE
---	EX R/W LINE
---	STREAM BUFFER LINE
---	EXISTING STREAM
---	EX EOP LINE
---	EX FENCE LINE
●	IRON REBAR FOUND
○	IRON REBAR PLACED

### SURVEY INFORMATION

#### LEGAL DESCRIPTION

PARCEL 11:  
PARTITION PLAT NO 2017-005, RECORDED APRIL 17, 2017 AS  
2017-556476, IN THE COUNTY OF BENTON, STATE OF OREGON.

#### BENCHMARK

THE ELEVATIONS REFERENCED ON THIS TOPOGRAPHY SURVEY ARE  
ARBITRARY AND DO NOT RELATE TO A SPECIFIC VERTICAL DATUM.

### ADJOINING PROPERTY TABLE

①	PARCEL NO:	10431C002200
	OWNER:	NANCY M BRADY
	ADDRESS:	8245 NW ARBORETUM RD CORVALLIS, OR 97330
②	PARCEL NO:	10431C002000
	OWNER:	DEBRA DEL VALLE
	ADDRESS:	8329 NW ARBORETUM RD CORVALLIS, OR 97330
③	PARCEL NO:	10431C001900
	OWNER:	LINDA D & ROBERT J MACDONALD
	ADDRESS:	8375 NW ARBORETUM RD CORVALLIS, OR 97330
④	PARCEL NO:	10431C001800
	OWNER:	DEBORAH RUBLE
	ADDRESS:	8445 NW ARBORETUM RD CORVALLIS, OR 97330
⑤	PARCEL NO:	10431C001700
	OWNER:	BENJAMIN L & SARAH E CLARK
	ADDRESS:	8505 NW ARBORETUM RD CORVALLIS, OR 97330
⑥	PARCEL NO:	10431C001500
	OWNER:	DAVID S & BETH E SYNDER
	ADDRESS:	8555 AND 8557 NW ARBORETUM RD CORVALLIS, OR 97330
⑦	PARCEL NO:	10431C002700
	OWNER:	SCOTT M & JANICE M ERION
	ADDRESS:	8521 NW ARBORETUM RD CORVALLIS, OR 97330
⑧	PARCEL NO:	10431C002600
	OWNER:	TODD W & PAULA R ANDERSON
	ADDRESS:	UNASSIGNED
⑨	PARCEL NO:	104310000600
	OWNER:	JAMES W MOWRY
	ADDRESS:	UNASSIGNED
⑩	PARCEL NO:	104310002014
	OWNER:	JACK F & DEBORAH K HIGGINBOTHAM
	ADDRESS:	8193 NW ARBORETUM RD CORVALLIS, OR 97330

### CONTACT LIST

**OWNER:**  
SANDRA VILLWOCK  
600 PERRYDALE RD  
DALLAS, OREGON 97338  
PHONE: (503) 623-4323  
EMAIL: pvillwoc1@hotmail.com

**CIVIL ENGINEER:**  
LDC, INC.  
20210 142ND AVE NE  
WOODINVILLE, WASHINGTON 98072  
CONTACT: MARK VILLWOCK, PE  
PHONE: (425) 806-1869  
EMAIL: mvillwoc@ldccorp.com

**APPLICANT:**  
SCOTT TAYLOR CONSTRUCTION  
ATTN: SCOTT TAYLOR  
P.O. BOX 540  
DALLAS, OREGON 97338  
CONTACT: SCOTT TAYLOR  
PHONE: (503) 559-2009  
EMAIL: staylorconstruction@msn.com

**SURVEYOR:**  
DPS & ASSOCIATES, INC.  
DBA NORTHSTAR SURVEYING  
720 NW 4TH ST  
CORVALLIS, OREGON 97330  
CONTACT: BOB COOK, PLS  
PHONE: (541) 757-9050  
EMAIL: bcook@northstarsurveying.com

NO.	DATE	REVISIONS DESCRIPTION

**LDC**  
Woodinville  
20210 142nd Avenue NE  
Woodinville, WA 98072  
T: 425.806.1869  
www.LDCcorp.com

Surveying  
Engineering  
Planning

Kent  
1851 Central Pl S, #101  
Kent, WA 98030  
F: 425.482.2899

## ANDERSON SOUTH BLUE PRELIMINARY PLAT MAP

REGISTERED PROFESSIONAL  
ENGINEER  
MARK E. VILLWOCK  
JULY 11, 2005  
RENEWED: 6/30/2022

JOB NUMBER:	C20-180
DRAWING NAME:	C20180PP-PP-PP
DESIGNER:	MEV
DRAFTING BY:	CAF
DATE:	3-23-21
SCALE:	1"=60'
JURISDICTION:	BENTON COUNTY

PP-01  
SHEET 1 OF 1

Drawing: \\lbc-local\adair\Projects\Civil\2020\C20-180\_South Anderson Blues\Drawings\PreFinal\C20180PP-PP-PP.dwg Plotted: Jul 02, 2021 - 4:34pm