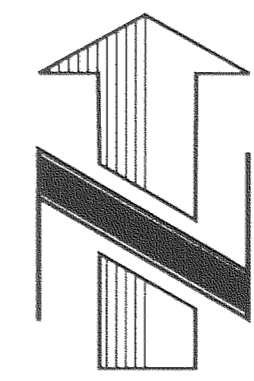
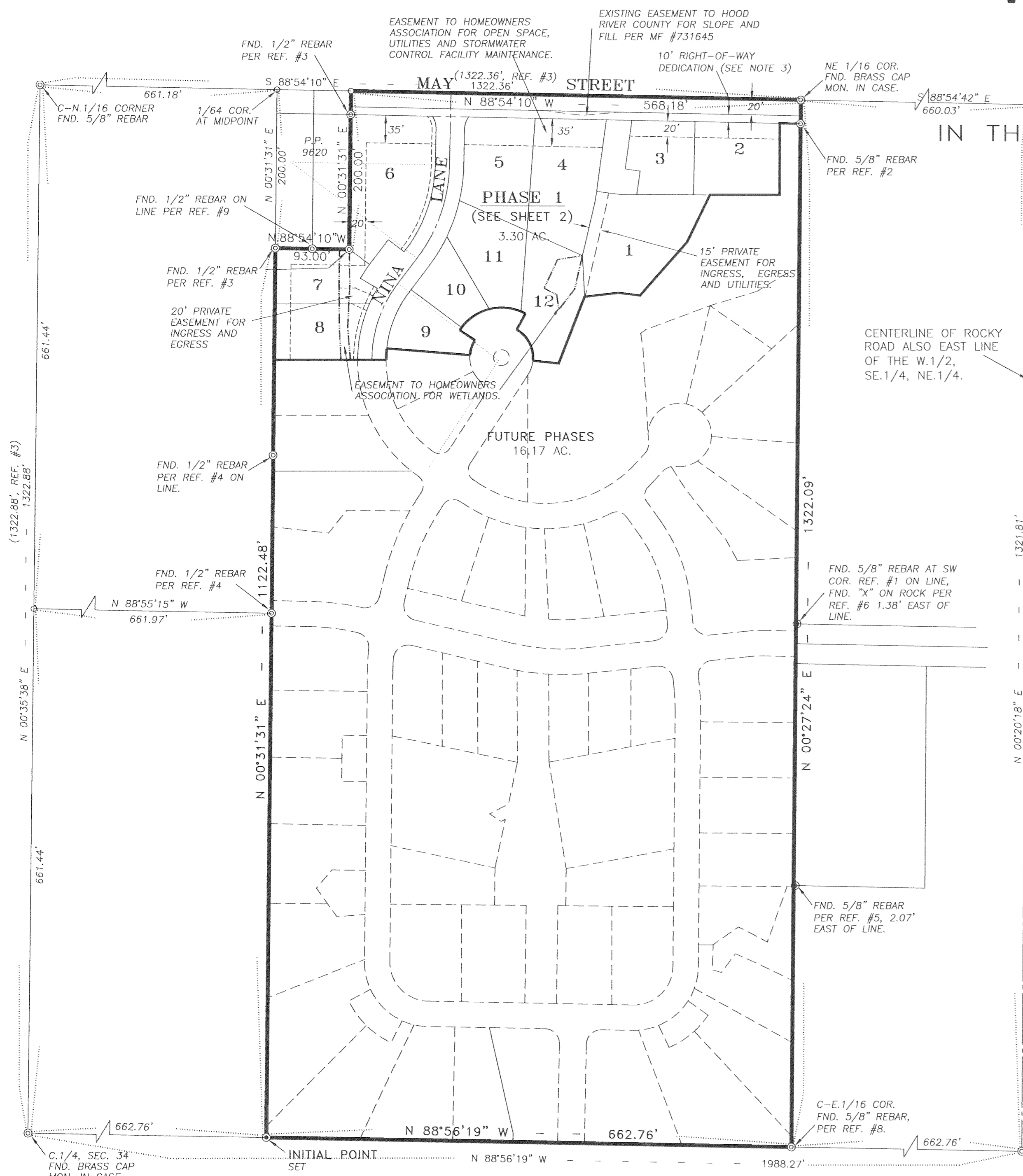


SEP 18 9 43 AM '03

PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1

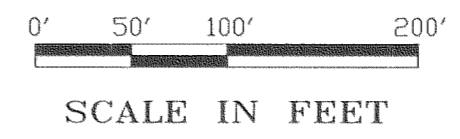
TAX LOT 2100, MAP 3N-10-34A

IN THE S.W.1/4 OF THE N.E.1/4 OF SECTION 34,
TWP.3 N., RANGE 10 E. W.M.
HOOD RIVER COUNTY, OREGON
SEPTEMBER 4, 2003



OWNERS:
 BARONE HOLDINGS, LLC.
 PASQUALE A. BARONE, PARTNER
 JACQUIE L. BROWN-BARONE, PARTNER
 1730 ORCHARD ROAD,
 HOOD RIVER, OREGON. 97031
 PH. (541) 386-2772

RECORDING INFORMATION:
 PLAT NUMBER: 20035862
 INSTRUMENT RECEIVED ON THE 10th DAY
 OF SEPTEMBER, 2003 AT 9:43 A.M.
Cindy Gedah Deputy Clerk
 HOOD RIVER COUNTY CLERK



FILED

SEP 23 2003
Baron Felton

NOTES:

- 1) BEARINGS BASED ON THE CENTERLINE OF ROCKY ROAD AS USED IN REFERENCES #1, #2 AND #7.
- 2) NINA LANE IS AN EASEMENT FOR PUBLIC UTILITIES AND PUBLIC INGRESS/EGRESS FOR THIS AND FUTURE PHASES WITHIN THE WILLOW PONDS P.U.D. NOT ELIGIBLE FOR PUBLIC MAINTENANCE PER COUNTY APPROVAL AND CC&R's. (SEE PLANNING FILE #02-341)
- 3) 10 FOOT RIGHT-OF-WAY ACCEPTED BY THE COUNTY FOR MAINTENANCE.
- 4) PRIVATE DRIVE OWNERSHIP BY THE HOMEOWNERS ASSOCIATION. EASEMENT FOR PRIVATE INGRESS, EGRESS AND UTILITIES AND FOR PUBLIC UTILITIES.

REFERENCES:

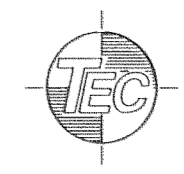
- 1) PARTITION PLAT 96-14 BY KLEIN AND ASSOC. RECORDED MAY 14, 1996
- 2) PARTITION PLAT 92-21 BY KLEIN AND ASSOC. RECORDED NOV. 9, 1992
- 3) SURVEY FOR RON KRIEG BY DLC SURVEYING CS 89090, FILED OCT. 24, 1989
- 4) PARTITION PLAT 93-16 BY DLC SURVEYING RECORDED MAY 26, 1993
- 5) PROPERTY LINE ADJUST. SURVEY FOR MARCUS BERGEN BY DLC SURVEYING, CS 94087 FILED AUGUST 22, 1994
- 6) PARTITION PLAT 2001-09P BY TERRA SURVEYING RECORDED FEB. 8, 2001
- 7) ROCKY ROAD SURVEY BY HOOD RIVER COUNTY FILED JULY 10, 1980 & REVISED IN 1983. CS 80063.
- 8) PARTITION PLAT 2002-06P BY TERRA SURVEYING RECORDED APRIL 8, 2002 CS 2002 021
- 9) PARTITION PLAT 9620 BY DLC SURVEYING RECORDED JULY 18, 1996 CS 96044

LEGEND:

- ⊙ SET 5/8"ø X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 50800"
- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.

ENGINEER / SURVEYOR:

TENNESON ENGINEERING CORP.
 409 Lincoln Street,
 The Dalles, Oregon. 97058
 Ph. 541-296-9177
 FAX 541-296-6657



SEP 18 2003

EXPIRES: 12/31/03

SHEET 1 OF 3

Certified to be a true and correct copy of the ORIGINAL.
 Dept. of Records & Assessment
 by *[Signature]* Deputy

CS 2003 066

W.O. #10410plat

PLAT OF
SEP 18 9 43 AM '03

WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1

TAX LOT 2100, MAP 3N-10-34A
IN THE S.W.1/4 OF THE N.E.1/4 OF SECTION 34,
TWP.3 N., RANGE 10 E. W.M. **FILED**
HOOD RIVER COUNTY, OREGON
SEPTEMBER 4, 2003

RECORDING INFORMATION:

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OF SEPTEMBER, 2003 AT 9:43 A.M.

Candy Judah Deputy Clerk
HOOD RIVER COUNTY CLERK

OWNERS:

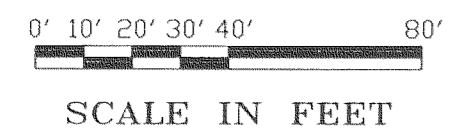
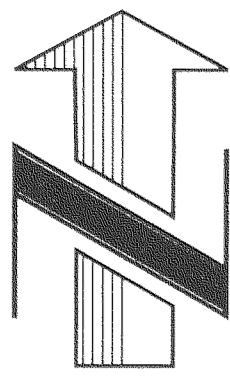
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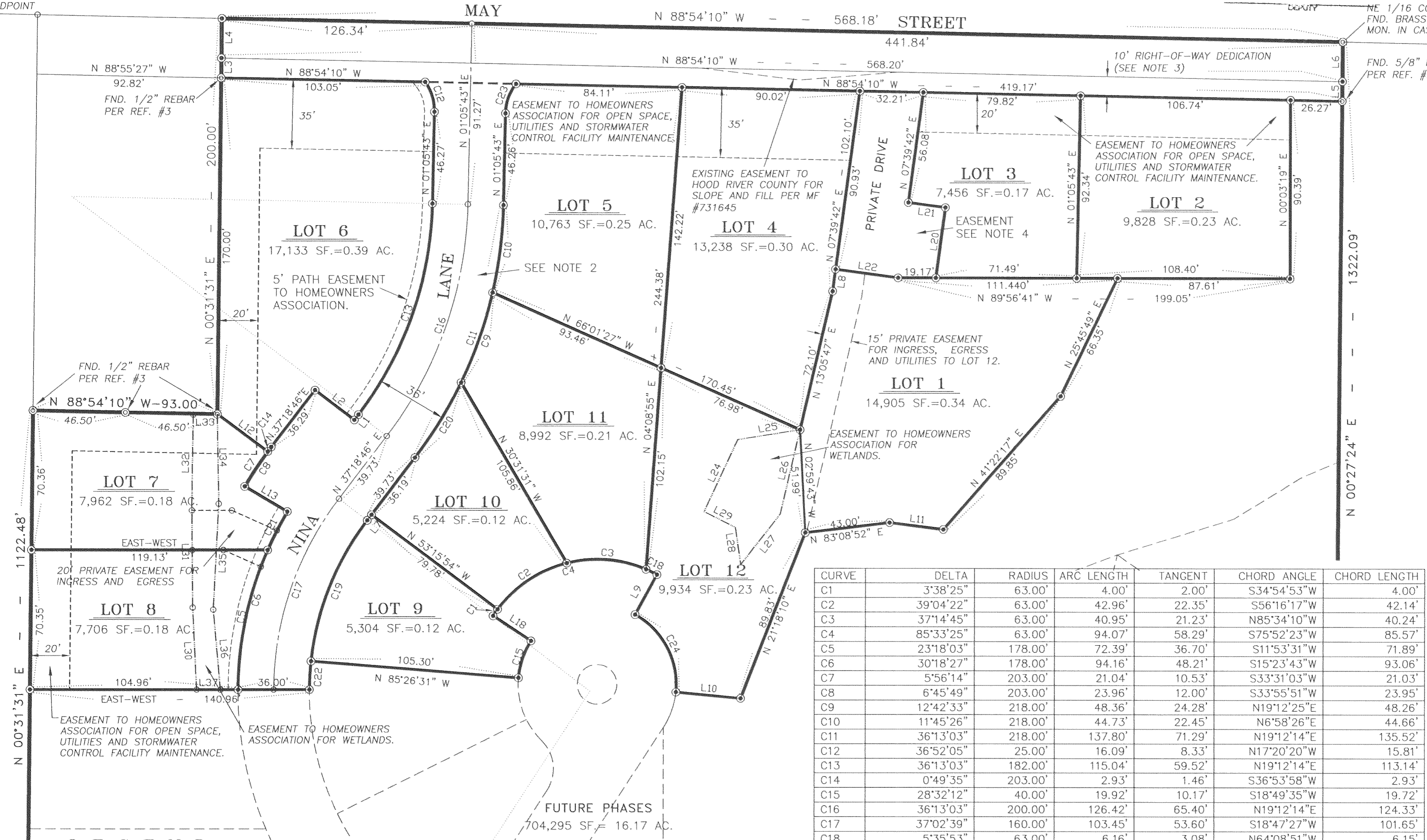
Ronald Tolito
REGISTERED PROFESSIONAL LAND SURVEYOR

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- 4) PRIVATE DRIVE OWNERSHIP BY THE HOMEOWNERS ASSOCIATION. EASEMENT FOR PRIVATE INGRESS, EGRESS AND UTILITIES AND FOR PUBLIC UTILITIES.



1/64 COR.
AT MIDPOINT



LINE	ANGLE	DISTANCE
L1	S 37°18'46" W	3.45'
L2	S 52°41'14" E	25.00'
L3	N 00°31'31" E	10.00'
L4	N 00°31'31" E	20.00'
L5	N 00°27'24" E	10.00'
L6	N 00°27'24" E	20.00'
L7	N 37°18'46" E	3.55'
L8	N 07°39'42" E	11.17'
L9	S 28°39'06" W	23.00'
L10	S 84°26'57" E	32.82'
L11	S 82°46'06" E	27.57'
L12	N 53°19'47" W	31.75'
L13	S 59°27'04" E	25.00'
L18	N 56°54'19" W	23.00'
L20	S 07°39'42" W	36.00'
L21	S 82°20'18" E	19.00'
L22	N 82°20'18" W	32.00'
L24	S 24°59'25" W	40.10'
L25	S 80°55'05" W	31.92'
L26	N 13°10'46" E	43.76'
L27	N 38°00'18" E	32.36'
L28	S 08°14'50" E	18.91'
L29	S 63°11'49" E	17.75'
L30	S 02°49'30" E	41.34'
L31	S 00°36'16" E	51.67'
L32	S 00°46'29" W	45.74'
L33	S 88°56'50" W	12.20'
L34	N 01°01'31" W	45.21'
L35	N 02°51'25" E	53.53'
L36	N 05°12'04" W	40.42'
L37	EAST-WEST	12.04'

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C1	3°38'25"	63.00'	4.00'	2.00'	S34°54'53"W	4.00'
C2	39°04'22"	63.00'	42.96'	22.35'	S56°16'17"W	42.14'
C3	37°14'45"	63.00'	40.95'	21.23'	N85°34'10"W	40.24'
C4	85°33'25"	63.00'	94.07'	58.29'	S75°52'23"W	85.57'
C5	23°18'03"	178.00'	72.39'	36.70'	S11°53'31"W	71.89'
C6	30°18'27"	178.00'	94.16'	48.21'	S15°23'43"W	93.06'
C7	5°56'14"	203.00'	21.04'	10.53'	S33°31'03"W	21.03'
C8	6°45'49"	203.00'	23.96'	12.00'	S33°55'51"W	23.95'
C9	12°42'33"	218.00'	48.36'	24.28'	N19°12'25"E	48.26'
C10	11°45'26"	218.00'	44.73'	22.45'	N6°58'26"E	44.66'
C11	36°13'03"	218.00'	137.80'	71.29'	N19°12'14"E	135.52'
C12	36°52'05"	25.00'	16.09'	8.33'	N17°20'20"W	15.81'
C13	36°13'03"	182.00'	115.04'	59.52'	N19°12'14"E	113.14'
C14	0°49'35"	203.00'	2.93'	1.46'	S36°53'58"W	2.93'
C15	28°32'12"	40.00'	19.92'	10.17'	S18°49'35"W	19.72'
C16	36°13'03"	200.00'	126.42'	65.40'	N19°12'14"E	124.33'
C17	37°02'39"	160.00'	103.45'	53.60'	S18°47'27"W	101.65'
C18	5°35'53"	63.00'	6.16'	3.08'	N64°08'51"W	6.15'
C19	31°13'55"	142.00'	77.40'	39.69'	S21°41'48"W	76.45'
C20	11°45'05"	218.00'	44.71'	22.43'	N31°26'14"E	44.63'
C21	7°00'24"	178.00'	21.77'	10.90'	S27°02'44"W	21.75'
C22	5°46'41"	142.00'	14.32'	7.17'	S3°11'30"W	14.31'
C23	36°52'18"	25.00'	16.09'	8.33'	S19°31'52"W	15.81'
C24	66°53'58"	40.00'	46.70'	26.42'	N27°53'55"W	44.10'

LEGEND:

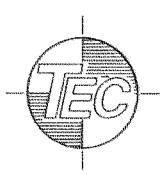
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- ⊙ FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.

SEP 18 2003

Verified to be a true and correct copy of the ORIGINAL.
Deputy Recorder & Assessment
Candy Judah Deputy

ENGINEER/SURVEYOR:

TENNESON ENGINEERING CORP.
409 Lincoln Street,
The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 13, 1999
BENJAMIN B. BESEDA
50800

EXPIRES: 12/31/03

SHEET 2 OF 3

CS 2003 066

W.O. #10410plat

SEP 18 9 43 AM '03

RECORDING INFORMATION:

PLAT NUMBER: 20035862
INSTRUMENT RECEIVED ON THE 18th DAY
OF SEPTEMBER, 2003 AT 9:43 A.M.
Cindy Judah - Deputy Clerk
HOOD RIVER COUNTY CLERK

POST-MONUMENTATION AFFIDAVIT:

I, BENJAMIN B. BESEDA, OREGON REGISTERED PROFESSIONAL LAND SURVEYOR NO. 50800, HEREBY CERTIFY THAT POST-MONUMENTATION OF THE FRONT CORNERS OF LOTS 1 THROUGH 12 AND STREET CENTERLINES OF THIS PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT PHASE 1, WILL BE COMPLETED ON OR BEFORE DECEMBER 31, 2003.

Benjamin B. Beseda, P.E., P.L.S. 9/4/03
Date

MONUMENTATION OF CORNERS COMPLETED, PER AFFIDAVIT OF MONUMENTATION RECORDED, MICROFILM NO. _____

Hood River County Surveyor Date

APPROVALS:

I CERTIFY THAT ALL TAXES AND ASSESSMENTS DUE HEREON HAVE BEEN PAID AS REQUIRED BY LAW AND HEREBY APPROVE THE WILLOW PONDS P.U.D. PHASE 1 SUBDIVISION PLAT.

[Signature] 9/16/03
Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE WILLOW PONDS P.U.D. PHASE 1 SUBDIVISION PLAT AND THAT THE NAME ADOPTED TO SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY AND HEREBY APPROVE SAID PLAT.

Sandra E. Berry 9/18/03
Hood River County Director of Records and Assessments Date

DEDICATION:

WE, PASQUALE A. BARONE AND JACQUIE L. BROWN-BARONE, PARTNERS OF BARONE HOLDINGS, LLC, AS OWNERS OF THE LAND SHOWN IN THE PLAT HEREINTO ATTACHED AND MORE PARTICULARLY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, ALSO HEREINTO ATTACHED, DEDICATE TO THE PUBLIC FOREVER THE STREET RIGHT-OF-WAY AND PUBLIC EASEMENTS SHOWN ON SAID PLAT AND BY THIS PLAT CREATE THE PRIVATE ROADS AND EASEMENTS FOR THE PURPOSES STATED AS SHOWN ON SAID PLAT AND THAT WE DECLARE THE PLAT OF WILLOW PONDS P.U.D. PHASE 1 TO BE A CORRECT PLAT AS LOCATED IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

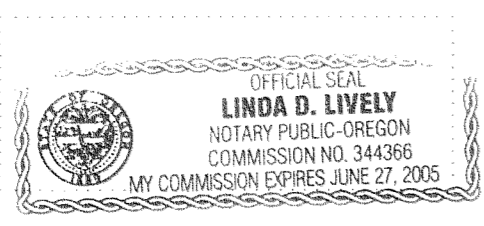
Pasquale A. Barone, Partner 9.5.03
Date

Jacquie L. Brown-Barone, Partner 9.5.03
Date

ACKNOWLEDGEMENT:

ON THIS 5th DAY OF September, 2003, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON, PERSONALLY APPEARED PASQUALE A. BARONE AND JACQUIE L. BROWN-BARONE, KNOWN TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THAT THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

Linda D. Lively
Notary Public for the State of Oregon
My commission expires 6/27/05



"PACIFICORP SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE ITS ELECTRIC UTILITIES AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENT IDENTIFIED ON THIS PLAT MAP AS MAY BE NECESSARY OR DESIRABLE IN SERVING THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE THE REMOVAL OF ANY OBSTRUCTIONS INCLUDING TREES AND VEGETATION THAT MAY BE PLACED WITHIN THE PUE AT THE LOT OWNER'S EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE PUE OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE PUE WITHOUT THE PRIOR WRITTEN APPROVAL OF PACIFICORP."

SEP 18 2003

PLAT OF
WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1

TAX LOT 2100, MAP 3N-10-34A
IN THE S.W.1/4 OF THE N.E.1/4 OF SECTION 34,
TWP.3 N., RANGE 10 E. W.M.
HOOD RIVER COUNTY, OREGON
SEPTEMBER 4, 2003

NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAYS, EASEMENTS, AND LOTS THEREIN OF PHASE 1 OF THE WILLOW PONDS PLANNED UNIT DEVELOPMENT. THE SUBJECT PROPERTY IS PARCEL 2 OF PARTITION 84-109. IT IS ALSO ESSENTIALLY THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, EXCEPT FOR THE RIGHT-OF-WAY OF MAY STREET AND PARCEL 1 OF THE ABOVE-REFERENCED PARTITION WHICH IS A 200' x 93' PARCEL EXCEPTED OUT OF THE NORTHWEST CORNER. NUMEROUS PRIOR SURVEYS HAVE BEEN CONDUCTED WITHIN THIS 1/4 SECTION. SURVEYS UTILIZED IN THE RESOLUTION OF THIS BOUNDARY, OR THOSE WITH MONUMENTS FOUND ALONG THE BOUNDARY OF THE SUBJECT PROPERTY, ARE LISTED AS SURVEY REFERENCES.

IN THE FIELD, MONUMENTS OF RECORD WERE FOUND AT THE CENTER 1/4, THE CENTER NORTH 1/16, AND THE NORTHEAST 1/16 CORNERS AND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4. THESE MONUMENTS WERE ALL HELD AS FOUND. THE DISTANCE BETWEEN THE MONUMENTS FOUND AT THE NORTHEAST AND SOUTHEAST CORNERS OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 WERE FOUND TO MATCH RECORD DISTANCE, PER REFERENCE #1. THESE MONUMENTS WERE UTILIZED AS THE BASIS OF BEARING OF THIS PLAT, ALSO AS PER REFERENCE #1. THE SOUTHEAST AND SOUTHWEST CORNERS OF THE SUBJECT PROPERTY WERE CALCULATED BY SINGLE PROPORTION BETWEEN THE FOUND MONUMENTS ON THE SOUTH LINE OF THE NORTHEAST 1/4. RESOLUTION IN THIS MANNER WAS FOUND TO MATCH THE 5/8" REBAR FOUND AT THE SOUTHEAST CORNER OF THE SUBJECT PROPERTY. THIS REBAR WAS SET IN REFERENCE No. 8. THE NORTHWEST CORNER OF THE EAST 1/2 WAS AGAIN CALCULATED BY SINGLE PROPORTION BETWEEN THE FOUND 1/16 CORNERS. THIS RESULTED IN RESOLUTION OF THE BOUNDARY OF THE PARENT TRACT, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4. WITH RESOLUTION OF THE PARENT TRACT, THE BOUNDARY OF PARCEL 1 OF PARTITION 84-109 WAS TAKEN OUT PER THE PARTITION, AS WELL AS 20 FEET OF EXISTING RIGHT-OF-WAY ALONG THE NORTH LINE FOR MAY STREET. THIS LEFT THE EXTERIOR BOUNDARY OF THE SUBDIVISION PROPERTY. INDIVIDUAL LOTS, ROADWAYS, AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE P.U.D. THIS INCLUDES A 10-FOOT WIDE PUBLIC RIGHT-OF-WAY DEDICATION ALONG MAY STREET.

SET AS SHOWN ON THE SURVEY WERE 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800".

SURVEYOR'S CERTIFICATE:

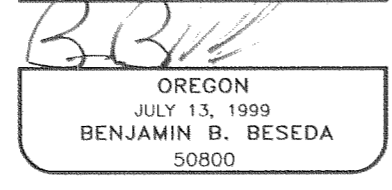
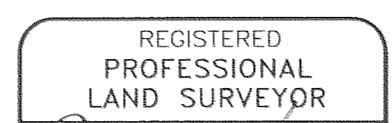
I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR NO. 50800 IN THE STATE OF OREGON, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH LEGAL MONUMENTS, ACCORDING TO ORS CHAPTER 92 AND THE HOOD RIVER COUNTY LAND USE DEVELOPMENT ORDINANCE, THE LAND REPRESENTED ON THE PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT FOR SAID PLAT IS A 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800" SET AT THE SOUTHWEST CORNER OF SAID EAST 1/2. SAID INITIAL POINT BEARS SOUTH 88°56'19" EAST 662.76 FEET FROM A BRASS CAP MONUMENT FOUND AT THE CENTER 1/4 CORNER OF SAID SECTION 34. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS.

PARCEL 2 OF PARTITION 84-109, AS RECORDED AT MICROFILM 840697, RECORDS OF HOOD RIVER COUNTY, ON APRIL 11, 1984, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS.

BEGINNING AT THE AFORESAID INITIAL POINT; THENCE ALONG THE SOUTH LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, SOUTH 88°56'19" EAST 662.76 FEET TO THE SOUTHEAST CORNER OF SAID EAST 1/2; THENCE ALONG THE EAST LINE OF SAID EAST 1/2, NORTH 00°27'24" EAST 1,302.08 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 88°54'10" WEST 568.20 FEET; THENCE LEAVING SAID SOUTH LINE, SOUTH 00°31'31" WEST 180.00 FEET; THENCE NORTH 88°10'54" WEST 93.00 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID EAST 1/2; THENCE ALONG SAID WEST LINE SOUTH 00°31'31" WEST 1,122.48 FEET TO THE INITIAL POINT.

CONTAINS 19.41 ACRES.

SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.



SUBSCRIBED AND SWORN BEFORE ME
THIS 4th DAY OF SEPTEMBER, 2003.

Darrin O. Edman
Notary Public for the State of Oregon
My commission expires 10.16.04

APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

Mark L. Lazo 9/8/03
City Director of Public Works and Engineering Date

[Signature] 5 SEPT 03
City Planning Director Date

Ronald T. Tilton 9-4-03
Hood River County Surveyor Date

[Signature] 9/15/03
County Board of Commissioners Chairman Date

[Signature] 9-15-03
County Commissioner Date

Charles A. Tommen 9-15-03
County Commissioner Date

Carol York 9-15-03
County Commissioner Date

Robert D. Vastinec 9/15/2003
County Commissioner Date

Alon Wilbur for R.K. 9-15-03
County Director of Public Works Date

Michael Beyschlag 9-16-03
County Planning Director Date

[Signature] 11 SEPT 03
County Planning Commission Chairman Date

Katherine A. Skakel 9-5-03
Farmers Irrigation District Date

Don Chandler 9-5-03
Ice Fountain Water District Date

Jose Donnell 9-11-03
West Side Fire District Date

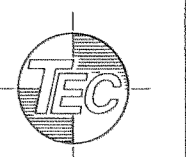
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SEP 23 2003
Ronald Tilton
DEPUTY

ENGINEER / SURVEYOR:

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The Dalles, Oregon. 97058
Ph. 541-296-9177
FAX 541-296-6657



SHEET 3 OF 3 S.D.H.

Certified to be a true and correct copy of the ORIGINAL.
Dept. of Records & Assessment
[Signature] Deputy

CS 2003 066

W.O. #10410plat