

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD ANGLE	CHORD LENGTH
C15	28°32'12"	40.00'	19.92'	10.17'	N 18°49'35" E	19.72'
C34	66°53'58"	40.00'	46.70'	26.42'	S 27°53'55" E	44.10'
C35	05°46'41"	142.00'	14.32'	7.17'	N 03°11'30" E	14.31'
C36	85°33'25"	63.00'	94.07'	58.29'	N 75°52'23" E	85.57'


OWNERS:

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

PLAT OF
**WILLOW PONDS PLANNED UNIT
 DEVELOPMENT, PHASE 2**

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
 JANUARY 13, 2005

RECORDING INFORMATION:

PLAT NUMBER: 20050414
 INSTRUMENT RECEIVED ON THE 24th DAY
 OF January, 2005 AT 2:33 P.M.

 HOOD RIVER COUNTY CLERK

LINE	ANGLE	DISTANCE
L9	S 82°46'06" E	27.57'
L10	S 84°26'57" E	32.82'
L11	S 28°39'06" W	23.00'
L12	N 56°54'19" W	23.00'
L32	N 83°08'52" E	43.00'
L33	N 41°22'17" E	89.85'
L34	N 25°45'49" E	66.35'

REFERENCES:

NOTES:


- BEARINGS BASED ON THE CENTERLINE OF ROCKY ROAD AS USED IN REFERENCES #1, #2 AND #7.
- NINA LANE, KESIA COURT AND VISTA LOOP ARE EASEMENTS 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)
- PRIVATE DRIVE OWNERSHIP BY THE HOMEOWNERS ASSOCIATION. EASEMENT FOR PRIVATE INGRESS, EGRESS AND UTILITIES AND FOR PUBLIC UTILITIES.
- ACCESS TO LOT 19 WILL BE FROM NINA LANE AS FAR AS PRACTICABLE FROM KESIA COURT AND WILL REQUIRE REVIEW AND APPROVAL BY THE HOOD RIVER COUNTY PLANNING OFFICE.

- PARTITION PLAT 96-14 BY KLEIN AND ASSOC. RECORDED MAY 14, 1996
- PARTITION PLAT 92-21 BY KLEIN AND ASSOC. RECORDED NOV. 9, 1992
- SURVEY FOR RON KRIEG BY DLC SURVEYING CS 89090, FILED OCT. 24, 1989
- PARTITION PLAT 93-16 BY DLC SURVEYING RECORDED MAY 26, 1993
- PROPERTY LINE ADJUST. SURVEY FOR MARCUS BERGEN BY DLC SURVEYING, CS 94087 FILED AUGUST 22, 1994
- PARTITION PLAT 2001-09P BY TERRA SURVEYING RECORDED FEB. 8, 2001
- ROCKY ROAD SURVEY BY HOOD RIVER COUNTY FILED JULY 10, 1980 & REVISED IN 1983. CS 80063.
- PARTITION PLAT 2002-06P BY TERRA SURVEYING RECORDED APRIL 8, 2002 CS 2002 021
- PARTITION PLAT 9620 BY DLC SURVEYING RECORDED JULY 18, 1996 CS 96044
- WILLOW PONDS P.U.D. PHASE 1 BY TENNESON ENGINEERING CORP. W.O. #10410, SEPT. 4, 2003

LEGEND:

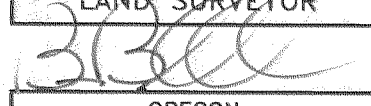
- SET 5/8" X 30" REBAR WITH YELLOW PLASTIC CAP, INSCRIBED "B BESEDA LS 50800"
- FOUND MONUMENTS, AS NOTED.
- CALCULATED CORNERS, NOT SET.
- SET HUB & TACK.
- SET P.K. NAIL OR AS NOTED.

FILED

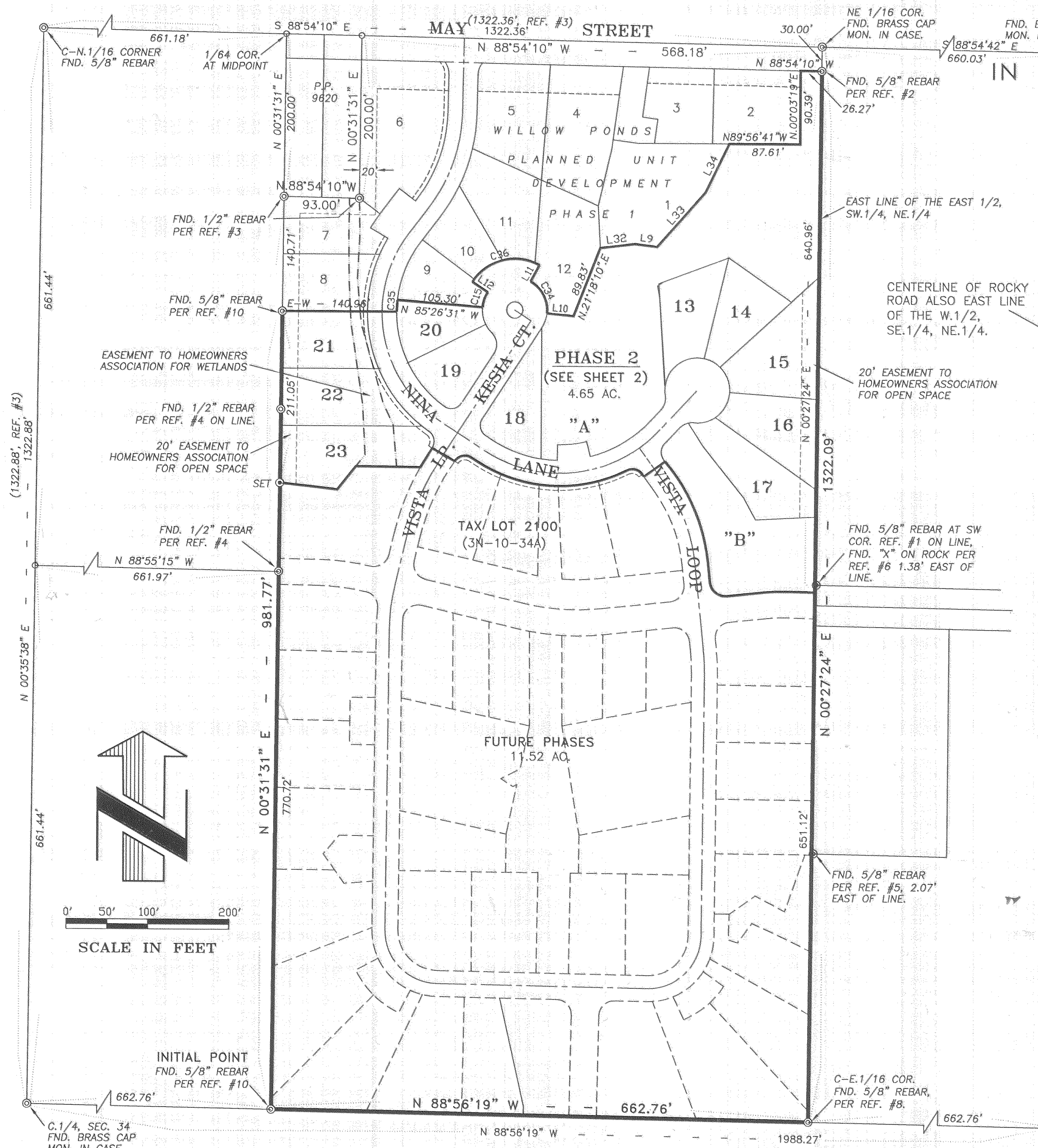
FEB 2 2005

 CLERK

ENGINEER / SURVEYOR:

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

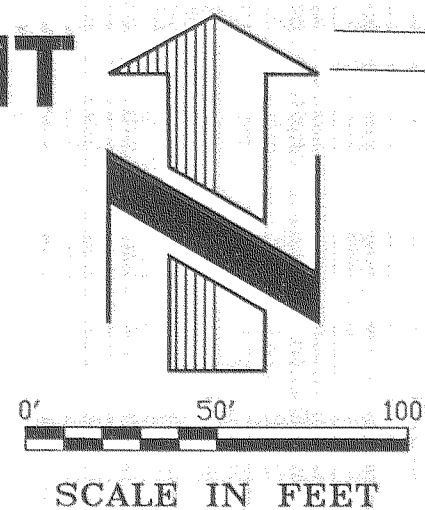
REGISTERED
 PROFESSIONAL
 LAND SURVEYOR

 OREGON
 JULY 13, 1999
 BENJAMIN B. BESEDA
 50800

EXPIRES: 12/31/05
SHEET 1 OF 4



PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 2

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
JANUARY 13, 2005



RECORDING INFORMATION:

PLAT NUMBER: 20050417
INSTRUMENT RECEIVED ON THE 27th DAY
OF January, 2005 AT 2:33 P.M.
[Signature]
HOOD RIVER COUNTY CLERK

NOTES:

- BEARINGS BASED ON THE CENTERLINE OF ROCKY ROAD AS USED IN REFERENCES #1, #2 AND #7.
- NINA LANE, KESIA COURT AND VISTA LOOP ARE EASEMENTS 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)
- PRIVATE DRIVE OWNERSHIP BY THE HOMEOWNERS ASSOCIATION. EASEMENT FOR PRIVATE INGRESS, EGRESS AND UTILITIES AND FOR PUBLIC UTILITIES.

LEGEND:

- ⊙ SET 5/8" 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.
- ⊙ SET 5/8" X 30" REBAR WITH 1-1/2" ALUMINUM CAP, INSCRIBED "B BESEDA LS 50800"

FILED

OWNERS:

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

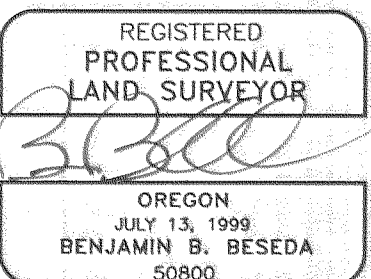
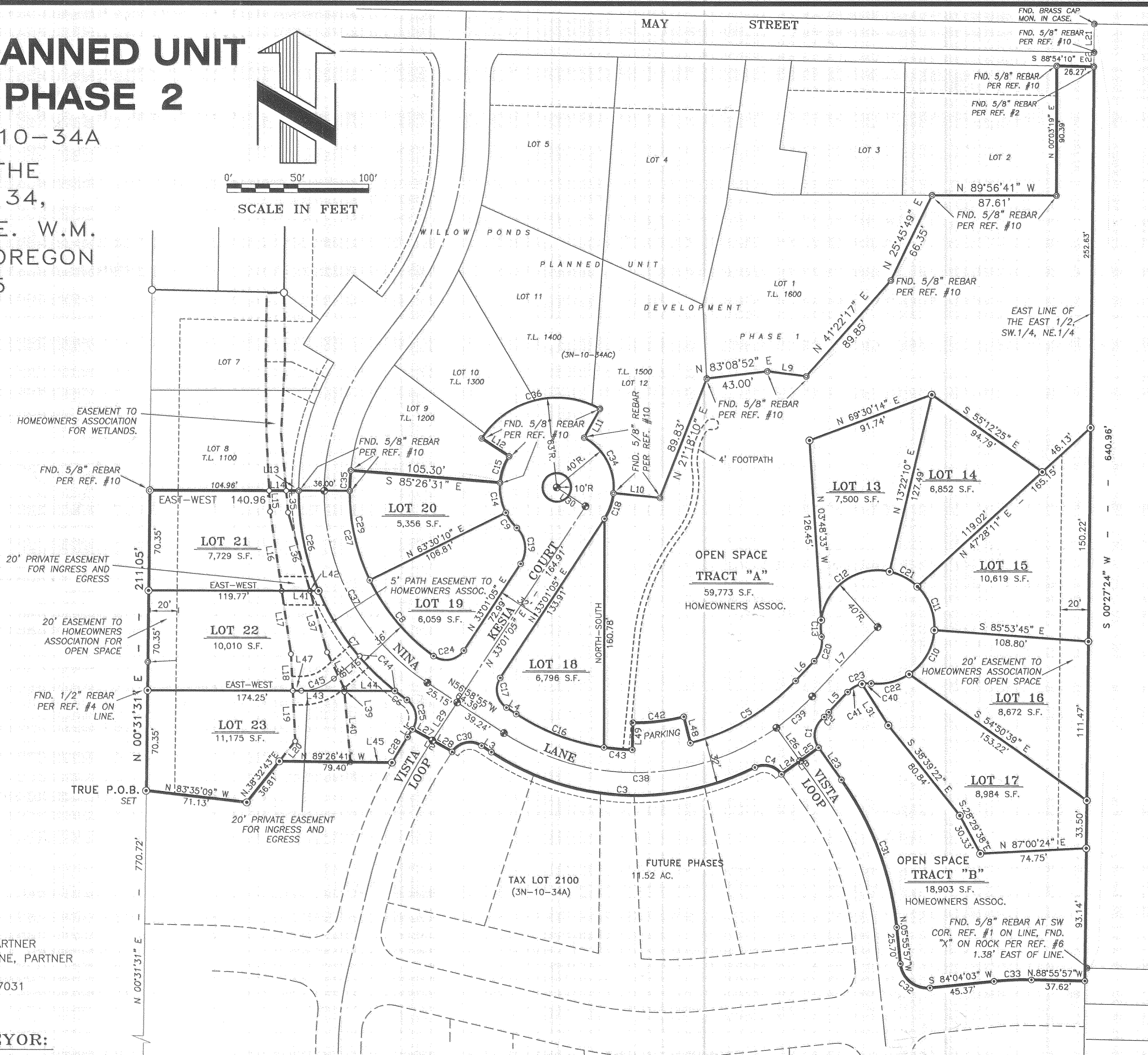
ENGINEER / SURVEYOR:

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



INITIAL POINT

⊙ FND. 5/8" REBAR
PER REF. #10
SW COR. E.1/2, NE.1/4
SFC 34



EXPIRES: 12/31/05

PLAT OF
WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 2

FILED
 HOOD RIVER COUNTY ASSESSMENT
 HOOD RIVER CO.
 JAN 27 2 33 PM '05

RECORDING INFORMATION:

PLAT NUMBER: 20050417
 INSTRUMENT RECEIVED ON THE 27th DAY
 OF January, 2005 AT 2:33 P.M.

[Signature]
 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 13 THROUGH 23 AND STREET CENTERLINES OF THIS PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT PHASE 2, WILL BE COMPLETED ON OR BEFORE JUNE 30, 2005.

[Signature] January 13, 2005
 Benjamin B. Beseda, P.E., P.L.S. 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 2 SUBDIVISION PLAT.

[Signature] 1/18/05
 Hood River County Director of Budget and Finance Date

I, HEREBY CERTIFY THAT I HAVE EXAMINED THE WILLOW PONDS P.U.D. PHASE 2 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.

[Signature] 1/24/05
 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 THE 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 2 TO BE A CORRECT PLAT AS LOCATED IN SECTION 34, TOWNSHIP 3 NORTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, HOOD RIVER COUNTY, OREGON.

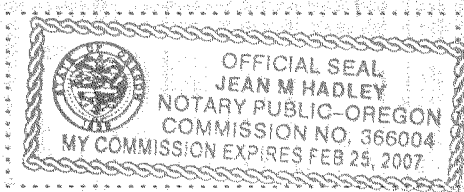
[Signature] Jan/18/05
 Pasquale A. Barone, Partner Date

[Signature] 1/18/05
 Jacquie L. Brown-Barone, Partner Date

ACKNOWLEDGEMENT:

ON THIS 18th DAY OF January, 2005, 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.

[Signature]
 Notary Public for the State of Oregon
 My commission expires 2-25-2007
 County of Hood River



NARRATIVE:

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAYS, EASEMENTS, AND LOTS THEREIN OF PHASE 2 OF THE WILLOW PONDS PUD. THE SUBJECT PROPERTY IS A PORTION OF PARCEL 2 OF PARTITION 84-109 LYING IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34. NUMEROUS PRIOR SURVEYS HAVE BEEN CONDUCTED ON THIS PROPERTY, INCLUDING MOST RECENTLY THE PLAT OF WILLOW PONDS PUD PHASE 1 COMPLETED IN SEPTEMBER 2003. THE BOUNDARY RESOLUTION FOR THIS PLAT IS IDENTICAL TO THAT SHOWN ON THE PHASE 1 PLAT. THE NORTH BOUNDARY OF PHASE 2 MATCHES TO PHASE 1, THE EAST AND WEST LINES ARE THE EAST AND WEST LINES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4. THE SOUTHERLY LINE OF PHASE 2 IS AS SHOWN ON THE APPROVED PRELIMINARY PLAN. THE REMAINING PORTION OF PARCEL 2 OF PARTITION 84-109 WILL CONSTITUTE THE FUTURE PHASES.

WITH RESOLUTION OF THE BOUNDARY OF THE SUBDIVISION PROPERTY, INDIVIDUAL LOTS, ROADWAYS, AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF THE PUD. SET AS SHOWN ON THE SURVEY 5/8"x 30" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA, LS 50800".

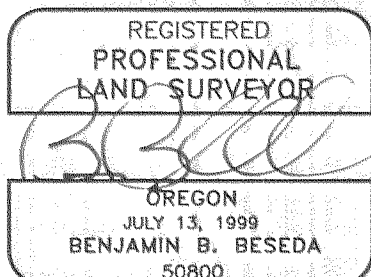
SURVEYOR'S CERTIFICATE:

I, BENJAMIN B. BESEDA, REGISTERED LAND SURVEYOR #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 2 LOCATED IN PARCEL 2 OF PARTITION PLAT 84-109 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" FOUND AT THE SOUTHWEST CORNER OF SAID EAST 1/2; SAID INITIAL POINT BEING SET IN THE PLAT OF WILLOW PONDS PLANNED UNIT DEVELOPMENT PHASE 1. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE AFORESAID INITIAL POINT; THENCE ALONG THE WEST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4, NORTH 00°31'31" EAST 770.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WEST LINE, NORTH 00°31'31" EAST 211.05 FEET TO THE SOUTHWEST CORNER OF THE PLAT OF WILLOW PONDS PUD PHASE 1; THENCE LEAVING SAID WEST LINE ALONG THE SOUTHERLY LINE OF SAID WILLOW PONDS PUD PHASE 1, EAST 140.96 FEET; THENCE ON A 142.00 FOOT RADIUS CURVE TO THE RIGHT 14.32 FEET (THE LONG CHORD OF WHICH BEARS NORTH 03°11'30" EAST 14.31 FEET); THENCE SOUTH 85°26'31" WEST 105.30 FEET; THENCE ON A 40.00 FOOT RADIUS CURVE TO THE RIGHT 19.92 FEET (THE LONG CHORD OF WHICH BEARS NORTH 18°49'35" EAST 19.72 FEET); THENCE NORTH 56°54'19" WEST 23.00 FEET; THENCE ON A 63.00 FOOT RADIUS CURVE TO THE RIGHT 94.07 FEET (THE LONG CHORD OF WHICH BEARS NORTH 75°52'23" EAST 85.57 FEET); THENCE SOUTH 28°39'06" WEST 23.00 FEET; THENCE ON A 40.00 FOOT RADIUS CURVE TO THE RIGHT 46.70 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 27°53'55" EAST 44.10 FEET); THENCE SOUTH 84°26'57" EAST 32.82 FEET; THENCE NORTH 21°18'10" EAST 89.83 FEET; THENCE NORTH 83°08'52" EAST 43.00 FEET; THENCE SOUTH 82°46'06" EAST 27.57 FEET; THENCE NORTH 41°22'17" EAST 89.85 FEET; THENCE NORTH 25°45'49" EAST 66.35 FEET; THENCE SOUTH 89°56'41" EAST 87.61 FEET; THENCE NORTH 00°03'19" EAST 90.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF MAY STREET; THENCE ALONG SAID SOUTH RIGHT-OF-WAY LINE, SOUTH 88°54'10" EAST 26.27 FEET TO THE EAST LINE OF SAID EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4; THENCE ALONG SAID EAST LINE, SOUTH 00°27'24" WEST 640.96 FEET; THENCE LEAVING SAID EAST LINE, NORTH 88°55'57" WEST 37.62 FEET; THENCE ON A 216.00 FOOT RADIUS CURVE TO THE LEFT 26.39 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 87°34'03" WEST 26.37 FEET); THENCE SOUTH 84°04'03" WEST 45.37 FEET; THENCE ON A 19.00 FOOT RADIUS CURVE TO THE RIGHT 29.85 FEET (THE LONG CHORD OF WHICH BEARS NORTH 50°55'57" WEST 26.87 FEET); THENCE NORTH 05°55'57" WEST 25.70 FEET; THENCE ON A 216.00 FOOT RADIUS CURVE TO THE LEFT 111.77 FEET (THE LONG CHORD OF WHICH BEARS NORTH 20°45'22" WEST 110.53 FEET); THENCE NORTH 35°34'48" WEST 27.66 FEET; THENCE SOUTH 54°25'12" WEST 32.00 FEET; THENCE ON A 15.00 RADIUS CURVE TO THE LEFT 21.24 FEET (THE LONG CHORD OF WHICH BEARS NORTH 76°08'38" WEST 19.51 FEET); THENCE ON A 186.00 FOOT CURVE TO THE RIGHT 193.89 FEET (THE LONG CHORD OF WHICH BEARS NORTH 86°50'42" WEST 185.23 FEET); THENCE NORTH 56°58'55" WEST 8.25 FEET; THENCE ON A 15.00 FOOT RADIUS CURVE TO THE LEFT 23.56 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 78°01'05" WEST 21.21 FEET); THENCE NORTH 60°24'00" WEST 32.06 FEET; THENCE SOUTH 33°01'05" WEST 6.53 FEET; THENCE ON A 316.00 FOOT RADIUS CURVE TO THE LEFT 21.03 FEET (THE LONG CHORD OF WHICH BEARS SOUTH 31°06'42" WEST 21.03 FEET); THENCE NORTH 89°26'41" WEST 79.40 FEET; THENCE SOUTH 38°32'43" WEST 36.81 FEET; THENCE NORTH 83°35'09" WEST 71.13 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS 4.65 ACRES.

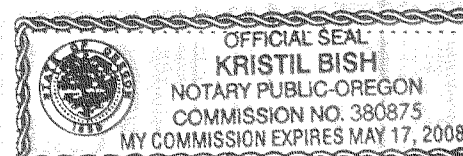
SUBJECT TO ALL EASEMENTS, AGREEMENTS, AND RIGHTS-OF-WAY OF RECORD.



EXPIRES: 12/31/05

SUBSCRIBED AND SWORN BEFORE ME
 THIS 13 DAY OF January, 2005.

[Signature]
 Notary Public for the State of Oregon
 My commission expires May 17, 2008



APPROVALS:

WE, THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 2" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

- [Signature] 1/14/05
 City Director of Public Works and Engineering Date
- [Signature] 1/13/05
 City Planning Director Date
- [Signature] 1-13-05
 Hood River County Surveyor Date
- [Signature] 1/18/05
 County Board of Commissioners Chairman Date
- [Signature] 1-18-05
 County Commissioner Date
- [Signature] 1-18-05
 County Commissioner Date
- [Signature] 1-18-05
 County Commissioner Date
- [Signature] 1-14-05
 County Director of Public Works Date
- [Signature] 1-18-05
 County Planning Director Date
- [Signature] 1-26-05
 County Planning Commission Chairman Date
- [Signature] 1-13-05
 Farmers Irrigation District Date
- [Signature] 1-14-05
 Ice Fountain Water District Date
- [Signature] 1-13-05
 West Side Fire District Date

OWNERS:

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

FILED

FEB 2 2005

[Signature]
 COUNTY SURVEYOR
 DEPUTY

ENGINEER / SURVEYOR:

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



SHEET 4 OF 4 S.D.H.