

PLAT OF
WILLOW PONDS P.U.D. PHASE 4

THE E1/2 OF THE SW1/4 OF THE NE1/4 SECTION 34,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

SURVEY NO. 2023011
FILED 3/22/2023
BY MB

RECORDING INFORMATION

RECORDING NUMBER: 2023-00489
INSTRUMENT RECEIVED ON THE 22ND DAY
OF MARCH, 2023, AT 9:16 PM AM
[Signature]
HOOD RIVER COUNTY CLERK

NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MONUMENT THE EXTERIOR BOUNDARY, ROADWAY, EASEMENT, LOTS AND TRACTS THEREIN OF PHASE 4 OF THE WILLOW PONDS PLANNED UNIT DEVELOPMENT (P.U.D.) THE SUBJECT PROPERTY IS A PORTION OF PARCEL 2 OF PARTITION PLAT 84-109, LYING IN THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) OF SECTION 34, NUMEROUS PRIOR SURVEYS HAVE BEEN CONDUCTED ON THE SUBJECT TRACT, INCLUDING THE PLAT OF WILLOW POND PHASE 1, PHASE 2, AND PHASE 3. A MATHEMATICAL MODEL WAS PERFORMED BASED ON AFORESAID PHASES OF WILLOW POND AND COMPARED TO THE POSITION OF RECOVERED MONUMENTS FROM SAID PHASES. THE RECOVERED MONUMENTS WERE FOUND TO BE WITHIN ACCEPTABLE TOLERANCES OF SAID MATHEMATICAL MODEL AND HELD IN THIS SURVEY. THE NORTH BOUNDARY OF PHASE 4 MATCHES THE SOUTH BOUNDARY OF PHASE 3. THE EAST AND WEST LINES OF WILLOW PONDS P.U.D. ARE BOUND BY THE EAST AND WEST LINES OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF THE NORTHEAST QUARTER (1/4) RESPECTFULLY. THE REMAINING PORTION OF PARCEL 2 OF PARTITION PLAT 84-109 WILL CONSTITUTE FUTURE PHASES OF WILLOW POND. THE RESOLUTION OF THE BOUNDARY OF SAID WILLOW PONDS, THE INDIVIDUAL LOTS, TRACTS, ROADWAYS AND EASEMENTS WERE LAID OUT IN ACCORDANCE WITH THE APPROVED PRELIMINARY MAP OF WILLOW PONDS P.U.D.

SURVEYOR'S CERTIFICATE:

I, JAMES M. KLEIN, REGISTERED LAND SURVEYOR 59002 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 4, 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 OF SAID PLAT IS A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "B BESEDA LS 50800" FOUND AT THE SOUTHWEST CORNER OF WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 3. THE PLATTED PROPERTY IS DESCRIBED AS FOLLOWS:

THENCE SOUTH 88°57'16" EAST, 48.42 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 11°52'30", HAVING A RADIUS OF 316.00 FEET, AN ARC LENGTH OF 65.49 FEET, AND WHOSE LONG CHORD BEARS SOUTH 83°01'32" EAST, A DISTANCE OF 65.38 FEET; THENCE SOUTH 76°43'38" EAST, 69.67 FEET; THENCE SOUTH 76°42'45" EAST, 124.11 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 19°14'18", HAVING A RADIUS OF 284.00 FEET, AN ARC LENGTH OF 95.36 FEET, AND WHOSE LONG CHORD BEARS SOUTH 86°20'59" EAST, A DISTANCE OF 94.91 FEET; THENCE NORTH 84°07'36" EAST, 156.72 FEET; THENCE NORTH 83°41'43" EAST, 45.28 FEET, TO THE BEGINNING OF A NON-TANGENTIAL CURVE; THENCE ALONG SAID CURVE TURNING TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°00'07", HAVING A RADIUS OF 216.00 FEET, AN ARC DISTANCE OF 26.40 FEET, AND WHOSE LONG CHORD BEARS NORTH 87°31'51" EAST, A DISTANCE OF 26.38 FEET; THENCE SOUTH 88°58'04" EAST, 37.66 FEET; THENCE SOUTH 00°25'45" WEST, 266.38 FEET; THENCE NORTH 88°57'30" WEST, 124.96 FEET; THENCE NORTH 89°17'51" WEST, 24.00 FEET; THENCE NORTH 00°26'14" EAST, 22.05 FEET; THENCE NORTH 88°57'28" WEST, 154.66 FEET; THENCE SOUTH 81°52'21" WEST, 64.82 FEET; THENCE SOUTH 19°14'22" WEST, 55.78 FEET; THENCE SOUTH 88°53'16" WEST, 126.62 FEET, TO THE BEGINNING OF A CURVE; THENCE ALONG SAID CURVE TURNING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 03°06'27", HAVING A RADIUS OF 188.25 FEET, AND ARC LENGTH OF 10.21 FEET, AND WHOSE LONG CHORD BEARS NORTH 08°22'21" EAST, A DISTANCE OF 10.21 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENTIAL LINE; THENCE NORTH 85°35'18" WEST, 22.03 FEET; THENCE NORTH 66°34'18" WEST, 17.68 FEET; THENCE NORTH 88°57'16" WEST, 113.23 FEET; THENCE NORTH 00°30'40" EAST FOR A DISTANCE OF 315.35 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 4.09 ACRES.

[Signature]
JAMES M. KLEIN PLS 59002

GENERAL EXCEPTION:

THE FOLLOWING IS A LISTING OF GENERAL EXCEPTION ITEMS LISTED ON THAT CERTAIN "LAND DEVELOPMENT REPORT PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 22-0316ED, DATED AUGUST 22, 2022. THE NUMBERING IS AS LISTED ON SAID REPORT.

- CONDITION, RESTRICTION AND EASEMENTS, INCLUDING THE TERMS AND PROVISION THEREOF, AS SHOWN ON THE RECORDED PLAT OF "MINOR PARTITION NO. 84-109, AS RECORDED IN INSTRUMENT NO. 84-0697. THERE DOES NOT APPEAR TO BE ANY EASEMENTS OR OTHER RESTRICTIONS SHOWN ON SAID PARTITION WHICH MAY IMPACT THIS PLAT.
- DECLARATION OF DEED RESTRICTION/AGREEMENT FOR IMPROVEMENTS, INCLUDING THE TERMS AND PROVISION THEREOF:
RECORDED: DECEMBER 28, 2001
INSTRUMENT: 20015504
- DECLARATION OF DEED RESTRICTION/AGREEMENT FOR IMPROVEMENTS, INCLUDING THE TERMS AND PROVISION THEREOF:
RECORDED: JULY 17, 2003
INSTRUMENT: 20034335

DECLARATION:

WE, PASQUALE A BARONE AND JACQUIE L. BROWN-BARONE, PARTNERS OF BARONE HOLDINGS, LLC, ARE THE OWNERS OF THE LAND DESCRIBED IN THE ACCOMPANYING SURVEYORS CERTIFICATE AND DOES HEREBY DECLARE THE ANNEXED MAP OF "WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 4" TO BE A TRUE AND ACCURATE PLAT THEREOF; HAS CAUSED THE SUBDIVISION TO BE PREPARED AND THE PROPERTY SUBDIVIDED IN ACCORDANCE WITH THE PROVISIONS OF ORS CHAPTER 92; ALL LOTS BEING THE DIMENSIONS SHOWN AND EASEMENTS OF WIDTH THEREIN SET FORTH, AND DOES HEREBY DEDICATE TO THE PUBLIC, A 35 FOOT STRIP OF LAND FOR ROAD PURPOSES FOR THE CONSTRUCTION OF A FUTURE STREET, ALONG WITH THE PUBLIC EASEMENTS AND GRANT ALL PRIVATE EASEMENTS FOR THEIR STATED PURPOSES.

[Signature] 3/13/23
PASQUALE A. BARONE, PARTNER
BARONE HOLDINGS, LLC. DATE

[Signature] 3/13/23
JACQUIE L. BROWN-BARONE, PARTNER
BARONE HOLDINGS, LLC. DATE

ACKNOWLEDGMENTS:

BE IT REMEMBERED, THAT ON THIS 13 DAY OF March, 2023, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED PASQUALE A BARONE AND JACQUIE L. BROWN-BARONE, PARTNERS OF BARONE HOLDINGS, LLC, KNOW TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THEY THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

[Signature]
NOTARY SIGNATURE

Roxann Renee Cochran
NOTARY PUBLIC-NAME

STATE OF Oregon

COUNTY OF Hood River

COMMISSION NO. 1000985

MY COMMISSION EXPIRES June 25, 2024

ROADWAYS

BLACKBERRY LANE, KESIA LANE AND BARONE LANE, ALONG WITH TRACTS "J" AND "K" ARE NON-EXCLUSIVE EASEMENTS FOR PUBLIC INGRESS AND EGRESS FOR THIS AND ALL EXISTING AND FUTURE PHASES OF WILLOW PONDS P.U.D., SAID ROADS ARE NOT ELIGIBLE FOR PUBLIC MAINTENANCE.

A PUBLIC UTILITY EASEMENT IS GRANTED OVER AND UNDER ALL PORTIONS OF BLACKBERRY LANE, KESIA LANE AND BARONE LANE, ALONG WITH TRACTS "J" AND "K".

ALL TRACTS ARE OWNED BY THE HOMEOWNERS ASSOCIATION AND TO BE USED FOR THEIR STATED PURPOSES.

TRACT NOTES:

- TRACT "E" DESIGNATED OPEN SPACE
- TRACT "F" DESIGNATED OPEN SPACE
- TRACT "G" DESIGNATED OPEN SPACE
- TRACT "H" DESIGNATED OPEN SPACE
- TRACT "I" DESIGNATED OPEN SPACE
- TRACT "J" DESIGNATED AS A PRIVATE DRIVE
- TRACT "K" DESIGNATED AS A PRIVATE DRIVE

EASEMENT NOTE

- PRIVATE 10.00 FOOT DRAINAGE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION AND A 10.00 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PRIVATE 15.00 FOOT DRAINAGE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION AND A 15.00 FOOT PUBLIC PEDESTRIAN ACCESS EASEMENT.
- PUBLIC UTILITY EASEMENT (P.U.E.) WIDTH AS NOTED.
- PRIVATE 5.00 FOOT DRAINAGE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION, AND A 5.00 FOOT PUBLIC UTILITY EASEMENT (P.U.E.).
- PRIVATE 10.00 FOOT OPEN SPACE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION.
- PUBLIC 9.00 FOOT BY 5.00 FOOT WATERLINE EASEMENT, GRANTED TO THE CITY OF HOOD RIVER.
- PUBLIC 16.00 FOOT BY 5.15 FOOT WATERLINE EASEMENT, GRANTED TO THE CITY OF HOOD RIVER.
- PRIVATE DRIVES OWNERSHIP BY THE HOMEOWNERS ASSOCIATION. EASEMENT FOR PRIVATE INGRESS, EGRESS AND UTILITIES.

APPROVALS:

WE THE UNDERSIGNED, SAY THAT WE HAVE EXAMINED THE PLAT OF "WILLOW PONDS, PLANNED UNIT DEVELOPMENT, PHASE 4" IN HOOD RIVER COUNTY, OREGON AND HEREBY APPROVE SAID PLAT.

- [Signature] 3/13/2023
CITY OF HOOD RIVER
DIRECTOR OF PUBLIC WORKS AND ENGINEERING DATE
- [Signature] 03/13/2023
CITY OF HOOD RIVER PLANNING DIRECTOR DATE
- [Signature] 3/13/2023
CITY OF HOOD RIVER - RECORDER DATE
- [Signature] 3-13-2023
CITY OF HOOD RIVER - MAYOR DATE
- [Signature] MARCH 13, 2023.
HOOD RIVER COUNTY SURVEYOR DATE
- [Signature] 3/20/2023
HOOD RIVER COUNTY
BOARD OF COMMISSIONERS CHAIRMAN DATE
- [Signature] 3/20/2023
HOOD RIVER COUNTY BOARD OF COMMISSIONERS DATE
- [Signature] 3/20/23
HOOD RIVER COUNTY BOARD OF COMMISSIONERS DATE
- HOOD RIVER COUNTY BOARD OF COMMISSIONERS DATE
- HOOD RIVER COUNTY BOARD OF COMMISSIONERS DATE

THE DIRECTOR OF RECORD AND ASSESSMENTS AND THE DIRECTOR OF BUDGET AND FINANCE AND TAX COLLECTOR, RESPECTIVELY OF HOOD RIVER COUNTY, OREGON, HEREBY CERTIFY THAT WE HAVE EXAMINED THE ANNEXED PLAT OF "WILLOW POND PHASE 4" IN HOOD RIVER COUNTY. THE NAME ADOPTED FOR SAID PLAT IS A PROPER NAME AND NOT INCLUDED IN ANY OTHER SUBDIVISION IN HOOD RIVER COUNTY. WE FURTHER CERTIFY THAT ALL ASSESSMENTS DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW AND WE HEREBY APPROVE SAID PLAT.

[Signature] 3/22/23
HOOD RIVER COUNTY DIRECTOR OF BUDGET
AND FINANCE, TREASURER/TAX COLLECTOR DATE

[Signature] 3/22/2023
HOOD RIVER COUNTY-DIRECTOR OF
RECORDS AND ASSESSMENTS DATE

SHEET INDEX

SHEET 1 APPROVAL, DECLARATION, AND NOTES
SHEET 2 WILLOW PONDS P.U.D. PERIMETER
SHEET 3 LOT DETAIL

OWNER
BARONE HOLDINGS, LLC

SURVEY PERFORMED FOR:
BARONE HOLDINGS, LLC.
DATE MONUMENTED: NOV. 1-15, 2022
PROJECT: 18-10-18 DRAFT: GD, BTB
FILE: 181018-SUBPHASE4.DWG LAYOUT TAB: 1 OF 3

KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUESCENCE.

Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2023

SHEET 1 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4	SEC	T.	R.
34	3N.	10E.	

CS# 2023011

PLAT OF WILLOW PONDS P.U.D. PHASE 4

THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 SECTION 34,
TOWNSHIP 3 NORTH, RANGE 10 EAST, W.M.
CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

HOOD RIVER COUNTY
SURVEYOR'S OFFICE

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INSTRUMENT RECEIVED ON THE 22ND DAY
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BY JK

[Signature]
HOOD RIVER COUNTY CLERK

BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
FOUND POINT (271) AND (254) S 00°25'45" W

100' 0 100' 200'
SCALE - FEET
1" = 100'

LEGEND

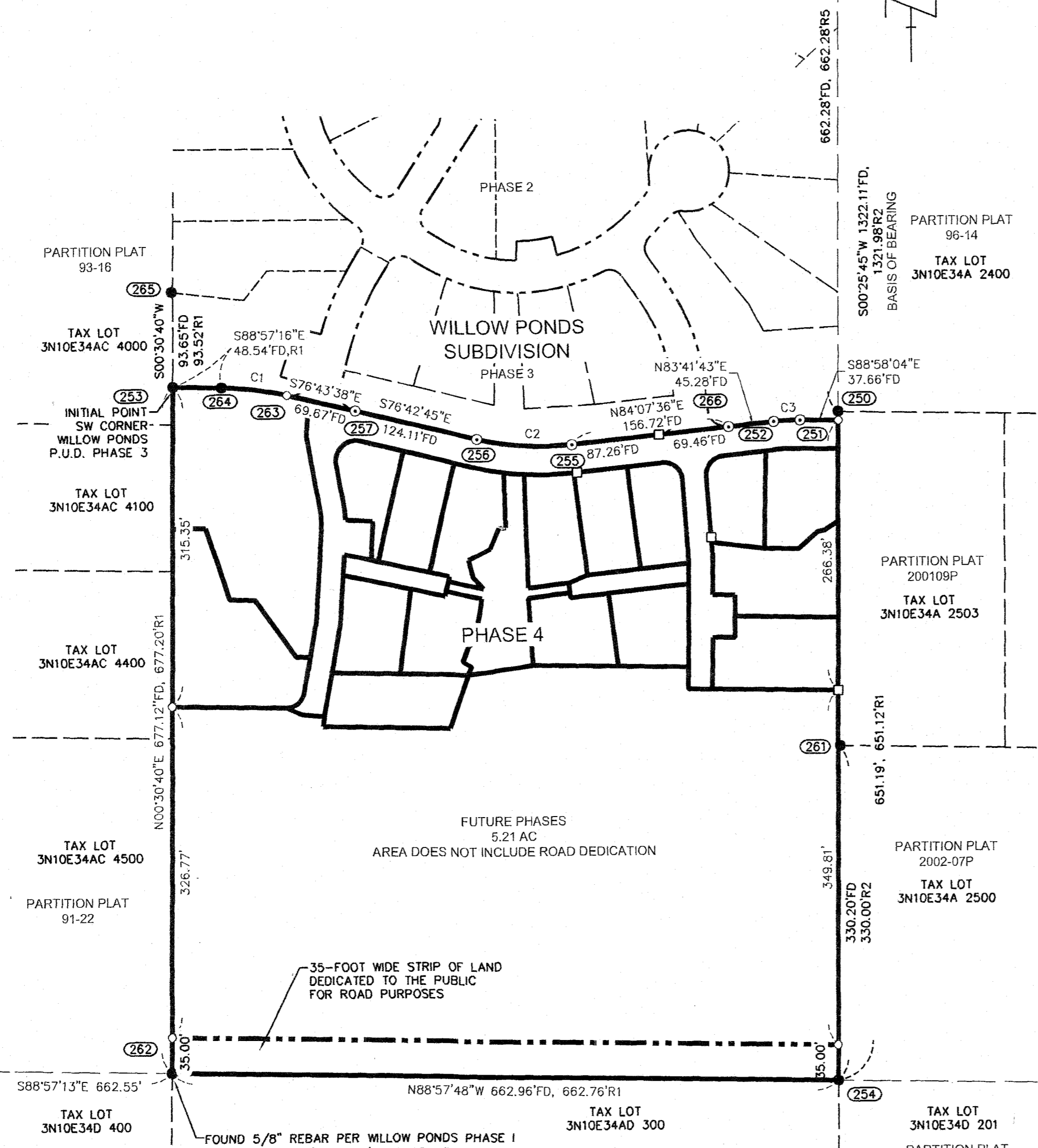
- SET 5/8" X 30" REBAR WITH 1 1/4" RED PLASTIC CAP (KA OR59002)
- ⊙ SET BRASS SCREW WITH BRASS WASHER INSCRIBED (KA OR59002 WA 42690)
- ⊗ SET 2" ALUMINUM CAP (KA OR59002 WA 42690)
- SET SURVEY SPIKE WITH BRASS WASHER INSCRIBED (KA OR59002 WA 42690)
- FOUND MONUMENT AS NOTED IN DESCRIPTIONS
- COMPUTED ANGLE POINT, NOT MONUMENTED
- P.P. PARTITION PLAT
- R.O.S. RECORD OF SURVEY
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA

MONUMENT INFORMATION

- (250) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "OR 932"; CS. NO. 96032; HELD FOR LINE.
- (253) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA"; PER WILLOW PONDS PHASE 3; CS. NO. 2009019; HELD.
- (254) FOUND 5/8" IRON ROD WITH R.P.C. STAMPED "TERRA"; PER CS. NO. 2002021; HELD.
- (251) (252) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA"; PER PER WILLOW PONDS PHASE 3; CS. NO. 2009019; VISITED 2022; RESET AT TIED POSITION WITH BRASS SCREW AND BRASS WASHER, RESET DUE TO REMOVAL DURING CONSTRUCTION ACTIVITIES.
- (255) (257) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA"; PER PER WILLOW PONDS PHASE 3; CS. NO. 2009019; VISITED 2022; RESET AT TIED POSITION WITH BRASS SCREW AND BRASS WASHER, RESET DUE TO REMOVAL DURING CONSTRUCTION ACTIVITIES.
- (263) (266) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA"; PER PER WILLOW PONDS PHASE 3; CS. NO. 2009019; VISITED 2022; RESET AT TIED POSITION WITH BRASS SCREW AND BRASS WASHER, RESET DUE TO REMOVAL DURING CONSTRUCTION ACTIVITIES.
- (261) FOUND 5/8" IRON ROD 1.87' EAST OF THE EAST LINE OF WILLOW POND P.U.D.; PER P.P 2002-07P; CS. NO. 2002-025.
- (262) FOUND 5/8" IRON ROD WITH Y.P.C. STAMPED "BESEDA"; PER CS. NO. 2003066; HELD.
- (264) FOUND 5/8" IRON ROD; WITH Y.P.C. STAMPED "BESEDA"; 0.5' ABOVE GROUND, BENT; PER CS. NO. 2009019; HELD.
- (265) FOUND 5/8" IRON ROD; 0.5' ABOVE GROUND; PER CS. NO. 2005011; HELD.
- (271) FOUND HOOD RIVER COUNTY BRASS DISK IN MON BOX NE 1/16 CORNER SECTION 34

REFERENCED SURVEYS

- R1. WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 3, PERFORMED BY TENNESON ENGINEERING CORP.; FOR BARONE HOLDINGS, LLC; RECORDING NO. 200901766; RECORDED MAY 5, 2009; COUNTY SURVEY NO. 2009-019
- R2. PARTITION PLAT NO. 200109P; PERFORMED BY TERRA SURVEYING; FOR KERRI KENT, SCOTT & SUSAN SORENSEN; RECORDED FEB. 16, 2001; COUNTY SURVEY NO. 2001-013
- R3. WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 2; PERFORMED BY TENNESON ENGINEERING CORP.; FOR BARONE HOLDINGS, LLC; RECORDING NO. 20050417; RECORDED JAN. 27, 2005; COUNTY SURVEY NO. 2005-011
- R4. WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 1; PERFORMED BY TENNESON ENGINEERING CORP.; FOR BARONE HOLDINGS, LLC; RECORDING NO. 20035862; RECORDED SEPT. 18, 2003; COUNTY SURVEY NO. 2003-066
- R5. PARTITION PLAT 9614 PERFORMED BY KLEIN AND ASSOCIATES LAND SURVEYING FOR CARMEL CERVETTO, RECORDED MAY 14, 1996; COUNTY SURVEY NO. 96032
- R6. PARTITION PLAT 200206-P PERFORMED BY TERRA SURVEYING FOR GEORGE & MARILYN JORDAN, RECORDED APRIL 8, 2002; COUNTY SURVEY NO. 2002-021
- R7. PARTITION PLAT 200207-P PERFORMED BY KLEIN AND ASSOCIATES LAND SURVEYING FOR ERNEST LEE, RECORDED APRIL 22, 20026 IN COUNTY SURVEY NO. 2002-025
- R8. PARTITION PLAT 9122 PERFORMED BY DLC SURVEYING FOR BENJAMIN C. AND GRACE M. FOSTER, RECORDED AUG. 2, 1991; COUNTY SURVEY NO. 91053



CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	65.49'	316.00'	11°52'30"	S83°01'32"E	65.38'
C2	95.36'	284.00'	19°14'18"	S86°20'59"E	94.91'
C3	26.40'	216.00'	7°00'07"	N87°31'51"E	26.38'

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OWNER
BARONE HOLDINGS, LLC

REGISTERED
PROFESSIONAL
LAND SURVEYOR
[Signature]
OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2023

KA
Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
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TEL: 541-386-3322 • FAX: 541-386-2515

SHEET 2 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON

1/4 SEC	T.	R.
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
34	3N.	10E.

CS# 2023011


PLAT OF WILLOW PONDS P.U.D. PHASE 4

THE E1/2 OF THE SW1/4 OF THE NE1/4 SECTION 34,
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CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.

**HOOD RIVER COUNTY
SURVEYOR'S OFFICE**

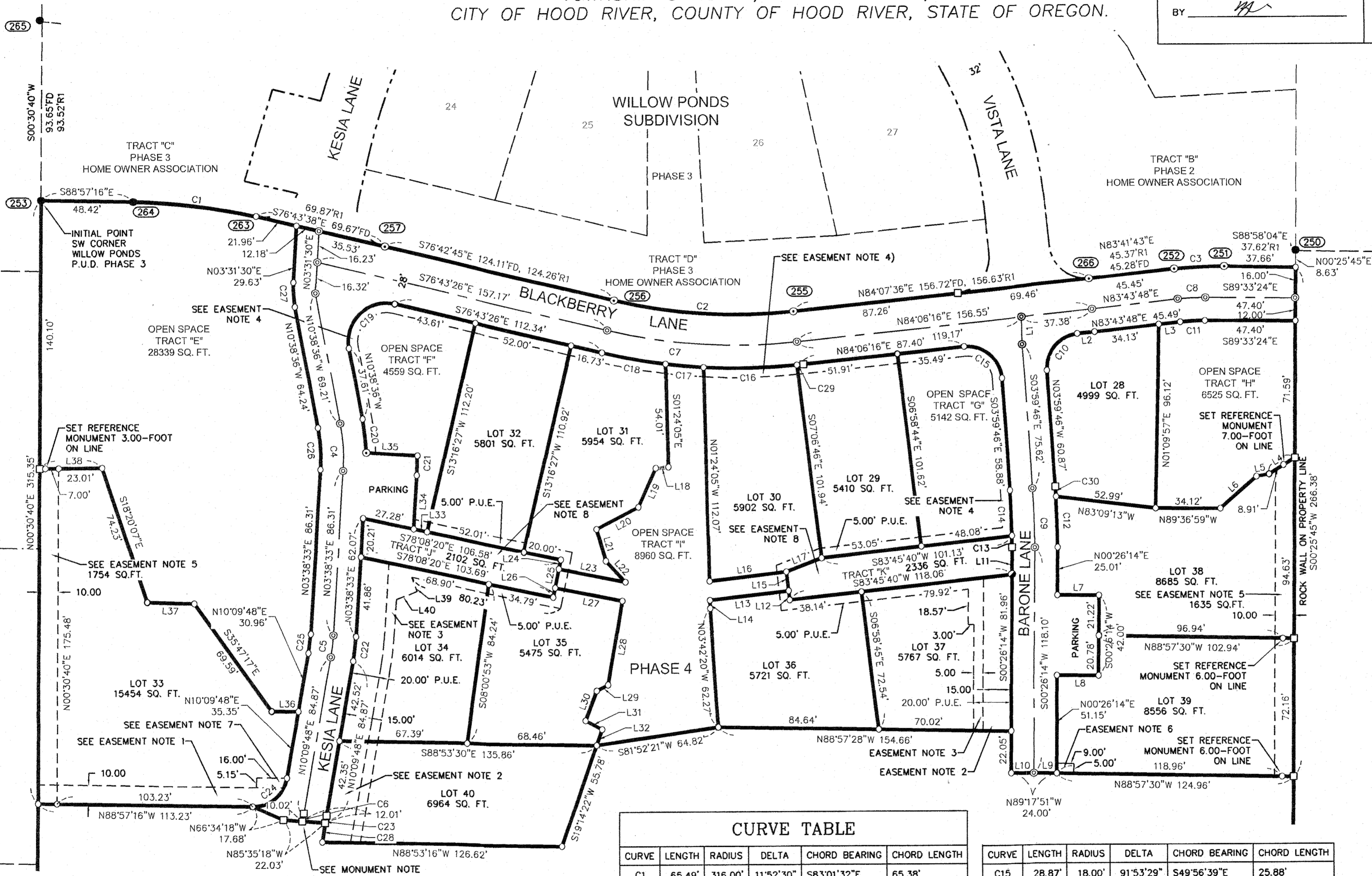
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HOOD RIVER COUNTY CLERK

MONUMENT NOTE:

NO MONUMENTS WERE SET AT THE SOUTH END OF KESIA LANE, DUE TO CONSTRUCTION ACTIVITIES FOR FUTURE ROAD AND UTILITIES FOR WILLOW PONDS P.U.D. PHASE 5. NEW MONUMENTS WILL BE SET DURING PLATTING OF WILLOW PONDS P.U.D. PHASE 5.

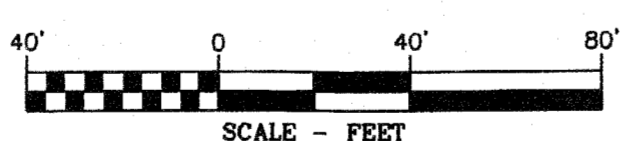


LINE #	DIRECTION	LENGTH
L1	S0°57'02"E	14.31'
L2	N84°06'16"E	9.16'
L3	N83°43'48"E	11.36'
L4	S57°48'32"W	15.91'
L5	S79°58'15"W	6.80'
L6	N48°53'29"E	25.29'
L7	N89°33'46"W	22.01'
L8	N89°33'46"W	22.01'
L9	N89°17'51"W	12.00'
L10	N89°17'51"W	12.00'
L11	S0°26'14"W	14.03'
L12	S6°14'37"E	4.93'
L13	N83°18'22"E	41.77'
L14	N1°24'05"W	4.21'
L15	N6°14'37"W	10.00'
L16	N83°18'22"E	40.93'
L17	S68°59'35"W	19.88'
L18	S85°30'34"W	6.67'
L19	S24°19'07"W	22.36'
L20	S62°31'06"W	24.88'
L21	S15°55'53"E	17.36'
L22	S43°17'30"E	15.15'
L23	N78°47'13"W	35.82'
L24	S11°51'40"W	5.00'
L25	N11°51'40"E	10.00'
L26	S11°51'40"W	5.00'
L27	N78°47'13"W	36.18'
L28	S9°48'56"W	44.59'
L29	S62°55'35"W	6.81'
L30	S21°25'58"W	16.64'
L31	S61°58'01"E	9.95'
L32	S19°19'38"W	8.74'
L33	N78°08'20"W	7.28'
L34	S3°38'33"W	28.14'
L35	N86°21'27"W	27.08'
L36	S89°19'26"E	14.10'
L37	S88°12'25"E	24.81'
L39	N19°50'06"W	7.93'
L40	N69°09'04"E	11.66'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	65.49'	316.00'	11°52'30"	S83°01'32"E	65.38'
C2	95.36'	284.00'	19°14'18"	S86°20'59"E	94.91'
C3	26.40'	216.00'	7°00'07"	N87°31'51"E	26.38'
C4	24.93'	100.00'	14°17'10"	N3°30'01"W	24.87'
C5	11.38'	100.00'	6°31'15"	N6°54'11"E	11.37'
C6	2.27'	203.66'	0°38'20"	N9°50'29"E	2.27'
C7	100.82'	300.00'	19°15'18"	S86°21°05"E	100.35'
C8	14.65'	125.00'	6°42'48"	N87°05'12"E	14.64'
C9	30.95'	400.00'	4°26'00"	S1°46'46"E	30.94'
C10	27.68'	18.00'	88°06'01"	N40°03'15"E	25.03'
C11	13.24'	112.05'	6°46'13"	N87°05'12"E	13.23'
C12	26.63'	412.00'	3°42'13"	N1°24'53"W	26.63'
C13	6.10'	388.00'	0°54'04"	S0°00'48"E	6.10'
C14	23.92'	388.00'	3°31'56"	S2°13'48"E	23.92'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C15	28.87'	18.00'	91°53'29"	S49°56'39"E	25.88'
C16	49.39'	312.00'	9°04'13"	N88°48'45"E	49.34'
C17	20.14'	312.03'	3°41'51"	S84°48'13"E	20.13'
C18	33.93'	312.00'	6°13'51"	S79°50'21"E	33.91'
C19	39.76'	20.00'	113°53'52"	S46°18'39"W	33.53'
C20	17.67'	112.00'	9°02'24"	N6°07'25"W	17.65'
C21	10.25'	134.00'	4°22'59"	S1°27'04"W	10.25'
C22	12.75'	112.00'	6°31'15"	N6°54'11"E	12.74'
C23	1.06'	188.25'	0°19'21"	S10°05'15"W	1.06'
C24	25.44'	18.01'	80°54'05"	N50°37'43"E	23.38'
C25	10.02'	88.00'	6°31'15"	N6°54'11"E	10.01'
C26	21.94'	88.00'	14°17'10"	N3°30'01"W	21.88'
C27	12.86'	52.00'	14°10'06"	S3°33'33"E	12.83'
C28	10.21'	188.25'	3°06'27"	S8°22'21"W	10.21'

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C29	1.40'	312.00'	0°15'23"	N84°08'57"E	1.40'
C30	5.25'	412.00'	0°43'46"	N3°37'52"W	5.25'



BASIS OF BEARINGS
OREGON STATE PLANE COORDINATES SYSTEM
NORTH ZONE, GRID NORTH, GROUND DISTANCE
ESTABLISHED BY G.P.S. OBSERVATION BETWEEN
FOUND POINT (271) AND (254) S 00°25'45" W



Klein & Associates, Inc.
ENGINEERING • SURVEYING • PLANNING
1411 13th Street • Hood River, OR 97031
TEL: 541-386-3322 • FAX: 541-386-2515

OWNER
BARONE HOLDINGS, LLC

SURVEY PERFORMED FOR:
BARONE HOLDINGS LLC.
DATE MONUMENTED: NOV. 1-15, 2022
PROJECT: 18-10-18 DRAFT: GD, BTB
FILE: 181018-SUBPHASE4.DWG LAYOUT TAB: 3 OF 3
KLEIN & ASSOCIATES, MAKES NO WARRANTY AS TO MATTERS OF
UNWRITTEN TITLE, ADVERSE POSSESSION, ESTOPPEL, ACQUIESCENCE.

REGISTERED
PROFESSIONAL
LAND SURVEYOR

OREGON
JULY 12, 2005
JAMES M. KLEIN
59002
Expires 6-30-2023

SHEET 3 OF 3
WILLAMETTE MERIDIAN
HOOD RIVER COUNTY, OREGON
1/4 SEC T, R.
34 3N, 10E

CS#2023011