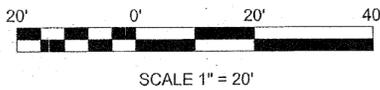
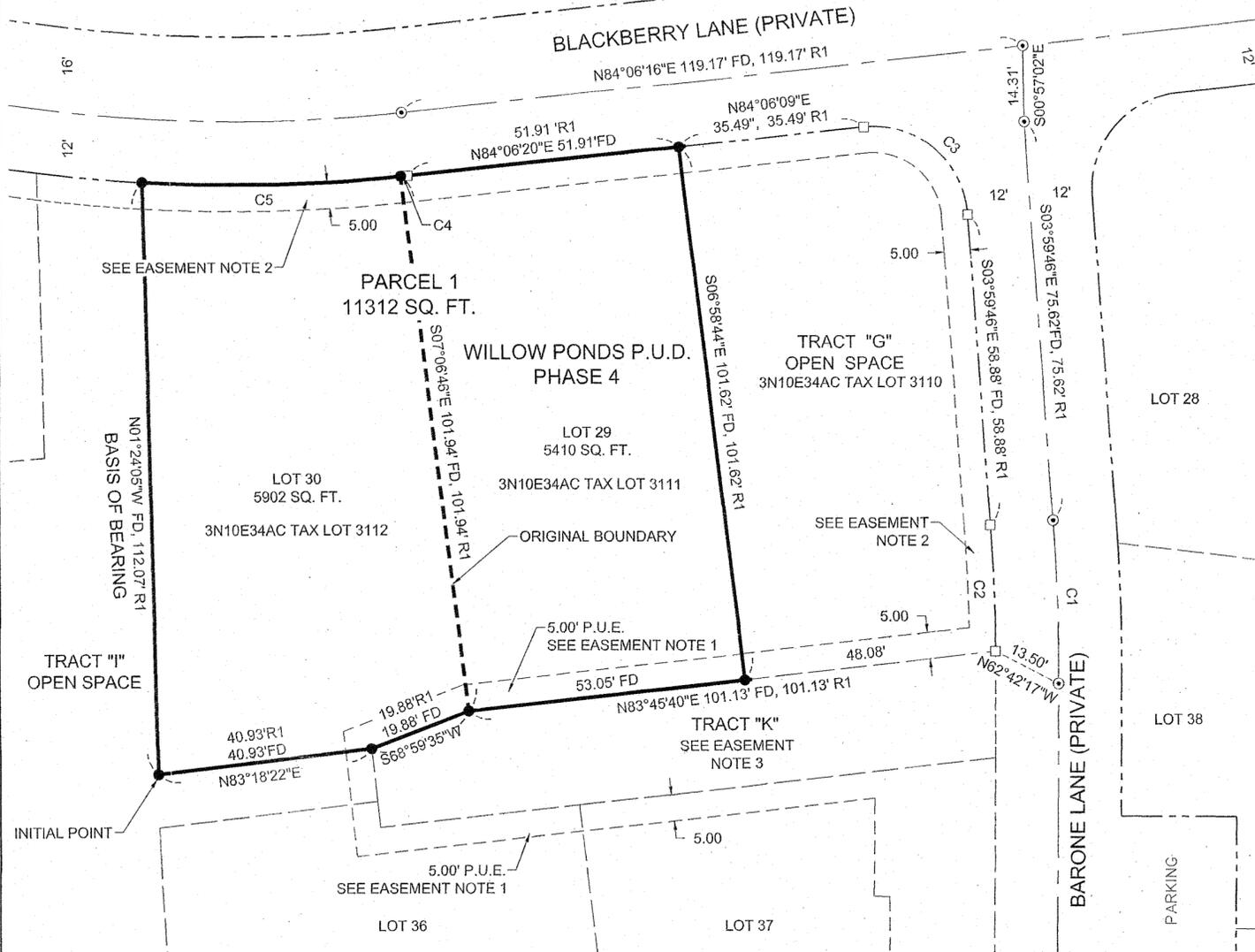


# PARTITION PLAT

RE-PLAT OF LOT 29 AND 30 OF WILLOW PONDS P.U.D. PHASE 4  
 LOCATED IN THE E 1/2 OF THE SW 1/4 OF THE NE 1/4 SECTION 34, T. 3N., R. 10E., W.M.  
 CITY OF HOOD RIVER, COUNTY OF HOOD RIVER, STATE OF OREGON.  
 3N 10E 34AC TAX LOT 3111, 3112



TRACT "D"  
 PHASE 3  
 HOME OWNER ASSOCIATION



### NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO CONSOLIDATE LOT 29 AND LOT 30 OF WILLOW PONDS P.U.D. PHASE 4, INTO ONE PARCEL AS SHOWN. EXISTING MONUMENTS FROM WILLOW PONDS P.U.D. PHASE 4, RECORDED AS COUNTY SURVEY NO. 2023-011 WERE RECOVERED AND HELD. NO NEW MONUMENTS WERE SET IN THIS SURVEY.

### BASIS OF BEARINGS

OREGON STATE PLANE COORDINATES SYSTEM NORTH ZONE, GRID NORTH, GROUND DISTANCE ESTABLISHED BY G.P.S. OBSERVATION BETWEEN FOUND MONUMENTS LOCATED AT THE NORTHWEST CORNER AND SOUTHWEST CORNER OF LOT 30, WILLOW PONDS P.U.D. PHASE 4

### NOTE:

THIS PLAT AND SUBSEQUENT DEVELOPMENT IS SUBJECT TO CONDITIONS OF APPROVAL PER THE CITY OF HOOD RIVER PLANNING FILE NUMBER 2018-01 AND 2025-06.

### GENERAL EXCEPTIONS

THE FOLLOWING IS A LISTING OF GENERAL EXCEPTION ITEMS LISTED ON THAT CERTAIN "LAND DEVELOPMENT REPORT" PREPARED BY COLUMBIA GORGE TITLE, ORDER NO. 24-309, DATED MAY 6, 2025. THE NUMBERING IS AS LISTED IN SAID REPORT UNDER SPECIAL EXCEPTIONS.

- DECLARATION OF DEED RESTRICTION/CONSENT TO ANNEXATION  
 RECORDED: DECEMBER 28, 2001  
 INSTRUMENT: 20015504  
 RECORDED: JULY 24, 2003  
 INSTRUMENT: 20034497
- DECLARATION OF DEED RESTRICTION/AGREEMENT FOR IMPROVEMENTS  
 RECORDED: JULY 17, 2003  
 INSTRUMENT: 20034335
- COVENANTS, CONDITIONS, RESTRICTIONS, BYLAWS AND/OR EASEMENTS  
 RECORDED: MARCH 22, 2023  
 INSTRUMENT: 202300494  
 AMENDED/MODIFIED  
 RECORDED: OCTOBER 10, 2023  
 INSTRUMENT: 202302043
- CONDITIONS, RESTRICTIONS, AND EASEMENTS OF WILLOW PONDS P.U.D. PHASE 4

### ROADWAYS

BLACKBERRY LANE, AND BARONE LANE, ALONG WITH TRACTS "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 OVER AND UNDER ALL PORTIONS OF BLACKBERRY LANE, BARONE LANE, ALONG WITH TRACTS "K", PER WILLOW PONDS P.U.D. PHASE 4

### EXISTING EASEMENTS NOTE

- EXISTING PUBLIC UTILITY EASEMENT (P.U.E.) WIDTH AS NOTED, PER WILLOW PONDS P.U.D. PHASE 4.
- EXISTING PRIVATE 5.00 FOOT DRAINAGE EASEMENT, GRANTED TO THE HOMEOWNERS ASSOCIATION, AND A 5.00 FOOT PUBLIC UTILITY EASEMENT (P.U.E.), PER WILLOW PONDS P.U.D. PHASE 4.
- TRACT "K" IS AN EXISTING PRIVATE DRIVE OWNED BY THE HOMEOWNERS ASSOCIATION AND IS A EASEMENT FOR INGRESS, EGRESS AND UTILITIES, PER WILLOW PONDS P.U.D. PHASE 4.

### LEGEND

- FOUND KLEIN AND ASSOCIATES, INC. 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED KLEIN AND ASSOC. OR59002 PLS) PER WILLOW PONDS P.U.D. PHASE 4, C.S NO. 2023011, HELD
- ⊙ FOUND 2" ALUMINUM CAP INSCRIBED KLEIN AND ASSOC. OR59002 PLS) PER WILLOW PONDS P.U.D. PHASE 4, C.S NO. 2023011. HELD.
- COMPUTED ANGLE POINT, NOT MONUMENTED
- RM REFERENCE MONUMENT
- C.S. NO. COUNTY SURVEY NUMBER
- R1 RECORD DATA PER RECORD OF SURVEY NO.
- FD FOUND DATA
- EASEMENT (EXISTING)
- LOT LINE
- CENTER LINE
- RIGHT-OF-WAY



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

SHEET 1 OF 1  
 WILLAMETTE MERIDIAN  
 HOOD RIVER COUNTY, OREGON

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

HOOD RIVER COUNTY  
 SURVEYOR'S OFFICE

SURVEY NO. 2025-039  
 FILED 9/4/2025  
 BY JK

PARTITION PLAT NO. 2025-05 P

INSTRUMENT RECEIVED ON THE 2nd  
 DAY OF September, 2025 9:40 AT AM

*Jim Madala*  
 HOOD RIVER COUNTY DIRECTOR OF  
 RECORDS AND ASSESSMENTS

### DECLARATION

WE, JEFFREY A. FISHER AND ALISSA J. GREENWOOD, TRUSTEES OF FISHER-GREENWOOD FAMILY TRUST, DATED SEPTEMBER 14, 2022 ARE THE OWNERS OF THE LAND SHOWN HEREIN, AND HEREBY DECLARE THAT THIS DIVISION OF LAND HAS BEEN MADE WITH OUR FREE CONSENT AND IN ACCORDANCE WITH OUR DESIRES. AND THE PROVISIONS OF ORS CHAPTER 92.

*Jeffrey A. Fisher*  
 JEFFREY A. FISHER, TRUSTEE  
 FISHER-GREENWOOD FAMILY TRUST

*Alissa J. Greenwood*  
 ALISSA J. GREENWOOD, TRUSTEE  
 FISHER-GREENWOOD FAMILY TRUST

### ACKNOWLEDGMENT

BE IT REMEMBERED, THAT ON THIS 18th  
 DAY OF June, 2025, BEFORE ME A NOTARY PUBLIC FOR THE STATE OF OREGON PERSONALLY APPEARED, JEFFREY A. FISHER AND ALISSA J. GREENWOOD, TRUSTEES OF FISHER-GREENWOOD FAMILY TRUST, KNOWN TO ME PERSONALLY, AND BEING FIRST DULY SWORN, SAID THEY THEY DID SIGN THIS INSTRUMENT OF THEIR FREE AND VOLUNTARY ACT.

*Roxann Cochran*  
 NOTARY SIGNATURE

*Roxann Cochran*  
 NOTARY PUBLIC-(NAME)

STATE OF Oregon  
 COUNTY OF Hood River

COMMISSION NO. 1045854

MY COMMISSION EXPIRES February 29, 2028

### APPROVALS

I HEREBY CERTIFY THAT ALL TAXES AND ASSESSMENT DUE HEREON HAVE BEEN FULLY PAID AS REQUIRED BY LAW.

*Shirley Patterson*  
 HOOD RIVER COUNTY DIRECTOR  
 OF BUDGET AND FINANCE

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 30th DAY OF July, 2025.

*JK*  
 HOOD RIVER COUNTY SURVEYOR

I HEREBY CERTIFY THIS PARTITION WAS EXAMINED AND APPROVED AS OF THIS 6th DAY OF August, 2025.

*Shirley Patterson*  
 HOOD RIVER CITY PLANNING DIRECTOR

### REFERENCED SURVEYS

R1. WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 4, PERFORMED BY KLEIN & ASSOC. INC., FOR BARONE HOLDINGS, LLC. RECORDING NO. 2023-00489; RECORDED MARCH 22, 2023; COUNTY SURVEY NO. 2023-011

### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH	
C1	30.95'	400.00'	4°26'00"	S1°46'46"E	30.94'	R1
C2	23.92'	388.00'	3°31'56"	S2°13'48"E	23.92'	R1
C3	28.87'	18.00'	91°53'29"	S49°56'39"E	25.88'	R1
C4	1.40'	312.00'	0°15'23"	N84°08'57"E	1.40'	R1
C5	49.39'	312.00'	9°04'13"	N88°48'45"E	49.34'	R1

SURVEY PERFORMED FOR:  
 BARONE HOLDINGS, LLC.  
 DATE OF SURVEY: DECEMBER 13, 2024  
 PROJECT: 24-12-07 DRAFT: GD  
 FILE: 241204-REPLAT.DWG LAYOUT TAB: H.R. P.P.

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

### SURVEYOR'S CERTIFICATE

I, JAMES M. KLEIN, BEING FIRST DULY SWORN, DEPOSE AND SAY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LANDS REPRESENTED ON THIS PARTITION PLAT, THE BOUNDARIES BEING DESCRIBED AS LOTS 29 AND 30, OF WILLOW PONDS P.U.D. PHASE 4, 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, CITY OF HOOD RIVER, HOOD RIVER COUNTY, OREGON. THE INITIAL POINT OF SAID PLAT IS A 5/8" REBAR WITH YELLOW PLASTIC CAP INSCRIBED "KLEIN & ASSOC OR 59002 PLS" FOUND AT THE SOUTHWEST CORNER LOT 30, WILLOW PONDS PLANNED UNIT DEVELOPMENT, PHASE 4.

*James M. Klein*  
 JAMES M. KLEIN PLS. 59002

OWNER  
 FISHER-GREENWOOD  
 FAMILY TRUST



*CS# 2025 039*