

HOOD RIVER COUNTY  
SURVEYOR'S OFFICE

Survey No: 2025056

Filed Date: 12/12/2025

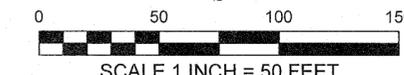
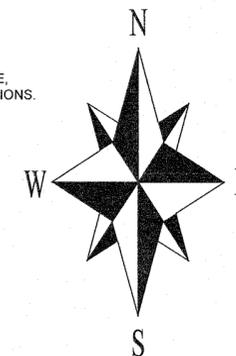
By: *AB*

**BASIS OF BEARINGS:**

N.A.D.83 (2011) (EPOCH 2010) OREGON STATE PLANE,  
NORTH ZONE, GRID BEARINGS BY G.P.S. OBSERVATIONS.

**CLIENT:**

TOD GUENTHER  
4506 RIVERSIDE DRIVE  
HOOD RIVER, OR 97032



SCALE 1 INCH = 50 FEET

**CURVE TABLE:**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	386.80' (HELD PER DEED & C.S.#1406)	191.93' (192.1 C.S.#1406)	189.97'	N 47°33'11" E	28°25'50"
C2	386.80' (HELD PER DEED & C.S.#1406)	134.88' (135' DEED & C.S.#1406)	134.20' (134.84' DEED & C.S.#1407)	N 43°19'39" E	19°58'46"
C3	386.80' (HELD PER DEED & C.S.#1406)	67.40'	67.32'	N 38°19'47" E	9°59'02"
C4	386.80' (HELD PER DEED & C.S.#1406)	67.48' (HELD DEED)	67.39'	N 43°19'10" E	9°59'44"
C5	386.80' (HELD PER DEED & C.S.#1406)	57.05' (57.1 C.S.#1406)	57.00' (57.09' C.S.#1407)	N 57°32'34" E	8°27'03"
C6	326.80' (HELD PER C.S.#1406)	162.19' (162.27' C.S.#1406)	160.53' (160.67' C.S.#1407)	S 47°33'25" W	28°26'07"

**NARRATIVE:**

THE PURPOSE OF THIS SURVEY IS TO LOCATE THE BOUNDARY OF THE PROPERTY CONVEYED TO TOD AND JILL GUENTHER DESCRIBED BY STATUTORY BARGAIN AND SALE DEED 2002-2394 AND STATUTORY WARRANTY DEED 2012-01259, HOOD RIVER COUNTY DEED RECORDS. THE LEGAL DESCRIPTION FOR THE PERIMETER OF THE PROPERTIES CONFORMS TO THE LINES AS SHOWN ON THE UNRECORDED LINVILLE SUBDIVISION REPRESENTED BY MAPS FILED WITH THE COUNTY SURVEYORS OFFICE AS C.S.#1406, 1407 AND 1422. I FOUND SUFFICIENT MONUMENTS TO LOCATE RIVERSIDE ROAD AS SHOWN ON THOSE SURVEYS AND C.S.#1402 & C.S.#73025. THE PRIVATE ROAD IS ALSO DESCRIBED BY DEED 660797. HOLDING THE DEED AND SURVEY RADIUS FOR THE ARC FRONTING THE PROPERTY BETWEEN THE TANGENTS YIELDED AN ARC DISTANCE CLOSE TO THE RECORD DISTANCE. I PROPORTIONED THE SLIGHT DEFICIENCY FOR THE ARC TO CALCULATE THE SOUTHEASTERLY CORNER AS IT APPEARS TO CONFORM WITH THE INTENT OF THE DEEDS AND FACT THAT THE PROPERTIES WERE INITIALLY LAID OUT AS A SUBDIVISION THAT WAS NOT SUBSEQUENTLY RECORDED. THE REMAINING BOUNDARIES WERE THEN HELD RADIAL TO THE ARC AS THIS ALSO APPEARS TO BE THE INTENT OF THE DEEDS AND SURVEYS, INTERSECTING AT THE HIGH WATER MARK OF THE HOOD RIVER. A MONUMENT FOUND NEAR THE EASTERLY LINE WAS NOT HELD AS IT IS NOT A RECORD MONUMENT AND IT DOES NOT HAVE THE TYPICAL CHARACTER OF A PROPERLY SET SURVEY MONUMENT, BEING EXPOSED 18", LEANING SLIGHTLY AND OF A SIZE NOT TYPICALLY USED. ITS ORIGIN IS UNKNOWN. A SIMILAR MONUMENT WAS FOUND BUT NOT ACCEPTED AT THE SOUTHEASTERLY CORNER OF THE ADJACENT PROPERTY TO THE EAST.

**SURVEY REFERENCES:**

- HOOD RIVER COUNTY SURVEYORS OFFICE:
- C.S.#1402 - SURVEY FOR RICHARD KENWARD BY TENNESON ENGINEERING CORP. P.L.S. 872, FILED JANUARY 9, 1970.
- C.S.#1406 - UNRECORDED PLAT OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP. P.E.412, DATED 1962.
- C.S.#1407 - MAP OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP. P.E.412, FILED JANUARY 19, 1970.
- C.S.#1422 - MAP OF LINVILLE SUBDIVISION BY TENNESON ENGINEERING CORP. DATED JULY, 1962.
- C.S.#73025 - SURVEY FOR JOE McCONNEL BY TENNESON ENGINEERING CORP. P.L.S. 183, FILED JULY 27, 1973.
- C.S.#2020013 - SURVEY FOR SUSHMA JINDAL BY COLUMBIA RIVER SURVEYING & MAPPING, P.L.S.60051, FILED APRIL 9, 2020.
- O.D.O.T. RIGHT OF WAY MAP 5B-20-12 TUCKER BRIDGE - DEE SECTION, HOOD RIVER HIGHWAY, DATED DECEMBER 1938, REVISED APRIL, 2003.
- HOOD RIVER COUNTY ASSESSORS MAPS:
- 02N-10E-16D, REVISED JUNE 15, 2005.
- 02N-10E-21A, REVISED JANUARY 29, 2004.

**RECORD OF SURVEY**  
LOCATED IN THE SE 1/4 OF SECTION 16  
TOWNSHIP 2 NORTH, RANGE 10 EAST W.M.,  
TAX LOTS 901 & 1000, 2N-10E-16D  
HOOD RIVER COUNTY, OREGON.

- SYMBOL LEGEND:**
- SET 5/8" X 30" IRON ROD WITH BLUE PLASTIC CAP STAMPED "CROSS P.L.S. 60051" AUGUST 8, 2025.
  - FOUND MONUMENT AS NOTED.
  - CALCULATED CORNER, NOT FOUND OR SET
  - (XX.XX) DEED OR PREVIOUS SURVEY DIMENSION AS NOTED.
  - — — — — FENCE

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*Bradley J. Cross*  
OREGON  
JANUARY 15, 2002  
BRADLEY J. CROSS  
60051  
RENEWS: 12/31/2025

PROJECT NUMBER: 2025009  
DATE OF MAP: SEPTEMBER 1, 2020  
ASSESSORS MAP: 02N-10E-16D  
**COLUMBIA RIVER  
SURVEYING  
& MAPPING**  
1767 12th STREET, #191  
HOOD RIVER, OREGON, 97031  
PHONE: 541-386-9002  
EMAIL: INFO@COLUMBIASURVEYING.COM

CS# 2025056

