National Park Service

EXPERIENCE
YOUR
AMERICA

Section 6(f)(3) Maps

Leaving behind the perfect map
(so your retirement isn't marred by pesky subpoenas)

National Land and Water Conservation Fund State Grant Training
Denver, Colorado

April 7-11, 2013

LAND & WATER CONSERVATION FUND

Why do we have to do this anyway?

- Manual 6-3
- Legislative intent
- Key document

- So you can stay on the beach with your beverage and a book without the DOI solicitor calling you and wondering what's up with this map you approved and would Thursday work for you to appear in court…

The intent of the LWCF act is to expand and permanently protect a public recreation estate at all levels of government and for all types of recreation experiences. It is fundamentally tied to land and keeping that land in public outdoor recreation use is what sets this program apart from the hundreds of other federal grant programs available. Similarly, the use of funding from offshore oil lease revenue is a way of balancing a permanent environmental impact with a permanent environmental gain. This map is the most important piece of paper in the whole file, excepting (maybe) the grant contract.

The cornerstone of the LWCF program is to expand and permanently protect a public recreation estate. This map is the piece of paper that helps us do that one park at a time.

Really, this isn't new…

13. Supporting data attached:

a) Purchase of other Agreements
b) Appraisal reports
c) Maps showing location of area, exterior boundaries, and specific tracts
d) Description of topography, coves, and water area
e) Copies of cooperative agreements
f) History of conveyance during at least the past twenty-five years.

Manual version 1, 660.1.3A(1) –
Procedures for Submission of Proposals

But calling it a "6(f) map" and getting specific about requirements kicked in during the late 1970's.

In case you haven't (yet) memorized this…

- Signed & dated by SLO or ASLO
- Depicts a viable unit
- Includes:
  - official park name
  - project number
  - 6(f) acreage
  - North arrow
- Gives enough detail to legally ID the land
- Discloses any rights held by non-sponsors
- 11x17 format or smaller*

The format restrictions are based on the scanner size in some NPS regions. PWR, for example, can accept maps up to four feet wide and any length. The map could be larger for other regions if you submit a pdf version of it (including the signature) when you submit the paper map. Sometimes a park is so large, or so complex, that 11x17 really just won't do.

A quick word about location maps

- Do one
- Context = 3 major roads
- Just google it

Yes you need to do one. Show the park in the context of its broader location, giving at least three major nearby roads or place names so that using online mapping resources, the site can be found even if road and park names change in the future.

Some other stuff we recommend

- Sponsor(s) signature & name
- NPS acceptance date and signature
- Aerial photo
- More info = more
- Amend the contract, not just the map

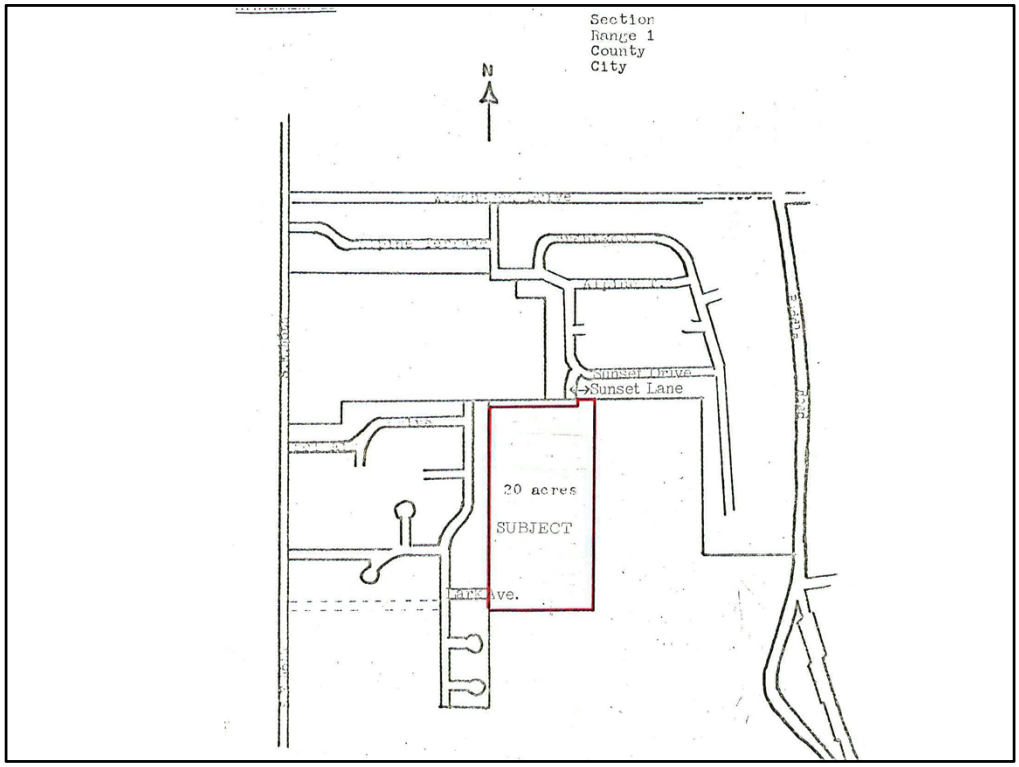
Regardless of what the manual says, amend an acquisition grant contract, don't just change the map, if the acreage changes no matter what the percent change. Also, if development elements are depicted on the map and something changes, annotate or completely revise the map accordingly (and of course, amend the grant). Include anything you can think of that will help to clarify the boundary map. This is a case where you really can't give NPS too much information or document the file too well.

First things first

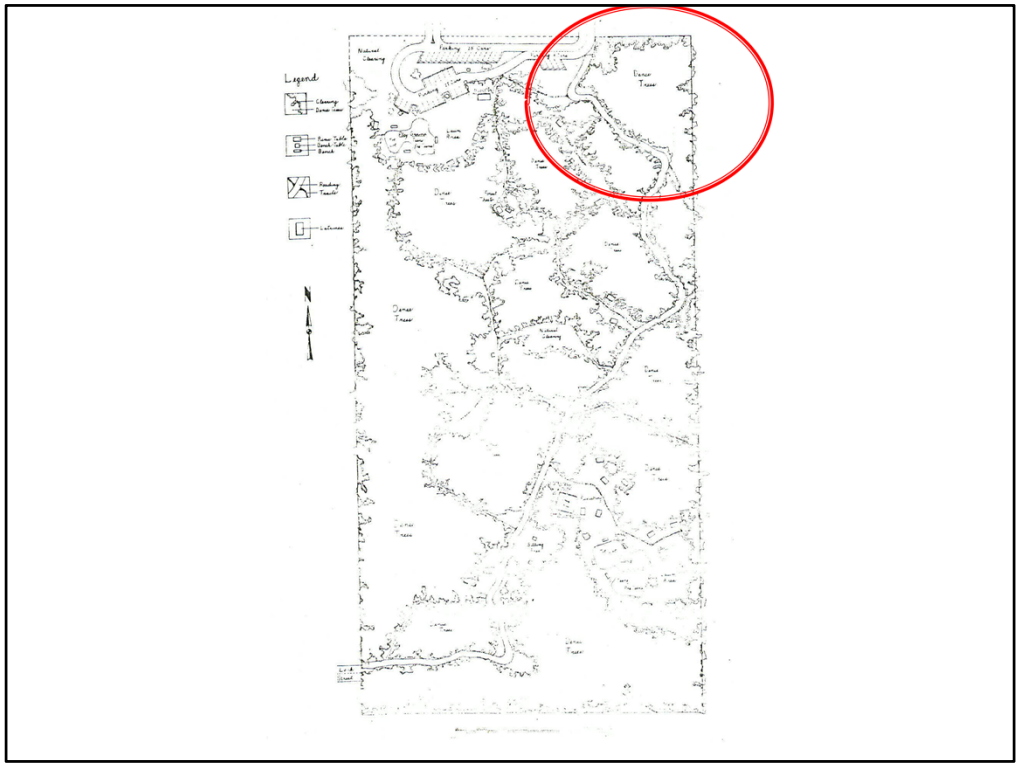
- Previous projects
- Alternate sponsors
- Verify ownership
- Compare old maps

Here's a good reason to have gone through all your old projects and figured out what park or parks are protected. It's amazing what can be found by looking at the paper records. NPS and states alike have inspected the wrong park for decades because they went off the park name on the grant and never compared the map with current records. Be aware that over the past nearly five decades, the same park may have had multiple owners, or at least multiple grant sponsors. Your job is to reconcile all the old maps and projects into one current map that meets modern standards.

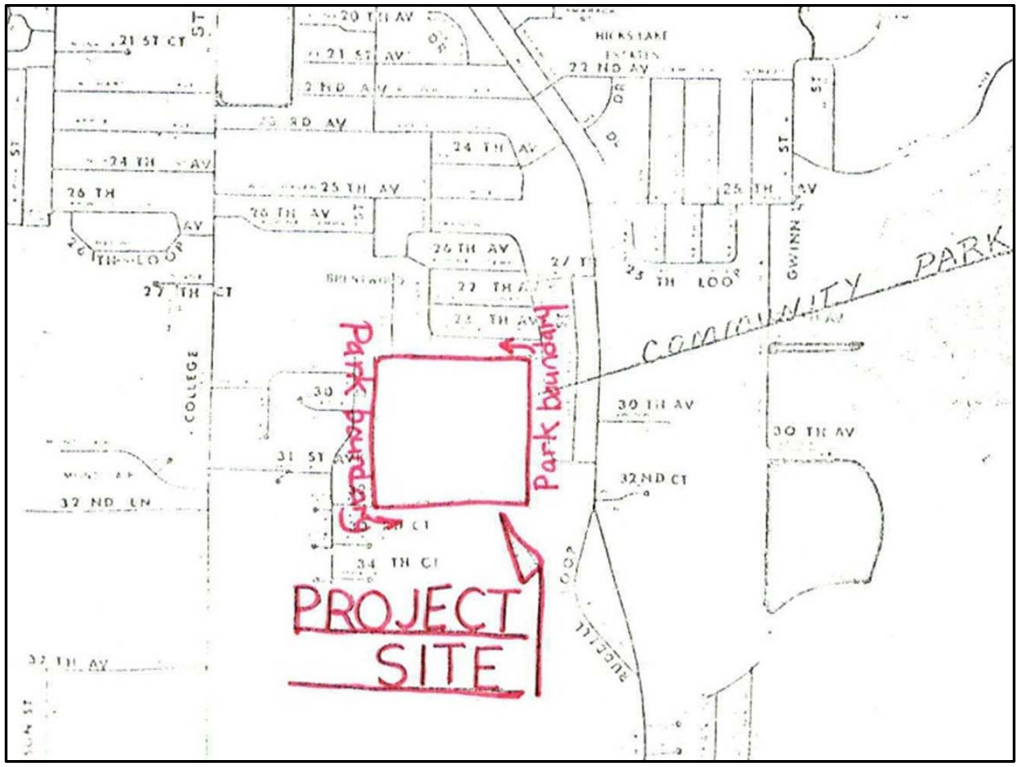
Sometimes when there's a series of maps associated with a park, when you look closely you'll notice things have changed: sometimes contracted, sometimes expanded. Always check out a project site on google earth or google maps to see if you can spot anything from the air that looks inconsistent. Is that a new building? Hmm, the water line looks different….and, hey wait! There's a road through the park that didn't used to be there. These situations all require additional research to figure out what happened and whether you've got an active compliance issue on your hands or just a case of a bad map.



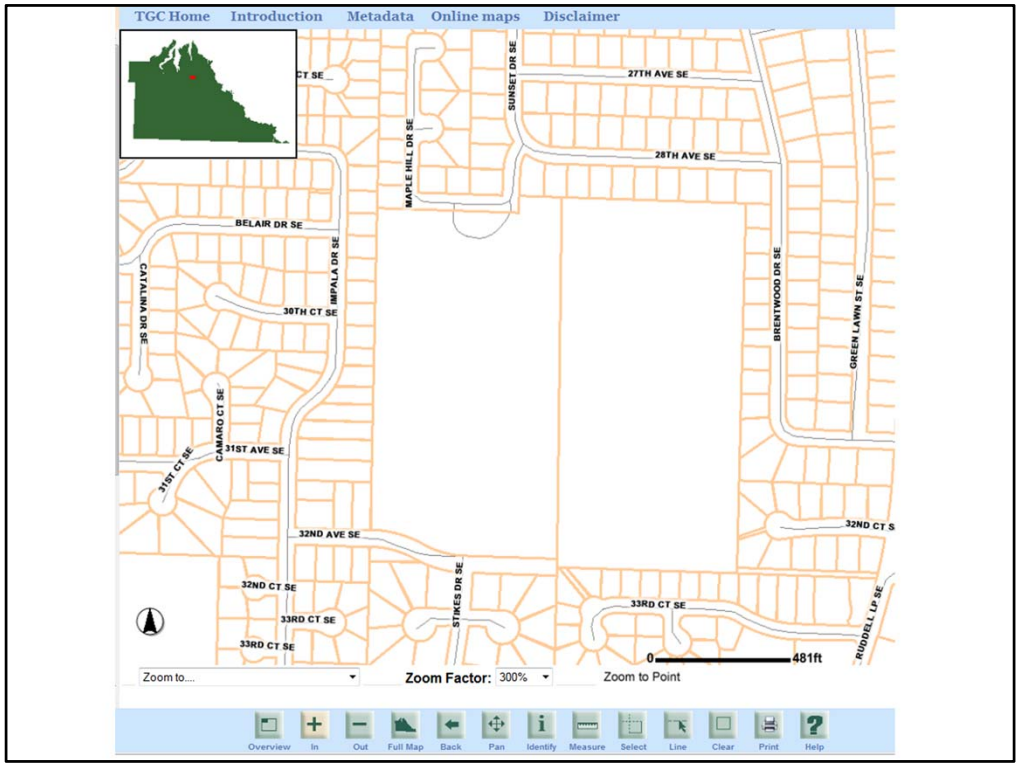
First map in a series of three previous grants, this for an acquisition project. Note the regular, rectangular shape of the park except for the small notch in the northeast corner. Also note the park boundary extends slightly south of Park Avenue. It's nice that this map includes county, city, and PLSS references (we'll get to that more later).



The second grant at the park, for development, shows basically the same boundary as the previous grant but doesn't include the notch in the northeast corner.



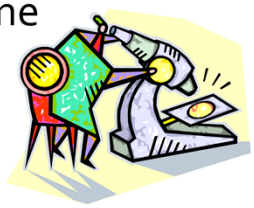
The third grant at the park, also for development, shows a square park boundary. That's not too surprising, since the grant documents indicate the park is now 40 acres instead of 20 so you'd expect it to double in size. Two things jump out compared with previous maps besides that. First, we're missing that notch on the north boundary again. And second, the park doesn't extend as far south as it used to as compared with adjacent roads.



That would make me suspicious enough to do a quick online property record research. And you can clearly see on the parcel configuration a conversion in the southwest corner of the park. You'll also see that the notch along the northern boundary depicted on the first, but not second or third maps, exists in real life.

Sponsor control and tenure

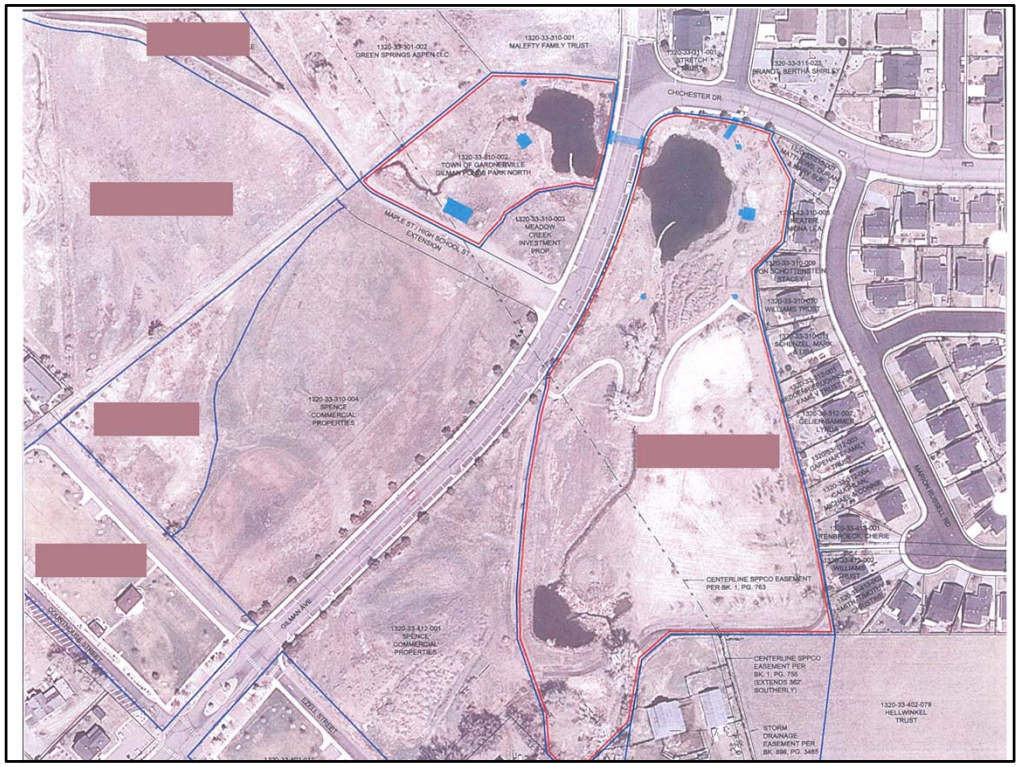
- You can't bet the farm with someone else's cow
- Management agreements, local leases, and other (largely) irrelevant inter-local agreements.
- Co-sponsors
- Looks can be deceiving, so do some homework and require back up.



A sponsor cannot legally encumber property they do not have the rights to. That means, property owned by someone other than them cannot be included in the boundary. This also means that historic boundaries that included property ***never*** owned by the project sponsor cannot be included in the boundary.

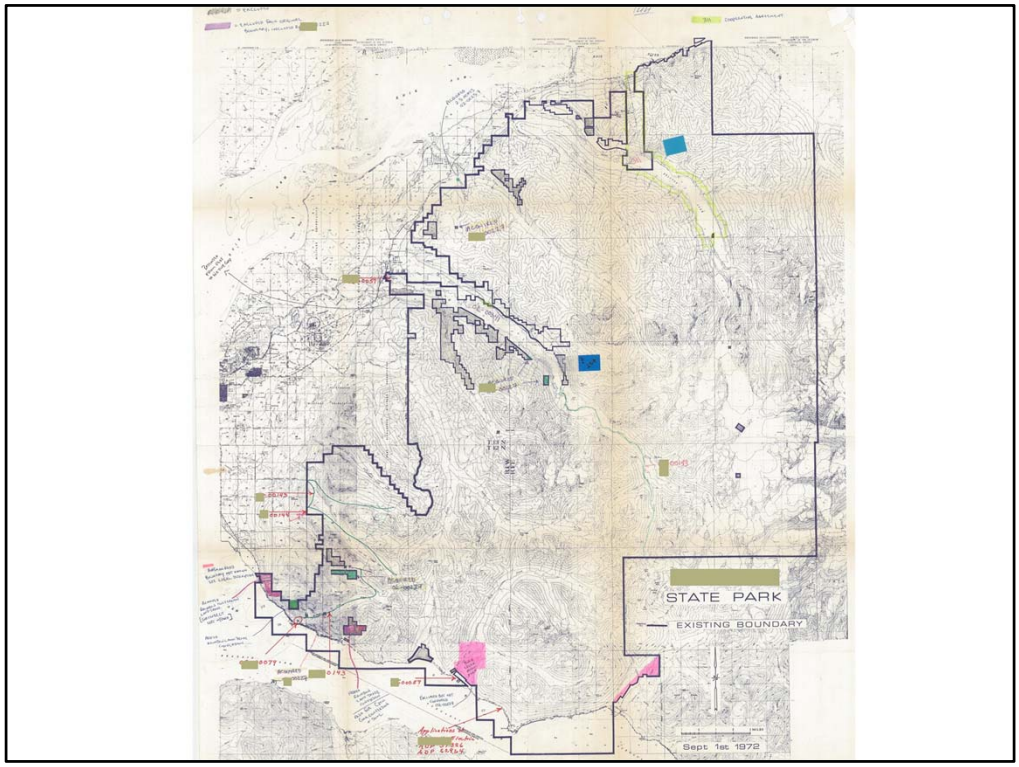
What matters to NPS is who owns the park. That is who should be the project sponsor. Other eligible parties can be included as project co-sponsor, but the minimum requirement is the land owner. While agreements the land owner may have with other parties is relevant to us for ensuring the property is going to be managed for public outdoor recreation use, it does not affect grant sponsorship.

In the case of split ownership requiring co-sponsors, or for some other reason why parties might want to both be sponsors, they should think about what they will do in the case of a future conversion now while their relationship is good. Because in 75 years, things may have changed. If there are co-sponsors, make sure they both sign the state agreement and for good measure, state it clearly on both the 6(f) map and the NPS grant agreement.

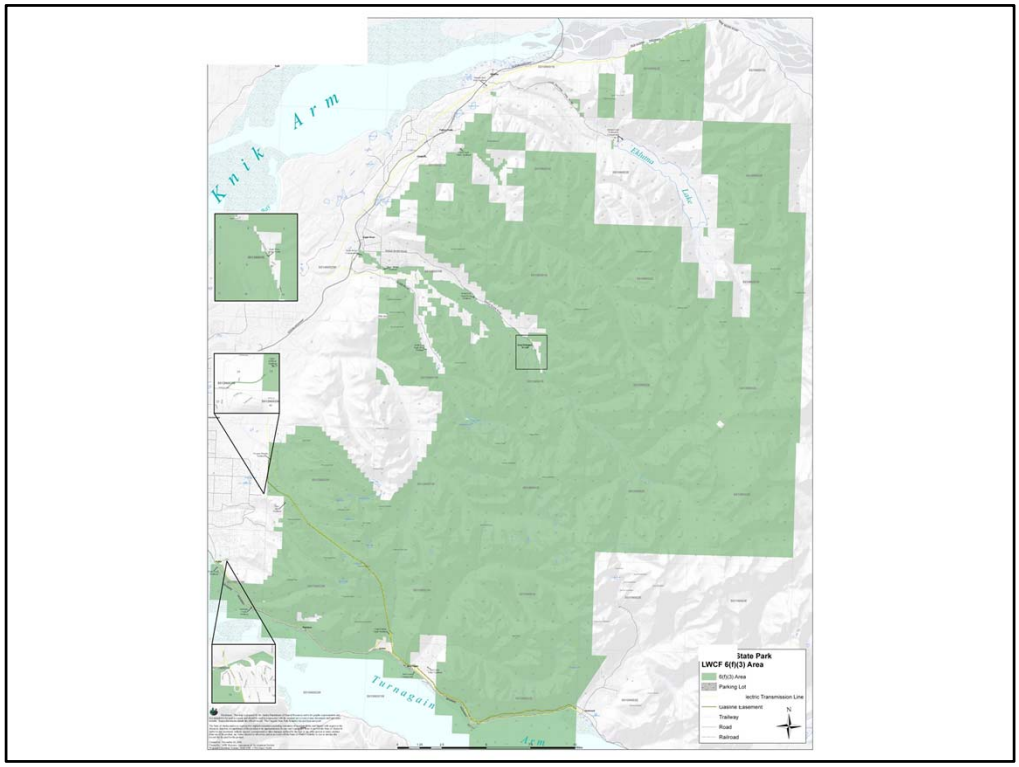


Here's an example of a recently submitted project where the sponsor's intentions are good but their proposal raises some concern, especially since this is a first time LWCF sponsor. This is only a partial map so some of the important information is cut off, like the north arrow. There are many things to love about this map. The use of an aerial image makes it easy for future program staff to see whether there were any pre-existing structures. The depiction of all sponsor owned property in blue, and the proposed 6(f) boundary in red makes it clear not only what the boundary is but how it fits into a larger landscape of public land. It gives the names of multiple major roads so even if in the future one or two roads change their names, people should still be able to find the project. Also, outstanding rights and easements are clearly called out.

The area of concern has to do with the proposed grant funded work elements. You'll see that some crossing improvements are proposed to make the connection between the two parks safer for pedestrians. This is an eligible grant expense but anytime you see road elements, including sidewalks, included in the boundary or scope of work, it should raise a red flag. For one thing, this work element isn't included in the proposed boundary. For another, it's highly unlikely the sponsor has adequate control and tenure to dedicate this portion of the road to perpetual public recreation. The sponsor explored the idea of signing the municipality that owns the road as a co-sponsor, but in the end decided to remove the road crossing work elements from the scope of the grant.



This park had many, many LWCF grants over the years, both acquisition and development. This map is a depiction of the 6(f) boundary map that was submitted, along with NPS notes trying to document where various projects had occurred. Since the park is so large (this boundary depicts ~800,000 acres) most of the project files included maps of the specific project area rather than a progressively updated map of the whole park.



To establish an official 6(f) boundary for their most current grant, the sponsor worked for several years at considerable expense to conduct a title search for every parcel within the park. As it turns out, the boundary depicted on the previous maps was the legislatively designated boundary of the fullest extent of what the park could be, but not what the park ever was. After determining the sponsor's full ownership as it existed at the time of each grant close the final official map looks like this.

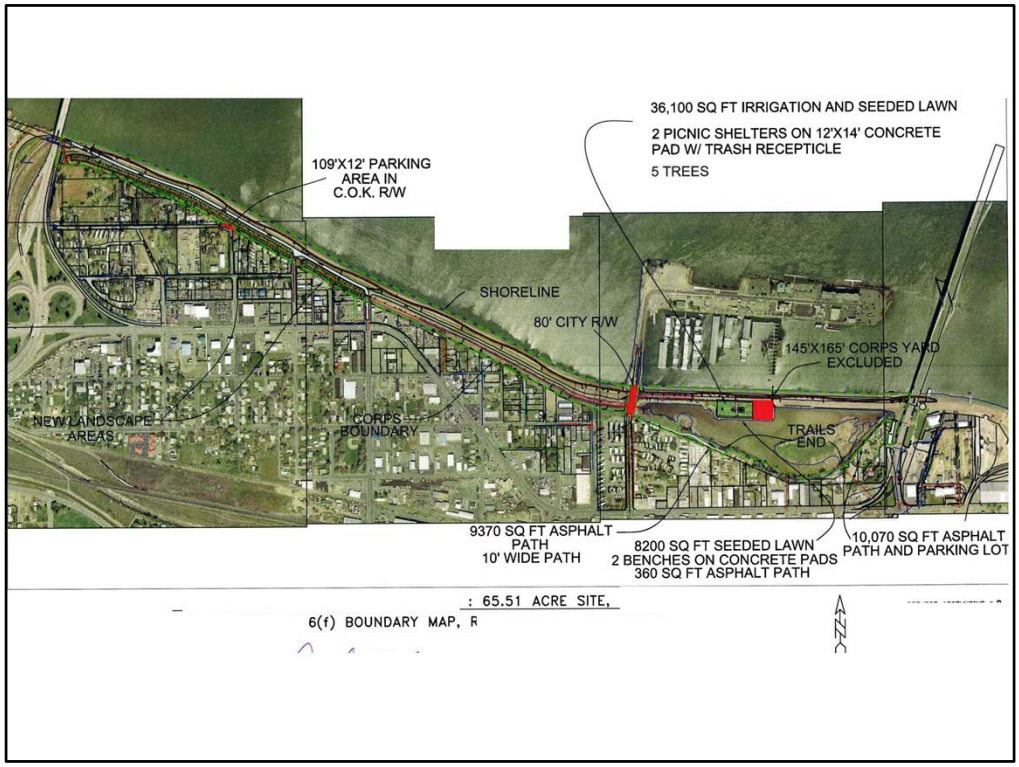
A word about leases before 03.25.1986

- Breakin' the law, breakin' the law…
- Lots of regional variability before then
- Check those state contracts, though!
- And don't forget to look for other LWCF projects at the same site.
- Read the lease. It might surprise you.
- If it's legitimately an expired lease (and get NPS' ok) compliance terminates.

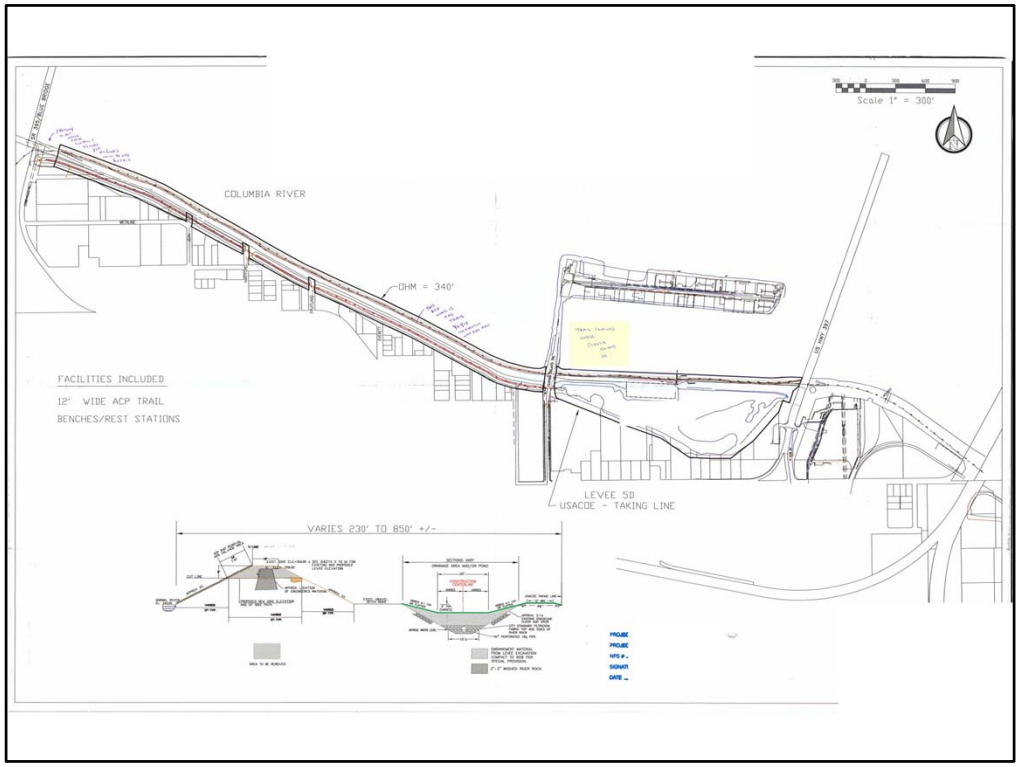
It's a good idea for states to review all current leases on LWCF projects to ensure they are in compliance with LWCF requirements. Also, states may want to inquire if a lease will be extended and if so, the state should request a draft copy before it is finalized to ensure any changes are in compliance with LWCF requirements.

Leased land projects now

- Can only be on federal land
- Minimum term = 25 years
- NPS should review in advance of it being signed to ensure it meets requirements



This park is on land leased from the Army Corps of Engineers, and the grant file includes a legal description of the land as well as a copy of the lease. Note that in addition to the Corp's lease area (and the 6(f) boundary) being called out in green, the map also includes several exclusions called out in red and further described in the legal description.



Here's a map of the same park from an earlier project and you can see that it includes NPS notations to clarify the boundary. Also you can see at the bottom the partial stamp for adding signature and other project information. You can also print this information on a label and affix it to the map.

Here's an acquisition grant with two sponsors, both of whom signed the grant agreement. The acquisition was for the entire park. One sponsor leased the land to the other for management of the park. When the lease expired, they claimed the 6(f) responsibilities also expired. Thoughts?

When the question came up, it became clear that the boundary map in NPS' files didn't exactly match current property records. The sponsors provided an updated draft 6(f) map using contemporary property information, removing anything they never owned. Looks straightforward, right? But remember, NPS cannot add to a 6(f) map without a new action and we cannot subtract from a map without a conversion.

The sponsors went back and mapped out ownership as of the close of the grant. The yellow squares depict property owned or acquired by one sponsor as part of the LWCF grant and the blue properties are those owned or acquired by the second sponsor as part of the grant. The green properties were jointly owned by the sponsors as of the close of the grant. And the kicker, the orange properties were owned by a third agency who was not part of the LWCF grant.

What needs to be in boundary?

"Except in unusual cases where it can be shown a lesser unit is clearly a self-sustaining outdoor recreation resource, the area subject to Section 6(f) protection will be the park, open space, or recreation area being developed or expanded."

Manual version 69, section 6-4

This is a long way of saying the whole park.

What's viable?

- Start with the whole park, then (maybe) cut from there
- Imagine the boundary in isolation
- Why not include the whole park:
  - They don't own it
  - There's some existing or planned incompatible use
  - It's a really, really big park and there are logical sub-units

Alaska has parks bigger than the state of Rhode Island, so what do we mean by "whole park" and what do we mean by "viable" and "logical sub unit"? The default should be the entire park, whether that's the size of a state or a postage stamp. From there you can start carving out pieces if there are good reasons to do so. Maybe they plan to build a conference center? Or maybe they don't actually own everything in the park boundary. When you get done taking out what needs to be removed, have a frank conversation with the sponsor about what their vision is for the park and whether the future uses will be compatible with the outdoor recreation requirements that come with the fund source, or maybe their ability to manage the park for LWCF purposes. Maybe they can only commit enough maintenance dollars to ensure the 700 acres north of the highway where the campground is stays open for public use, but the future of the 50 acres south of the highway is iffy.

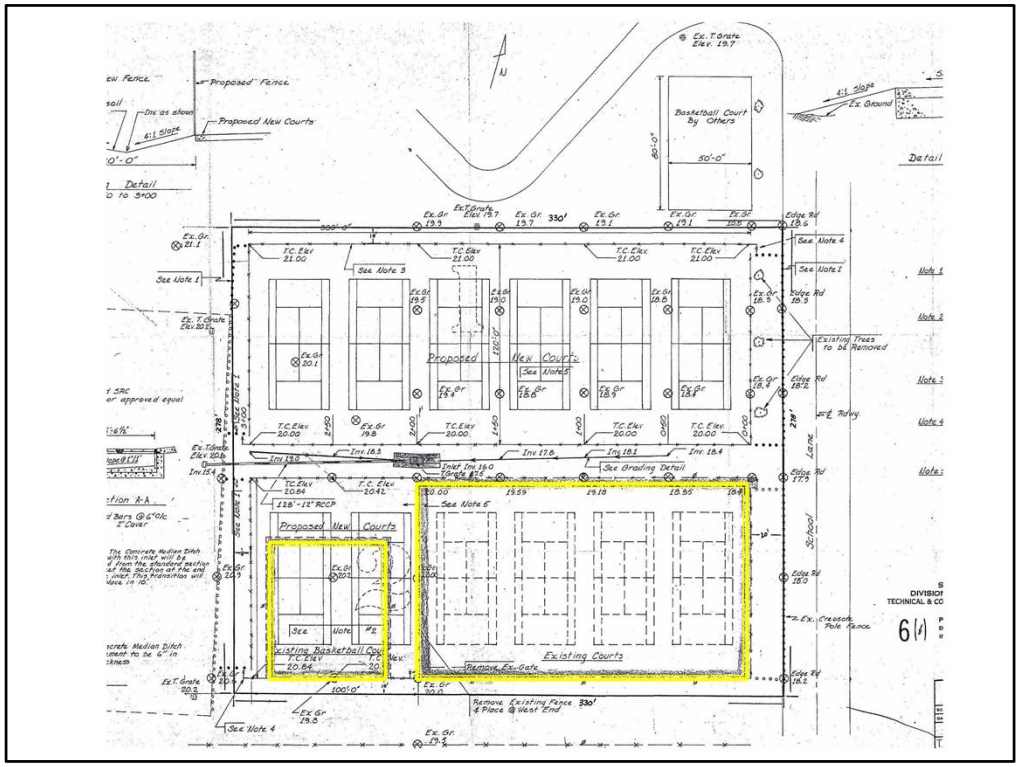
When you're all done, what's left at a minimum needs to include everything required to make it a good park experience in isolation. Imagine everything but the boundary was developed as a bunch of houses. Could the public get to the park without trespassing? Would it have enough visibility to appear to be for public use or would it seem like a private park? Once they got to the park, what would they be able to do there?

This is not a finite question and depends very much on context.

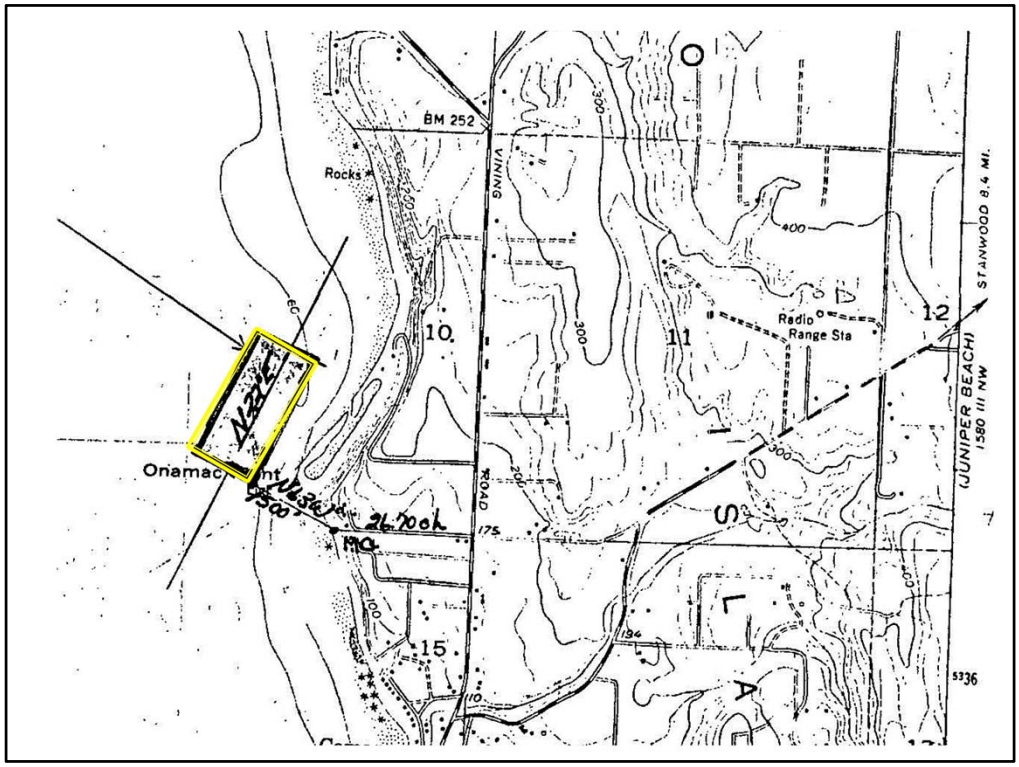
There are some great examples where legitimate, logical management sub-units exist and a reduced 6(f) boundary makes sense. This particular state park is 2000 acres spread across nine units. In this case the sub-unit that's LWCF protected is 651 acres separated from the other units by roads and miles.

This is not about size, though. You can have a great park in a tiny space if you have good design. This park is just 5200 square feet, or just over a tenth of an acre.

But look how dense this neighborhood is and how important this small amount of well designed recreation space is for this community.



Here is a 6(f) boundary map depicting an area much larger than the last, but not viable because they're tennis courts floating in space. If everything but the 6(f) area were changed to something else, how would the public access this park? And look at the two courts on the left. Not even the entire court is protected. This is not a viable unit.



Can you inspect the site without special gear? Will the public know it's even a park? This one is under 500 feet of water (or more). How will they sign that it's an LWCF site? And though it could legitimately be a diving park with well publicized directions, establishing control and tenure of open water in a manner that will satisfy LWCF may be problematic and will depend on each individual state's laws and the body of water in question. Otherwise, this actually isn't a bad map. With the section data and some major identifying land masses you can figure out where the distance references are being calculated from.

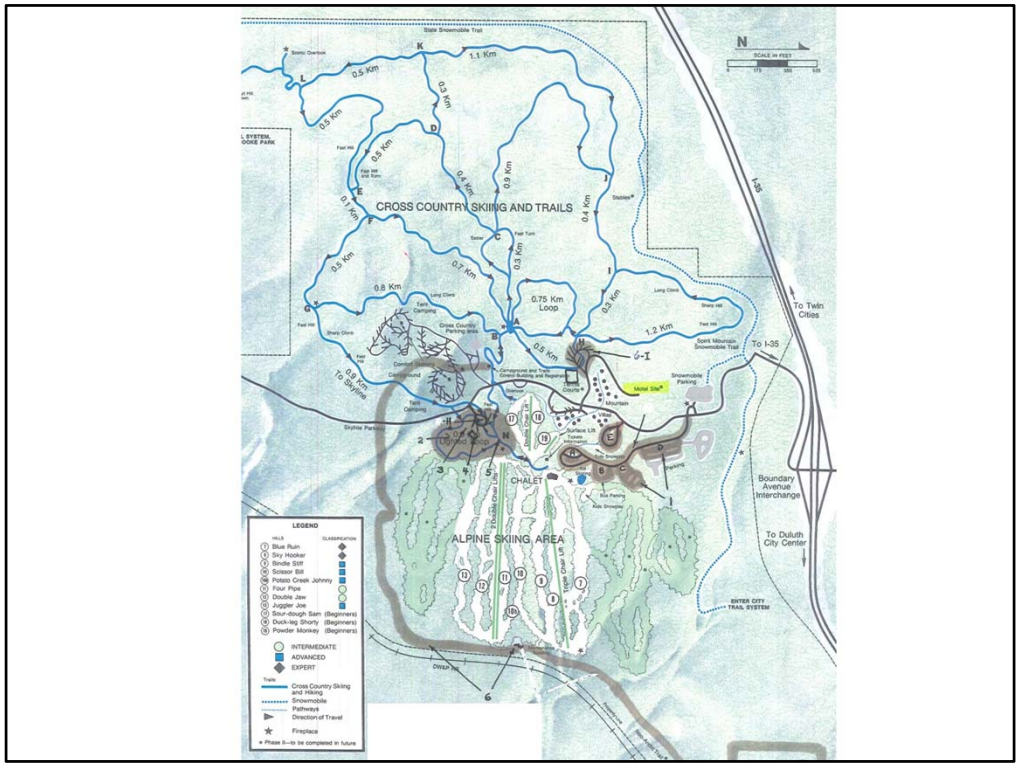
Document pre-existing uses

- Or planned uses, for that matter
- Agree in advance when NPS review will be needed if there are future changes
- To exclude, or include, that is the question.

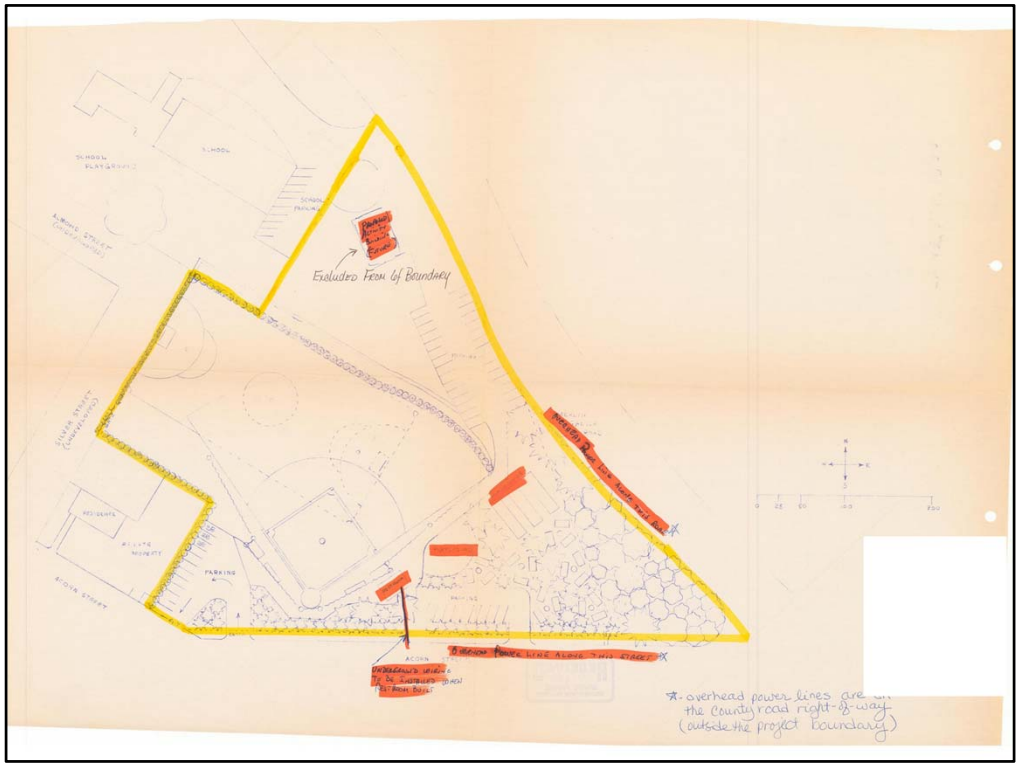
If a pre-existing non-compatible use is on the edge of a park, by all means take it, its access, and its parking out of boundary. Can't do that without removing park access or parking from the boundary? Make sure your map clearly documents the shared use areas and removes those areas dedicated to uses that would be a conversion if they popped up new.

If the pre-existing use would qualify as a compatible public facility, keep it in the boundary if it can't be easily removed, but be sure you document when NPS re-review will be needed in the future. For example, the current footprint is 2000 square feet, you could agree the building could be demolished and reconstructed (in its same location, or maybe you agree anywhere in the park) provided it doesn't exceed its current footprint. Or more than 10% increase over its current footprint. Or its current volume. Or maybe all changes will require NPS review. Or whatever makes sense but put it on the map and document the intent clearly for the file.

If the use is in the interior of the park, it makes it more difficult to carve it out of the boundary and even more important to be clear about the intent for the site going into the future.



Calling out a potential future compliance issue is just the first step. If possible, you should also work with NPS to pre-approve the use, including a maximum footprint and general area of the park so as to avoid costly and time consuming public facility or conversion requests.



Here's another example of an exclusion. This is problematic because it leaves a hole in the donut and the community has moved the building from one location within the park to another. Was the footprint specifically excluded from the boundary, or was the concept wherever it exists within the park?

This map is on an aerial to show the pre-existing configuration of structures, but it also calls out anything that potentially looks like a structure and identifies it (like the picnic shelter and restroom). The boundary follows a parcel line and the attachments included more precise legal descriptions of the two pre-existing non-recreation uses.

Technical corrections

- Once a grant is closed, our window for adjusting the boundary map is also closed.
- After that, it's either expand with a new grant/conversion replacement or contract with a conversion.

It is so important to have an accurate 6(f) map. This is what helps keep us all out of court and what helps set the sponsor up to succeed. This can shave years off of a compliance process. Spend the extra time to get it right the first time.

Finding the park from an old map

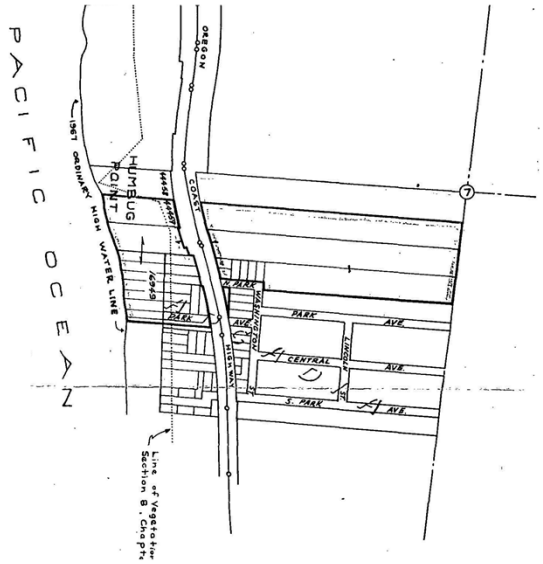
1. Try google first
2. County property records are the next stop
3. Next try the PLSS
4. If none of those work, you'll need the sponsor's help and may need title search work done

The easiest thing to do is to turn over the map in question to the Lands department and let them find it, but if you don't have the luxury of that, there are some simple and free online tools that can help.

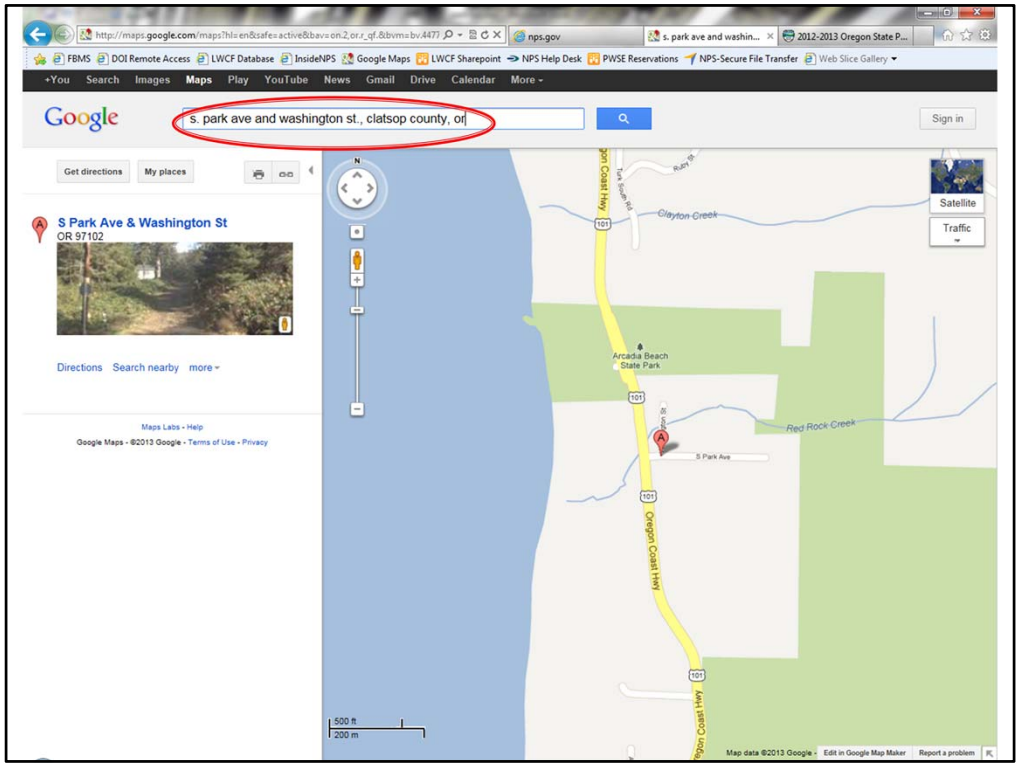
Some free research resources

- Google earth / Google maps
- County assessor office records online
- Other online GIS tools (non-profit, university)
- Historic photo records
- USGS - http://www.usgs.gov/pubprod/
  - Topo maps past and present
  - Aerial imagery
- BLM interactive parcel search
  - http://www.geocommunicator.gov/blmMap/Map.jsp?MAP=SiteMapper

Find the park using google…



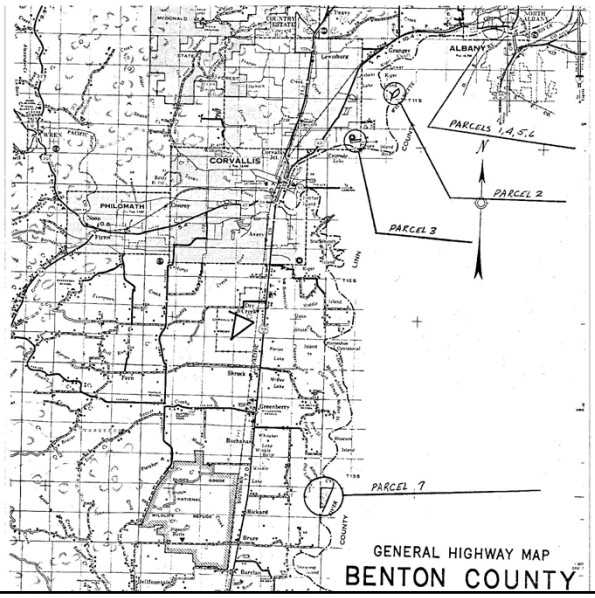
Let's say you have a property and the map includes some streets, but you aren't sure what park is being depicted. You can use google to input an intersection and come up with a park name that's accurate about 75% of the time. It will at least give you a place to start and then you can search on that park name to come up with the operating agency's website. This is especially helpful in cases where the park names are either unknown or have changed since the grant was issued and you are lacking updated information.



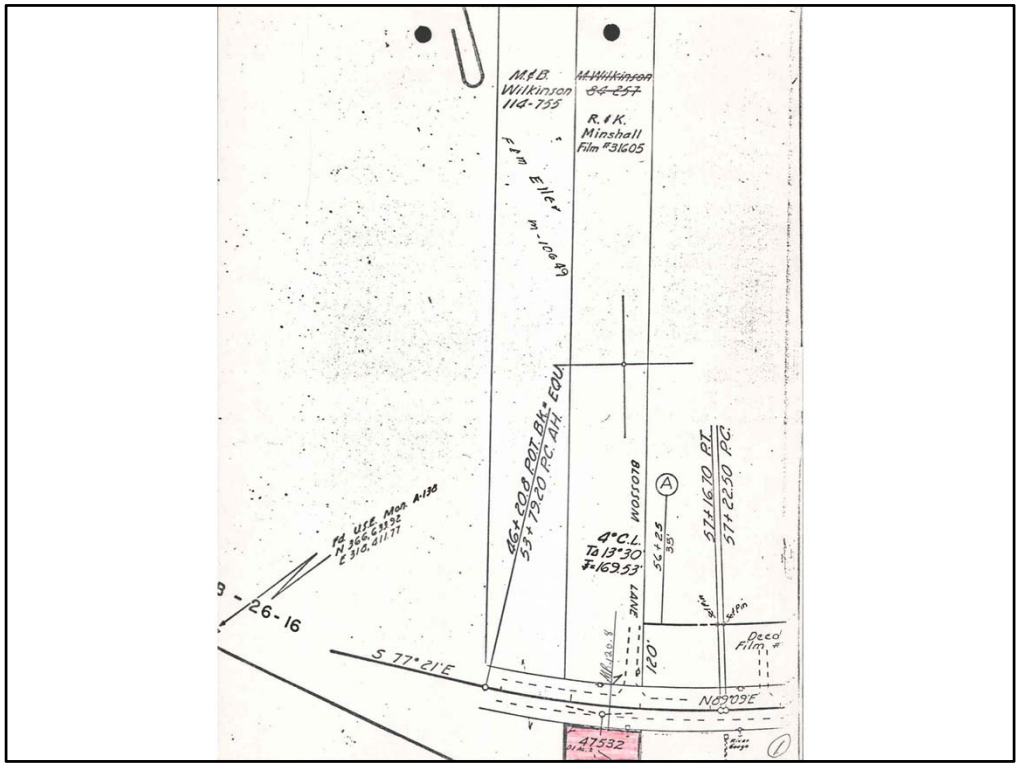
And you can see that we're at Arcadia Beach State Park. I actually had to choose three different intersection combinations before I came up with one that worked because some of the streets on the map don't actually exist. You can also see that I didn't know what city this was in, so I just used the county information that I did have.

Even if google doesn't come up with a park name on the aerial, sometimes you can get lucky and confirm a park name from street view.

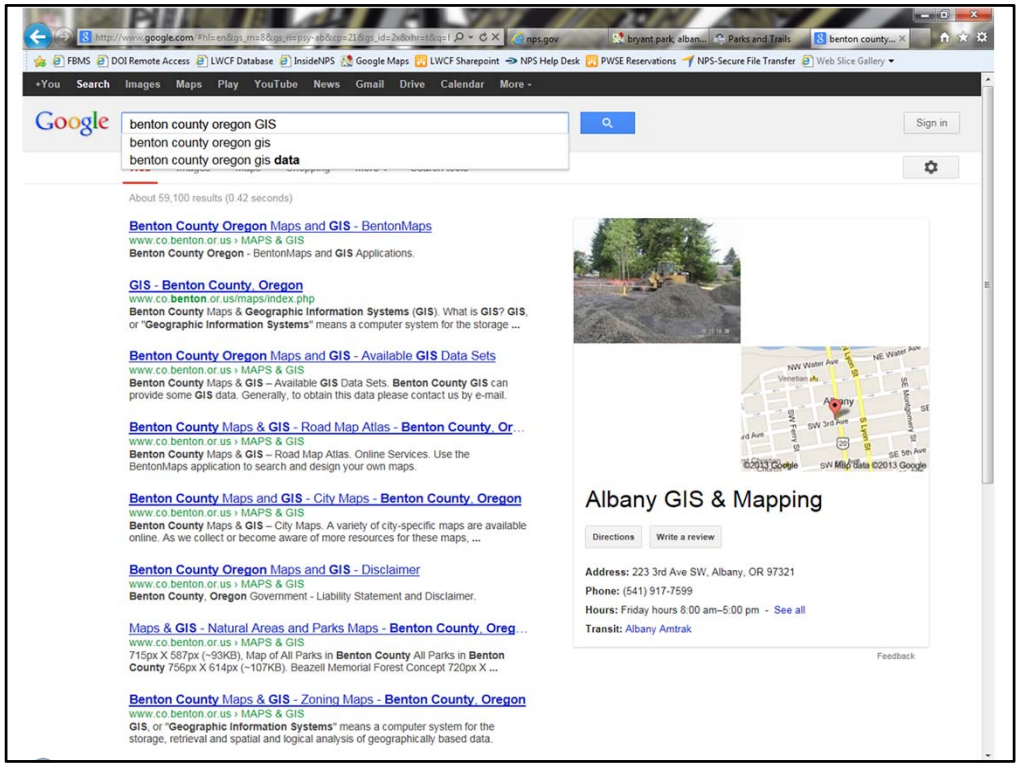
Find the park using county property records…



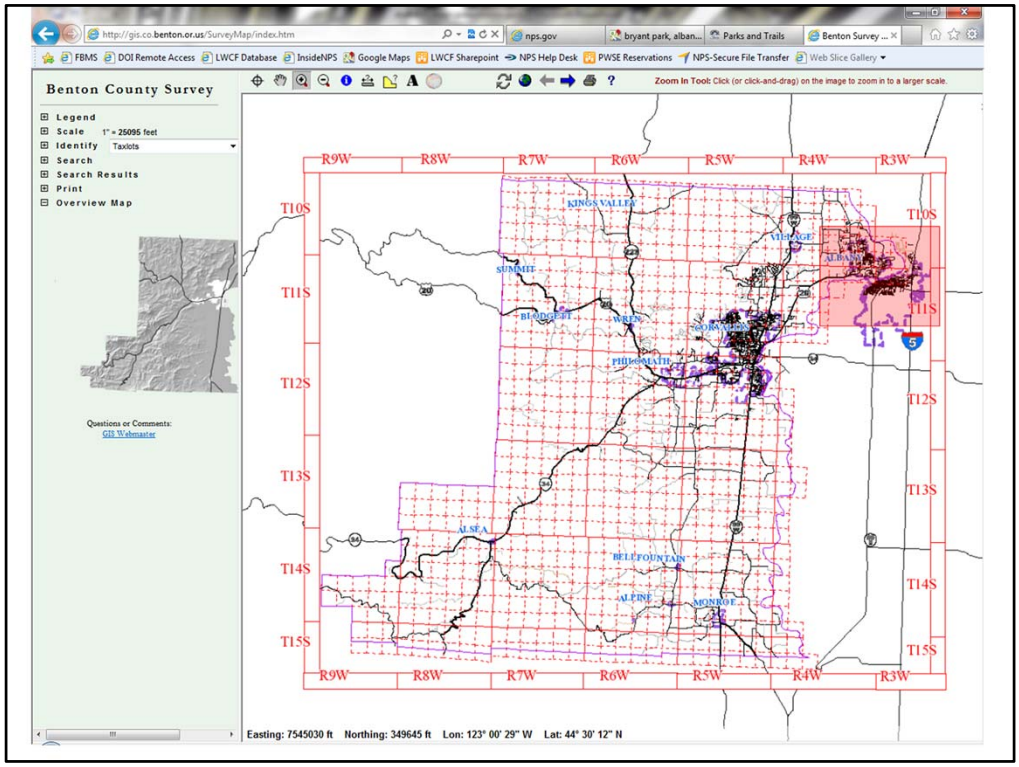
Ok, next park. Here's my location map.



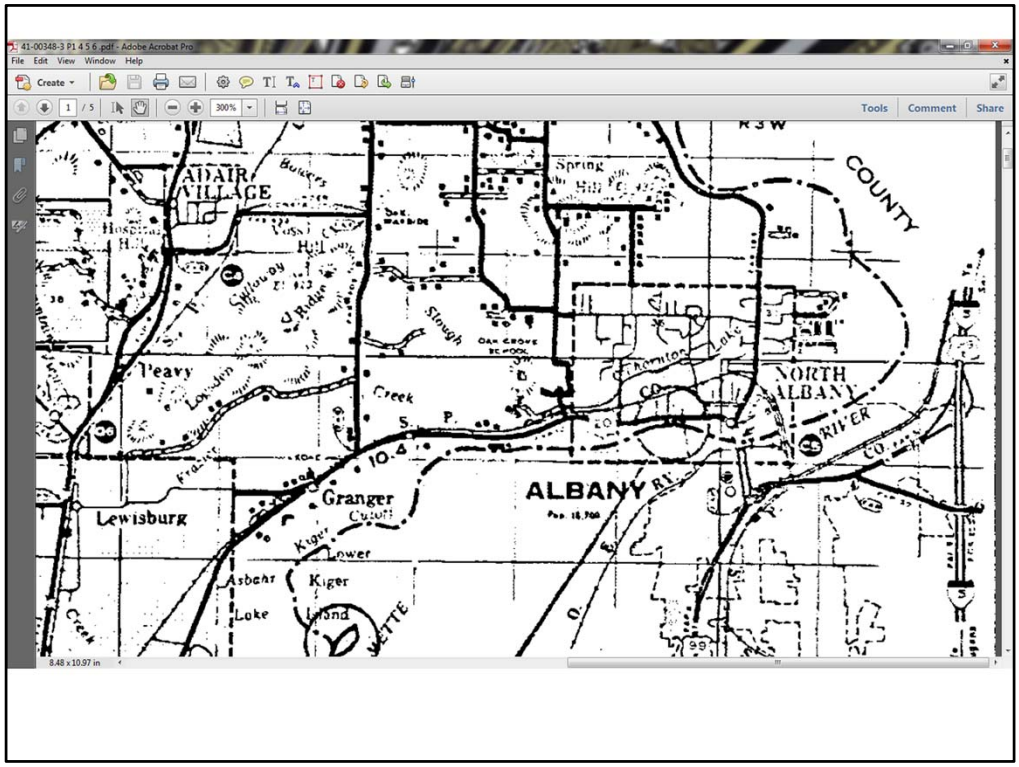
Here’s my as acquired map.



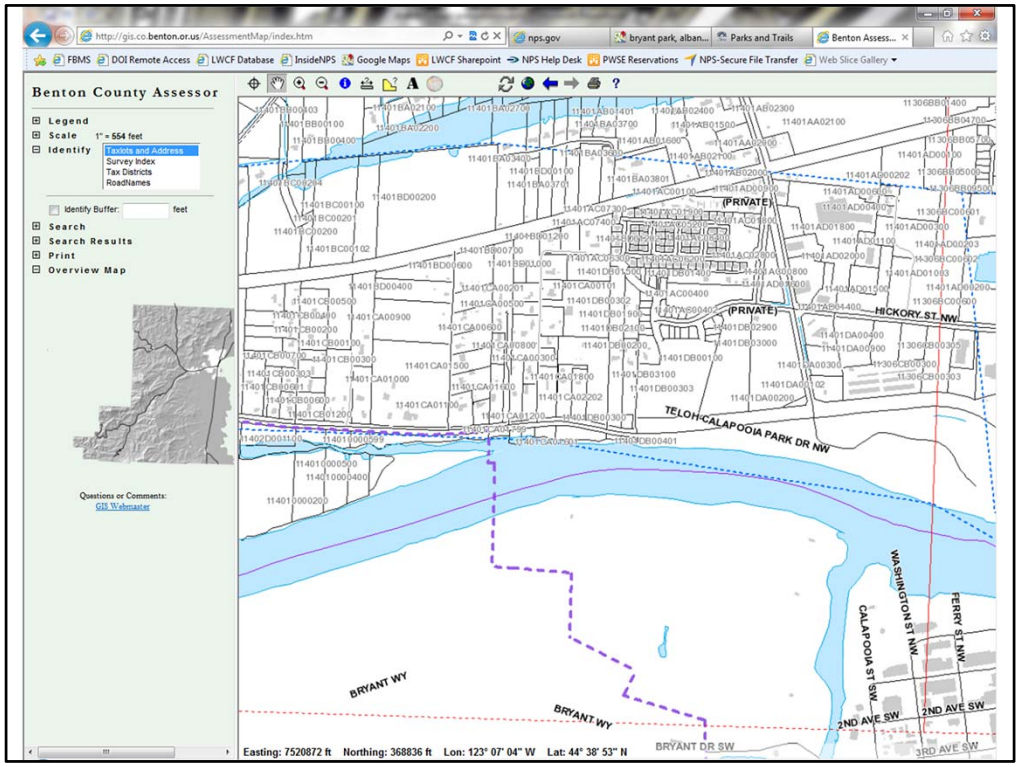
To start a county records search, I google the name of the county, the state and the word “GIS”. If that doesn’t work, try the assessor’s office website directly, or the words “interactive map”.



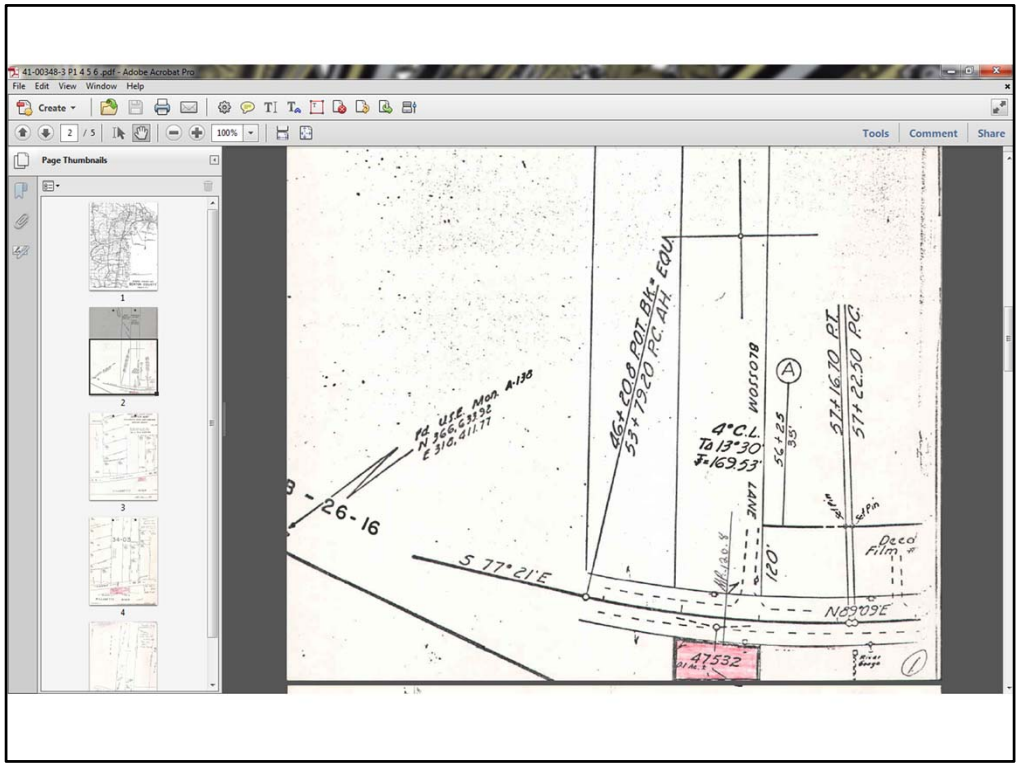
Some of these systems are easier to use than others, but in general you'll have the ability to zoom in or out and click on a parcel for more information. You may also be able to choose which layers are visible (like parks and roads) or which information you'll get by clicking on a parcel (like property information or school district). Here you'll see that I've selected to zoom in on the area identified by my location map.



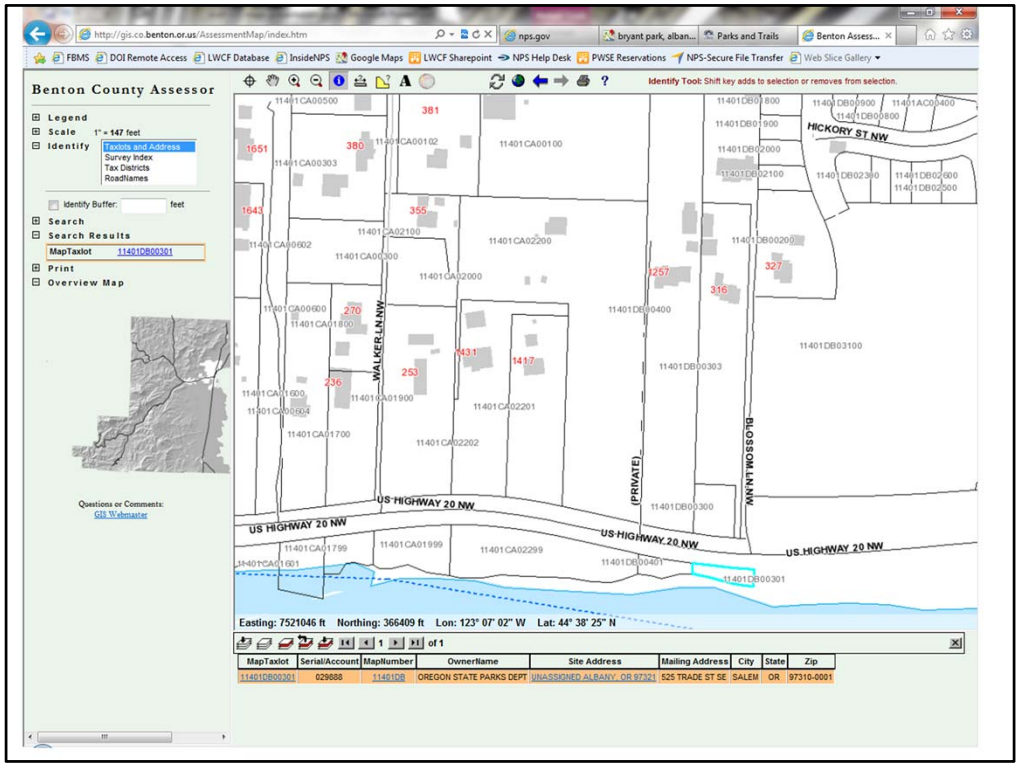
Back to my location map, even though I can't see any street names, I can see that the parcel in question is on the river and it's between two major north south corridors. I'll use that to zoom the map in further



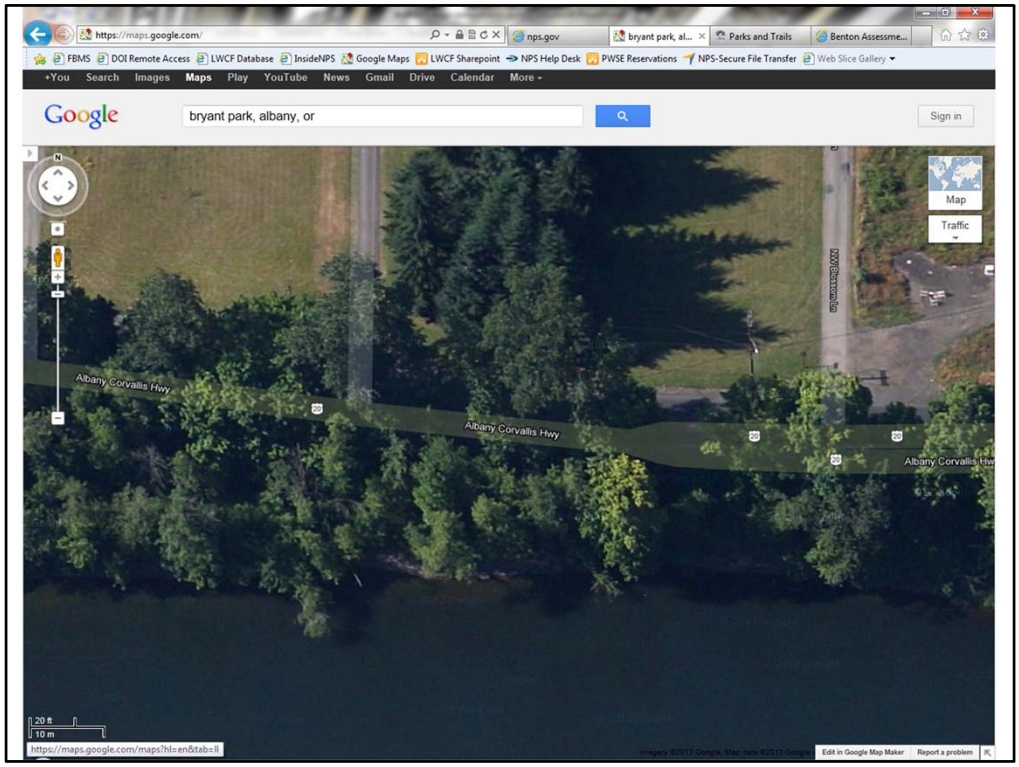
Here's the zoomed in version. Then I'll switch over to the 6(f) acquisition parcel map to try to pinpoint the exact location of the parcel in question.



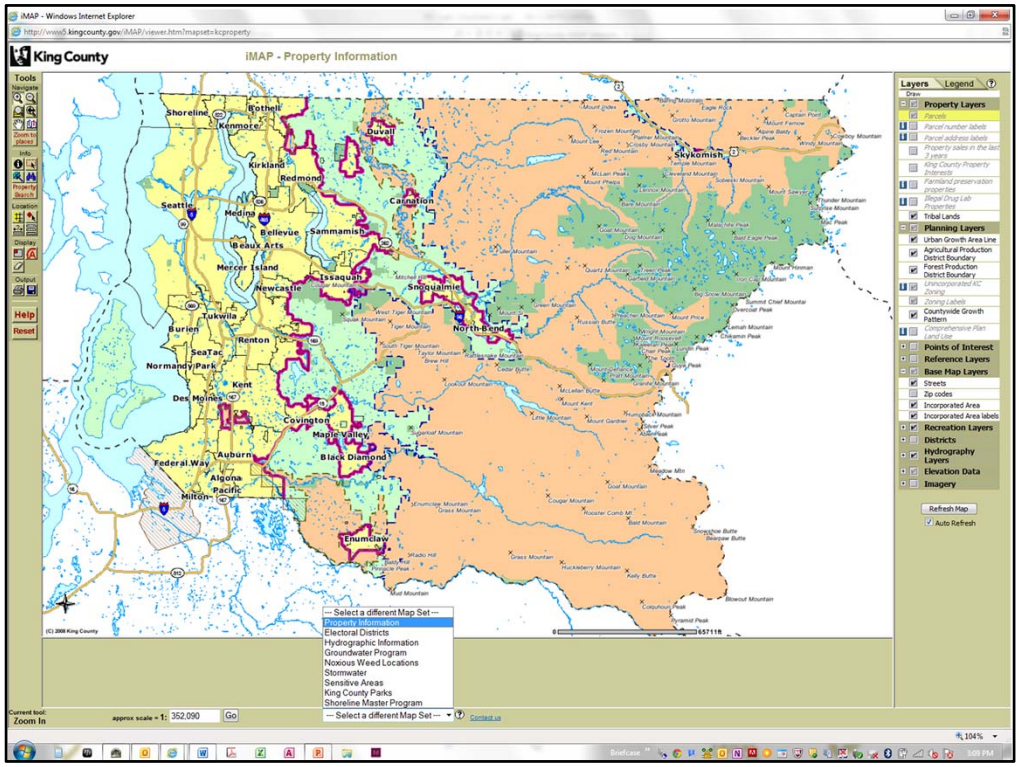
Unfortunately this doesn't give us very much to go on. If we're lucky "Blossom Lane" still exists or the county's gis system will let is find the parcel by river mile. Failing that, we may have to resort to counting parcels or trying to find whether the 47532 parcel number is still valid.



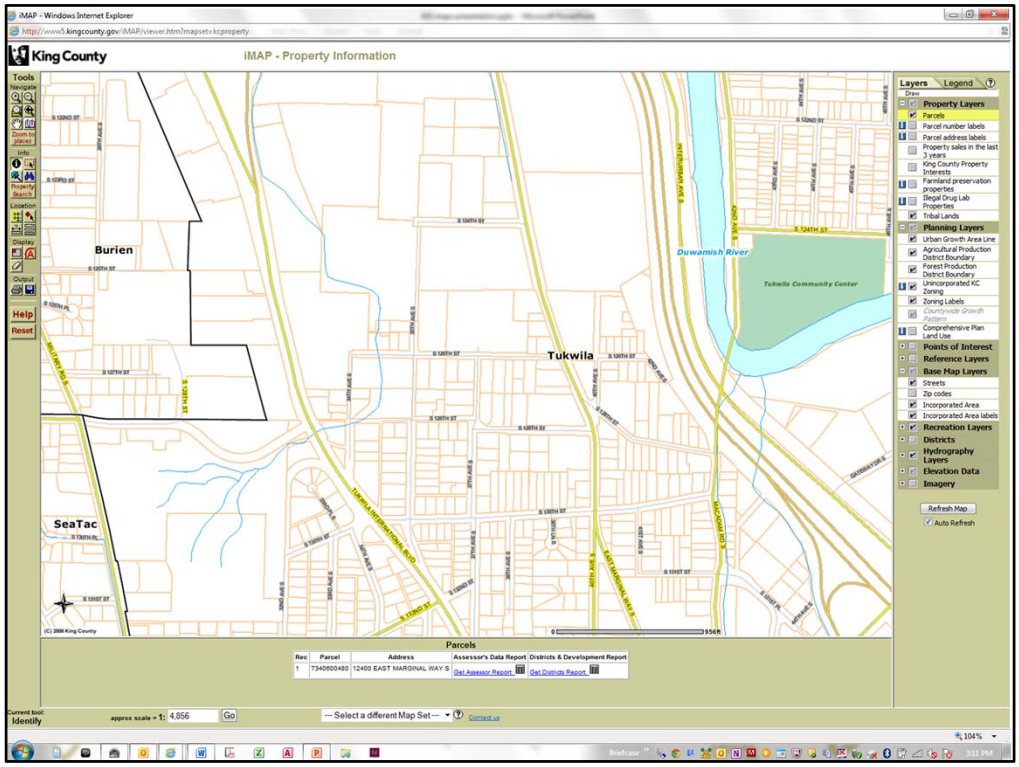
We get lucky and Blossom Lane still exists and is still called that. I click to select the info tool at the top, then click on the parcel in question. I'm very happy to see that it's still owned by the grant sponsor.



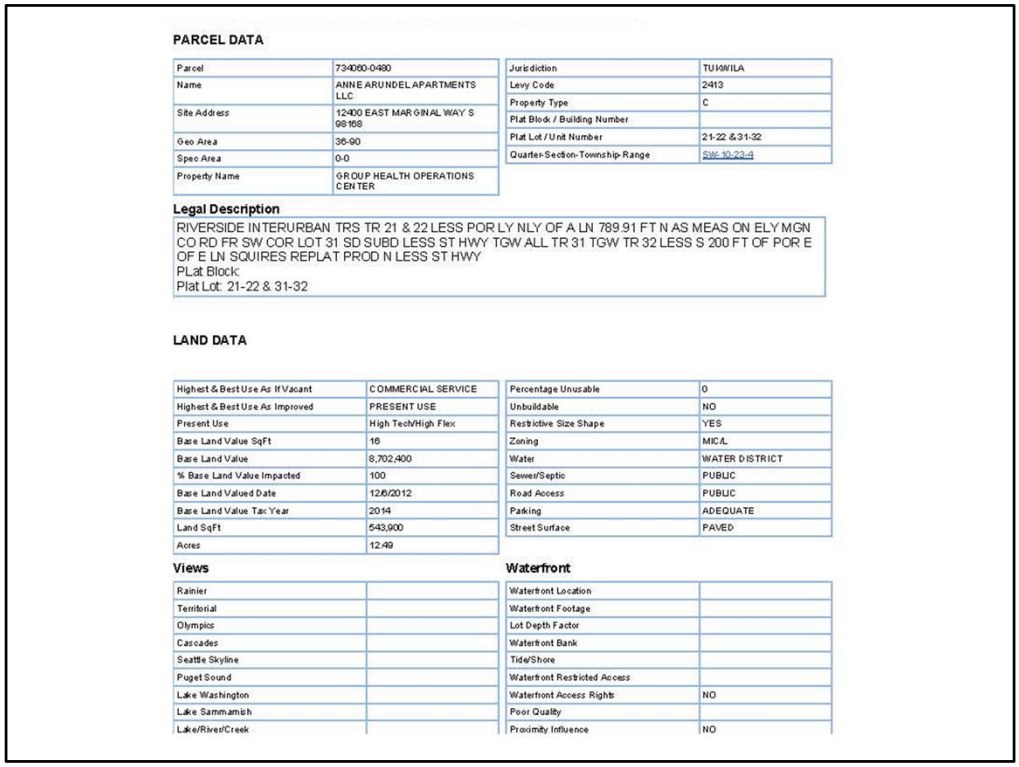
Just for kicks, I go check out an aerial of the site and see that – yup – it's still a greenway and part of a National Water Trail.



Lots and lots of counties have interactive GIS based mapping tools online for free where you can obtain current property ownership information and sometimes links to historic sales records, construction permits, etc.



For example on this site I've clicked to change my tool to the "information" option from the tool bar on the left, then clicked on a parcel. You'll see that I now have the option of downloading the assessor report and the development report.



PARCEL DATA

Parcel	734060-0480	Jurisdiction	TUKWILA
Name	ANNE ARUNDEL APARTMENTS LLC	Levy Code	2413
Site Address	12400 EAST MARGINAL WAY S 98168	Property Type	C
Geo Area	36-90	Plat Block / Building Number	
Spec Area	0-0	Plat Lot / Unit Number	21-22 & 31-32
Property Name	GROUP HEALTH OPERATIONS CENTER	Quarter-Section-Township-Range	SW-10-23-4

Legal Description

RIVERSIDE INTERURBAN TRS TR 21 & 22 LESS POR LY NLY OF A LN 789.91 FT N AS MEAS ON ELY MGN CO RD FR SW COR LOT 31 SD SUBD LESS ST HWY TGW ALL TR 31 TGW TR 32 LESS S 200 FT OF POR E OF E LN SQUIRES REPLAT PROD N LESS ST HWY
PLat Block:
Plat Lot: 21-22 & 31-32

LAND DATA

Highest & Best Use As If Vacant	COMMERCIAL SERVICE	Percentage Unusable	0
Highest & Best Use As Improved	PRESENT USE	Unbuildable	NO
Present Use	High Tech/High Flex	Restrictive Size Shape	YES
Base Land Value SqFt	16	Zoning	MICAL
Base Land Value	8,702,400	Water	WATER DISTRICT
% Base Land Value Impacted	100	Sewer/Septic	PUBLIC
Base Land Valued Date	12/6/2012	Road Access	PUBLIC
Base Land Value Tax Year	2014	Parking	ADEQUATE
Land SqFt	543,900	Street Surface	PAVED
Acres	12.49		

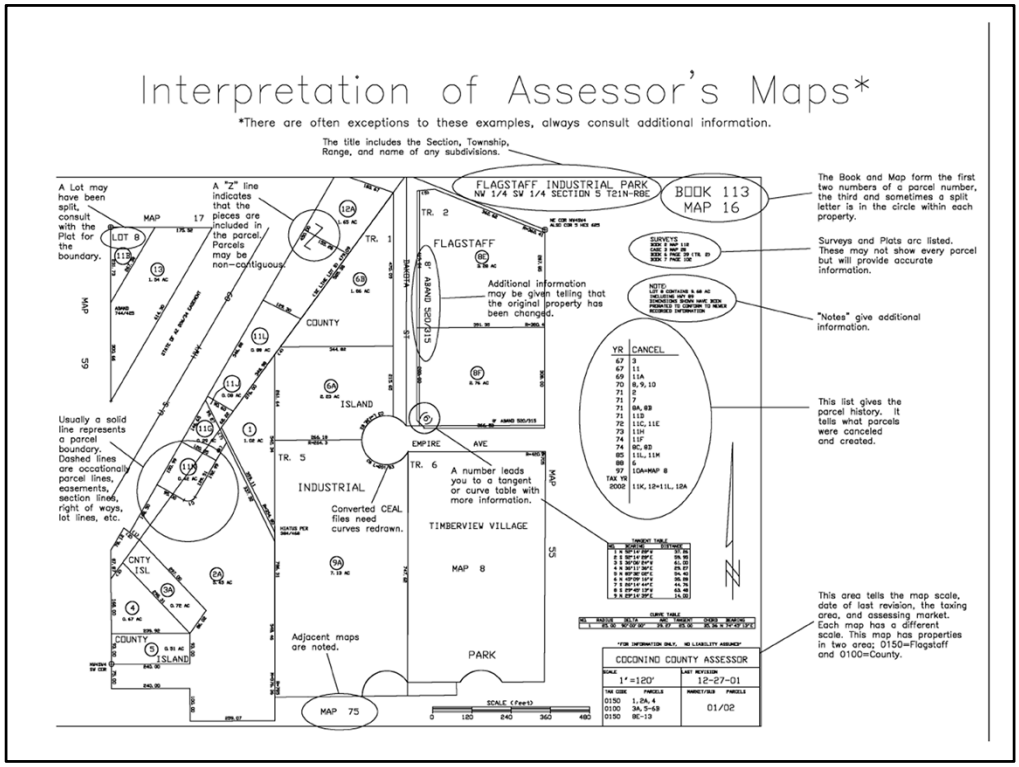
Views

Rainier	
Territorial	
Olympics	
Cascades	
Seattle Skyline	
Puget Sound	
Lake Washington	
Lake Sammamish	
Lake/River/Creek	

Waterfront

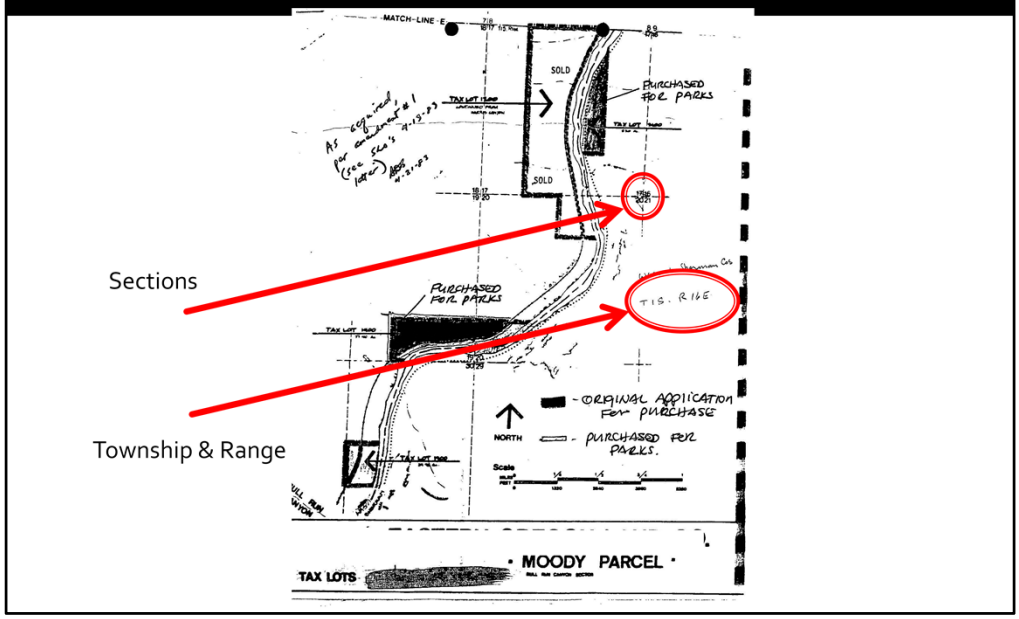
Waterfront Location	
Waterfront Footage	
Lot Depth Factor	
Waterfront Bank	
Tide/Shore	
Waterfront Restricted Access	
Waterfront Access Rights	NO
Poor Quality	
Proximity Influence	NO

From the assessor's report you can usually see how many acres the parcel is, who owns it and when it was last sold.

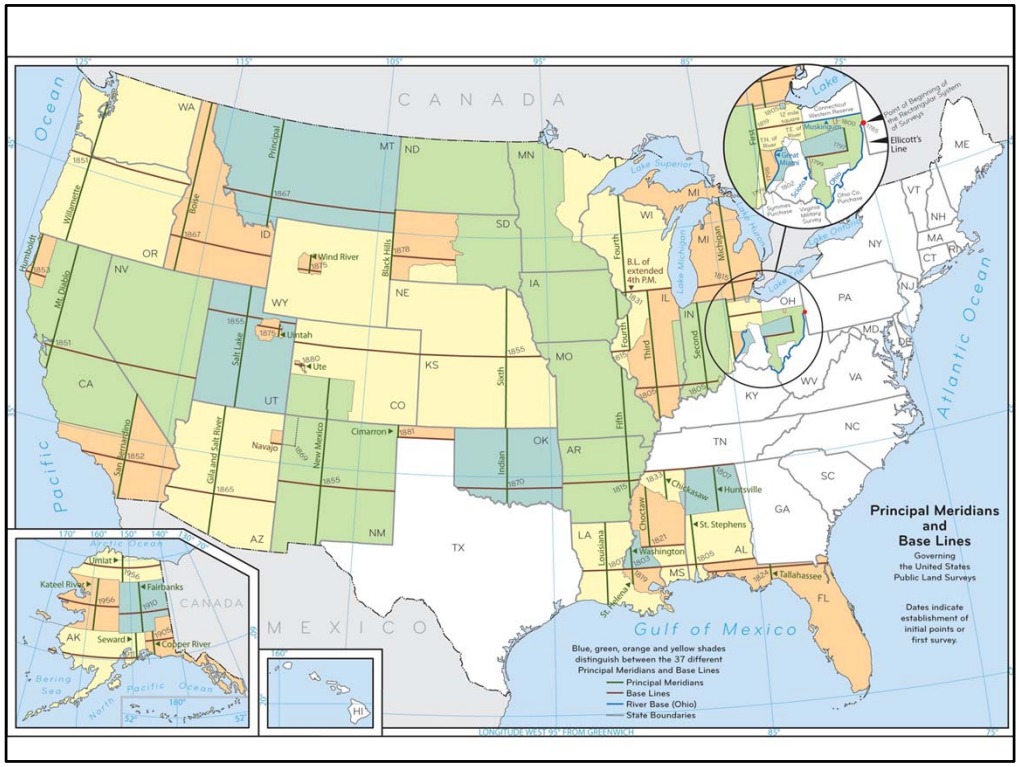


Thanks www.coconino.az.gov. Sections can be further subdivided into subdivisions. Your legal description might go on to say that you are looking for lot 6A of the Flagstaff Industrial Park subdivision. Or you might start with a county assessor's map like this and be trying to figure out which of the parcels is supposed to be your park. Look for clues in the project file and grant application. If you still have them, the appraisals will usually have good maps of the specific parcel that was the subject of the grant. The trick then will be figuring out whether it was a standalone project or an acquisition as an addition to something and if the latter, what that something was.

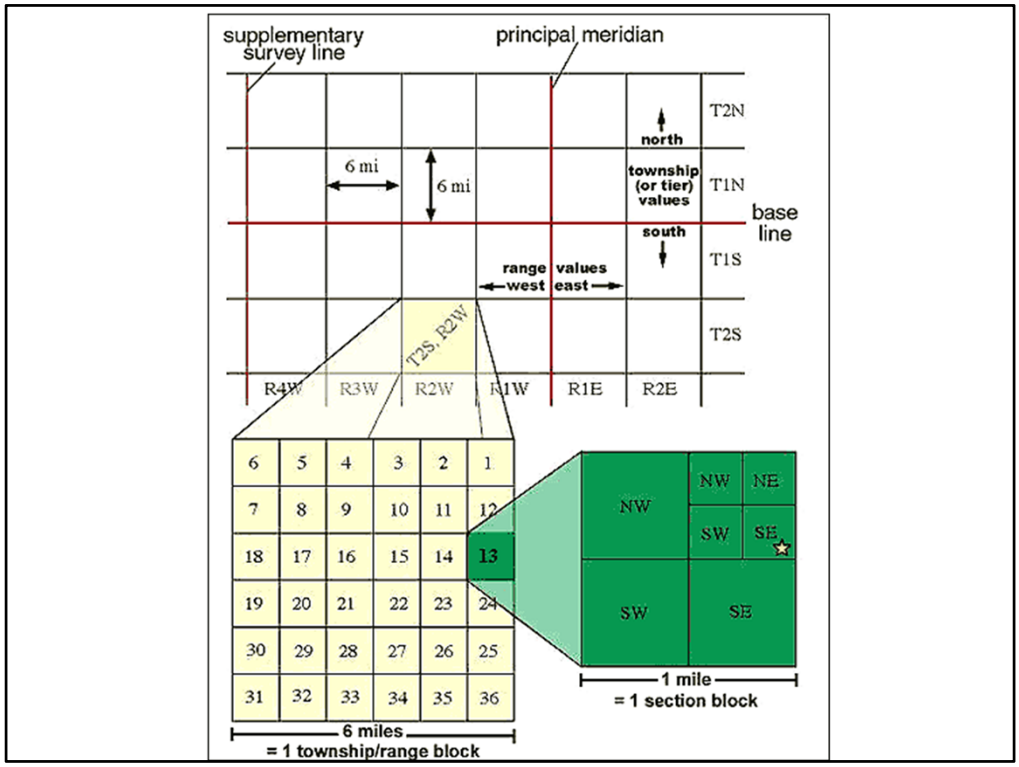
Find the park using PLSS…



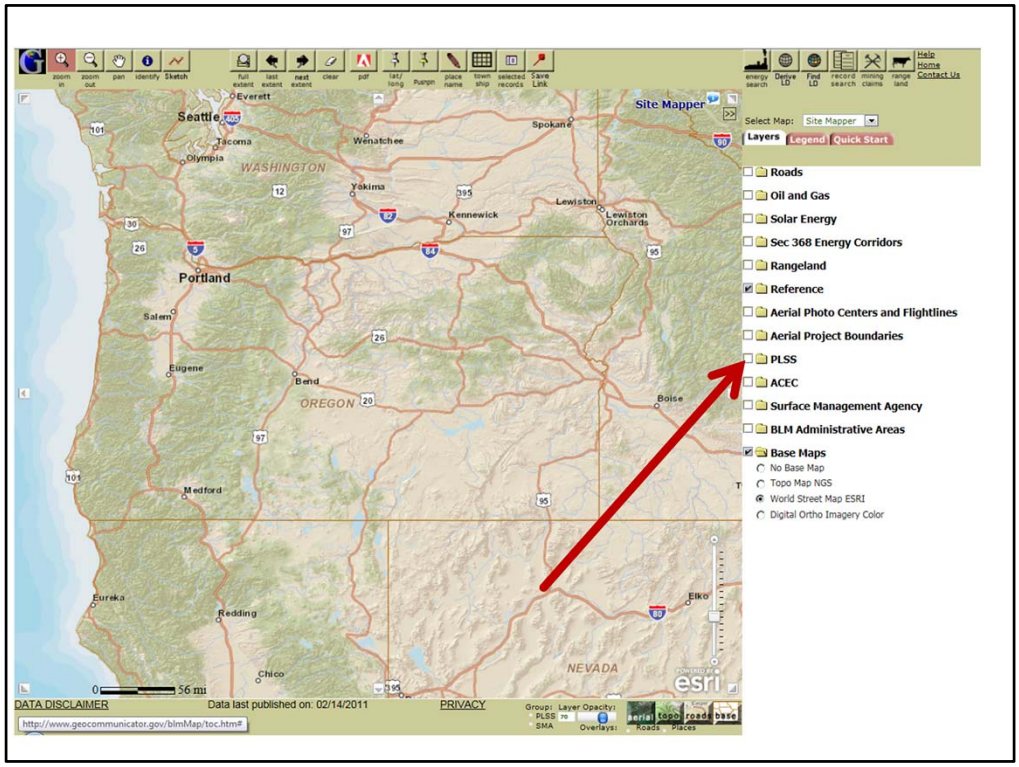
Here's a case where we've got an as acquired map, but don't know what county it's in and the sponsor is a state agency.

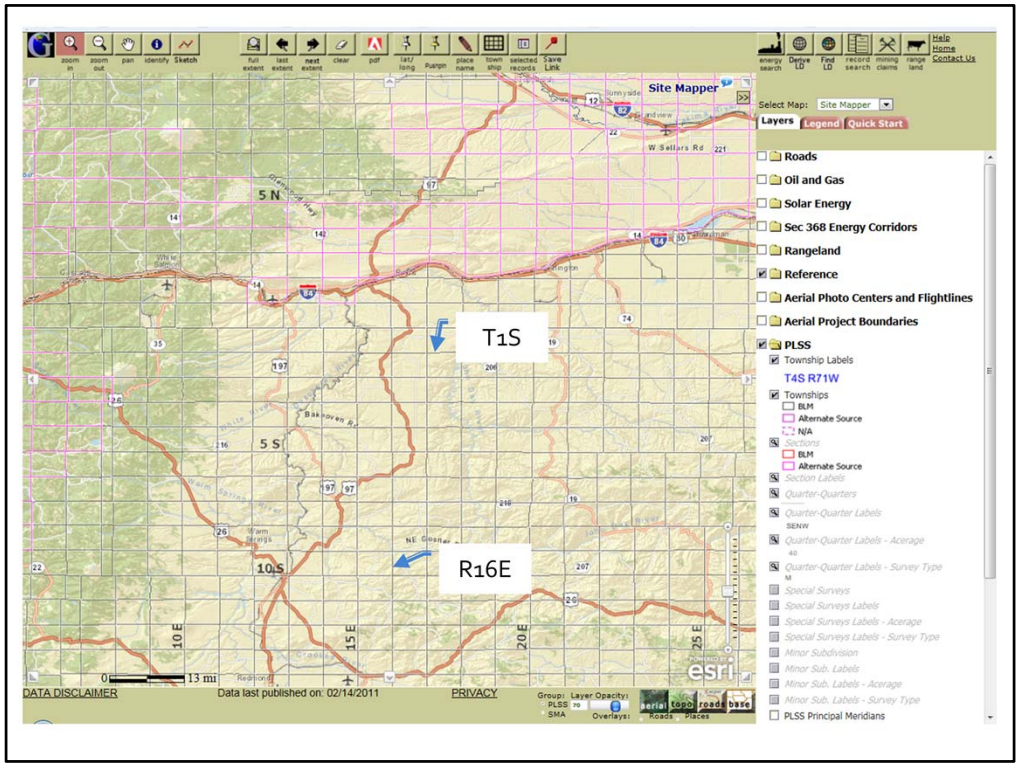


From blm.gov. The PLSS started after the Revolutionary War as a way for the federal government to keep track of land it owned and to parcel it out to soldiers, homesteaders, etc. You will often see PLSS references in legal descriptions and if you don't have a map at all in the file, might still be able to find the property in question using online tools. States that aren't colored aren't included in the PLSS. For those that are, land is divided into a big grid, basically. The largest division is into Principal Meridians east to west and Base Lines north to south.



From nationalatlas.gov. Then property gets divided up into a grid where range is the x axis (horizontal) and township is the y axis (vertical). Each square of land that results is called a Section and is 640 acres. Each section gets divided into quarters and then each quarter gets divided again into quarters. This is where you'll start to see descriptions that read the Southeast quarter of the northeast quarter of T2S R2W S13.


Site Mapper
Select Map: Site Mapper
Layers
Legend
Quick Start
Roads
Oil and Gas
Solar Energy
Sec 368 Energy Corridors
Rangeland
Reference
Aerial Photo Centers and Flightlines
Aerial Project Boundaries
PLSS
ACEC
Surface Management Agency
BLM Administrative Areas
Base Maps
No Base Map
Topo Map NGS
World Street Map ESRI
Digital Ortho Imagery Color
Seattle
Portland
Salem
Eugene
Bend
Medford
Eureka
Redding
Chico
Wenatchee
Yakima
Kennewick
Spokane
Lewiston
Boise
Elko
WASHINGTON
OREGON
NEVADA
DATA DISCLAIMER
Data last published on: 02/14/2011
PRIVACY
http://www.geocommunicator.gov/blmMap/toc.htm#


Site Mapper
Select Map: Site Mapper
Layers
Legend
Quick Start
Roads
Oil and Gas
Solar Energy
Sec 368 Energy Corridors
Rangeland
Reference
Aerial Photo Centers and Flightlines
Aerial Project Boundaries
PLSS
Township Labels
T4S R71W
Townships
BLM
Alternate Source
N/A
Sections
BLM
Alternate Source
Section Labels
Quarter-Quarters
Quarter-Quarter Labels
Quarter-Quarter Labels - Acerage
Quarter-Quarter Labels - Survey Type
Special Surveys
Special Surveys Labels
Special Surveys Labels - Acerage
Special Surveys Labels - Survey Type
Minor Subdivision
Minor Sub. Labels
Minor Sub. Labels - Acerage
Minor Sub. Labels - Survey Type
PLSS Principal Meridians
T1S
R16E
5 N
5 S
10 S
10 E
15 E
20 E
25 E
0
13 mi
DATA DISCLAIMER
Data last published on: 02/14/2011
PRIVACY
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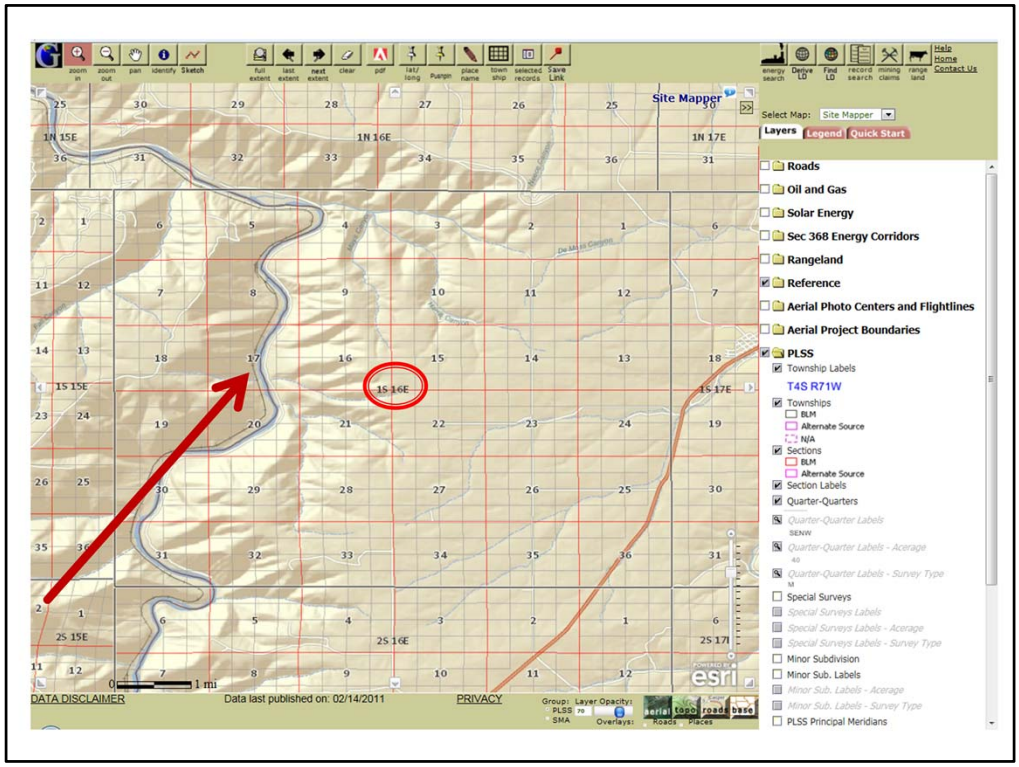
Site Mapper
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T4S R71W
Townships
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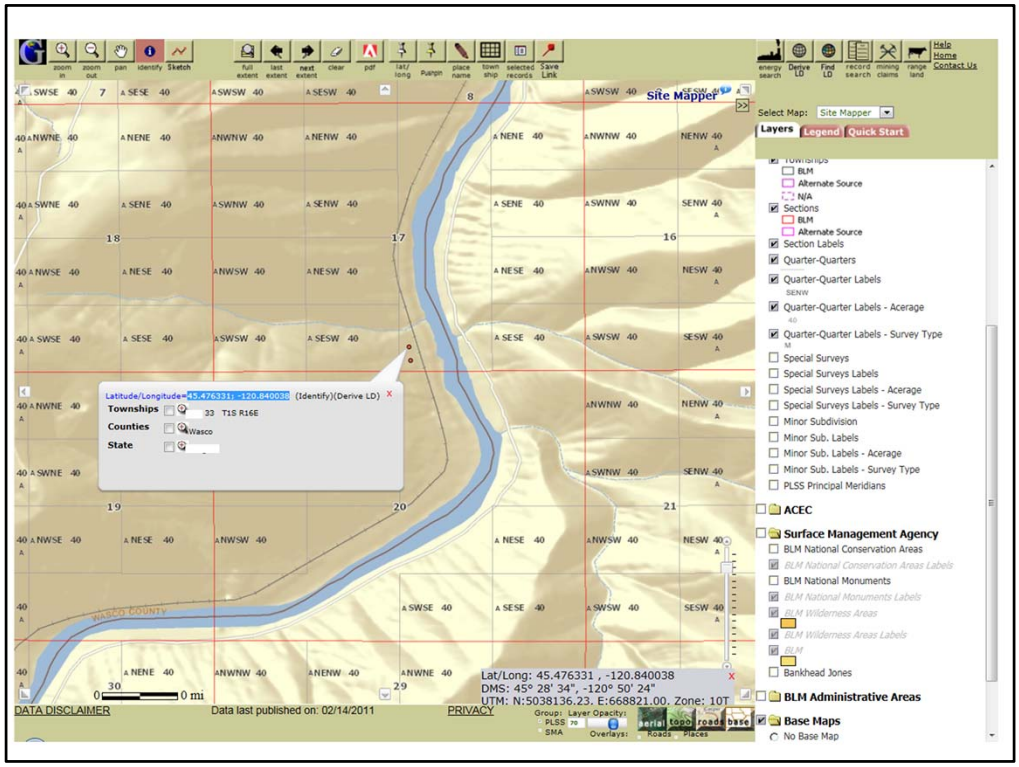
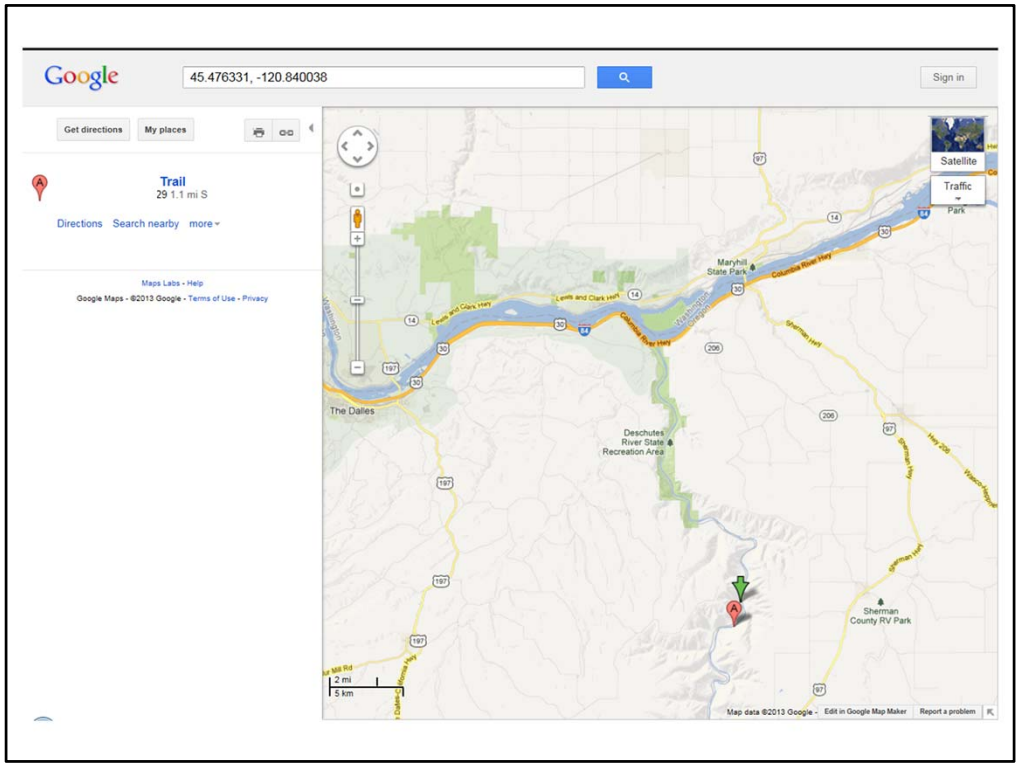
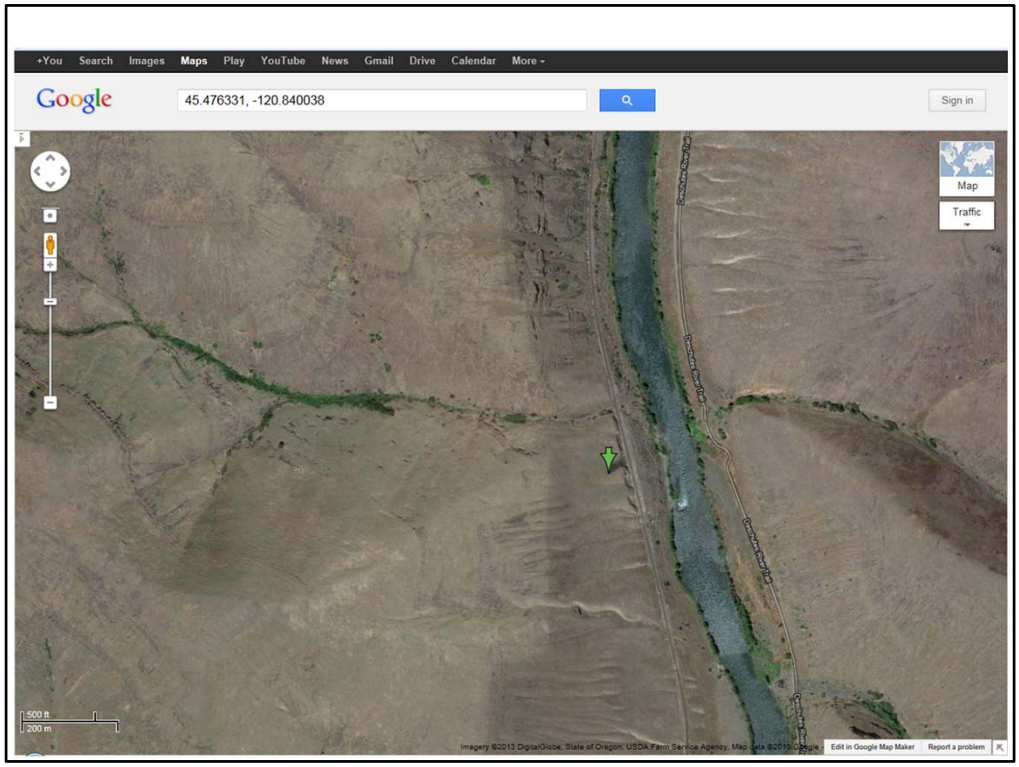
Section Labels
Quarter-Quarters
Special Surveys
Minor Subdivision
Minor Sub. Labels
PLSS Principal Meridians
1S 16E
1N 15E
1N 16E
1N 17E
1S 15E
1S 17E
2S 15E
2S 16E
2S 17E
DATA DISCLAIMER
Data last published on: 02/14/2011
PRIVACY



From here you can get the latitude and longitude of the parcel in question. Select it and copy it.



Paste it into google maps, change the semi-colon to a comma, and your spot will pop up, along with any place names google thinks it might be associated with. From here you can zoom in or out, and take a look at an aerial shot, or sometime a ground view. Now you know where the parcels LWCF acquired are located, you can use that to help you figure out if the parcels are part of a park for which you have other 6(f) maps, or if you're going to need the sponsor to do additional title research to flesh out the boundary if this was done as an addition to a larger park. In this case google thinks it's part of a regional trail, but actually the parcels are part of a state wildlife area.



And here it is on an aerial, which you can get by toggling the map/satellite button in the upper right corner.

What to do about missing (or lame) maps

- Project boundary vs. 6(f) boundary
- Manual in effect
- Solicitor opinion on missing maps
- The final bill date and why that matters

This is where those subpoenas come in. For development grants in particular, you'll often find "project maps" in the file that show you where the development occurred. This is not the same thing as a 6(f) boundary. Unless it says "6(f) boundary" or if you find something in the file documentation that specifies the boundary was meant to be less than the whole park, assume it's the whole park.

The map requirements, and the requirements for documenting pre-existing uses have evolved over the history of the program, so make sure you check the relevant manual in effect at the time the grant was signed. NPS solicitor opinion indicates if you can't find anything else, assume it's the whole park as described in the grant agreement (i.e. City Park) BUT it's the park as it existed when the grant closed (as in the final bill date).

Researchers needed

- It's the whole park (except when it isn't)
- But as it existed when the grant closed
- Sponsor can't commit land they never owned
- And who is the sponsor anyway?
- At a minimum, areas that received grant dollars must be included
- Check grant files carefully for odd things

Acquisition grant

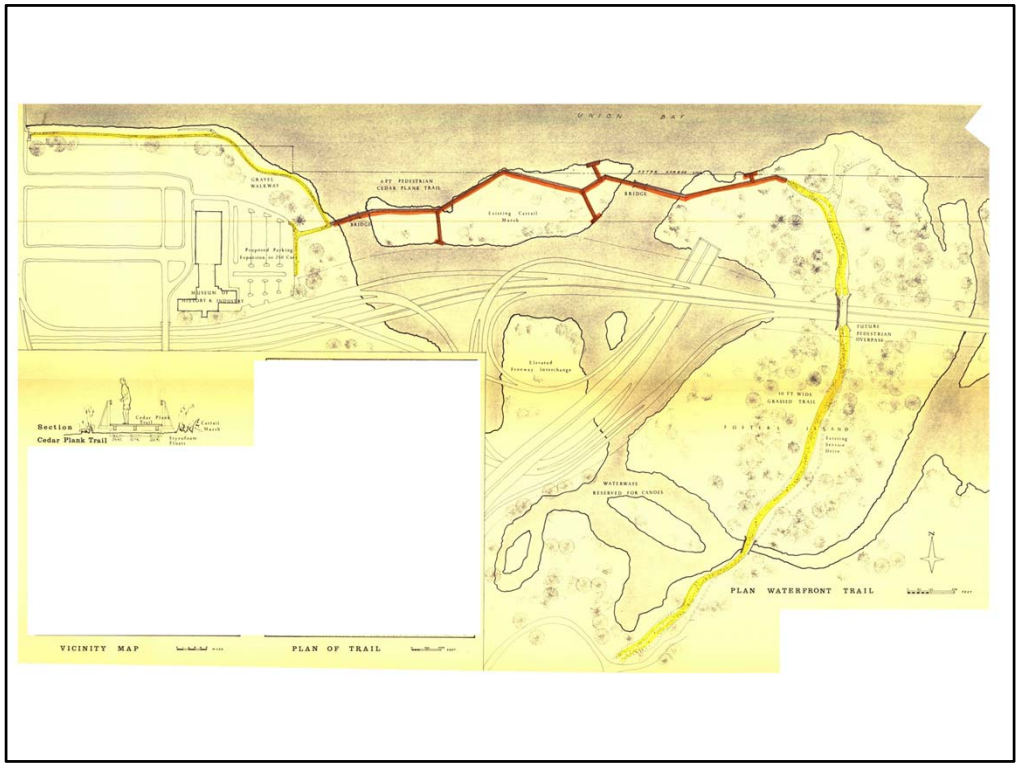
- New or addition to existing park
- Retained appraisals for maps
- Grant application for PLSS info
- Old inspections for directions
- Don't rely on the park name, if you have one

The grant application should let you know whether the acquired parcel was the only thing subject to 6(f) – as in it was the first acquisition to create a new park, or whether this was an addition to an existing park, in which case the whole park as it existed when the grant closed, plus the parcel acquired, would be LWCF protected. Even if you don't have an official 6(f) map in the file, you probably have enough to get started. If you have the old appraisal reports, they'll have a map of the parcel to be acquired and also a location map. Often the location map will also show you the existing park (if there is one). If you have no maps the acquisition schedule or the grant application often contain some identifying information to help you narrow your search, but you're probably going to need some help from a lands office or title search. The final inspection report in particular might give you a street intersection, or at least say something to the effect that the park is "three miles south of x on highway y". Then using google maps you can figure out where that is and see whether there's a park there today.

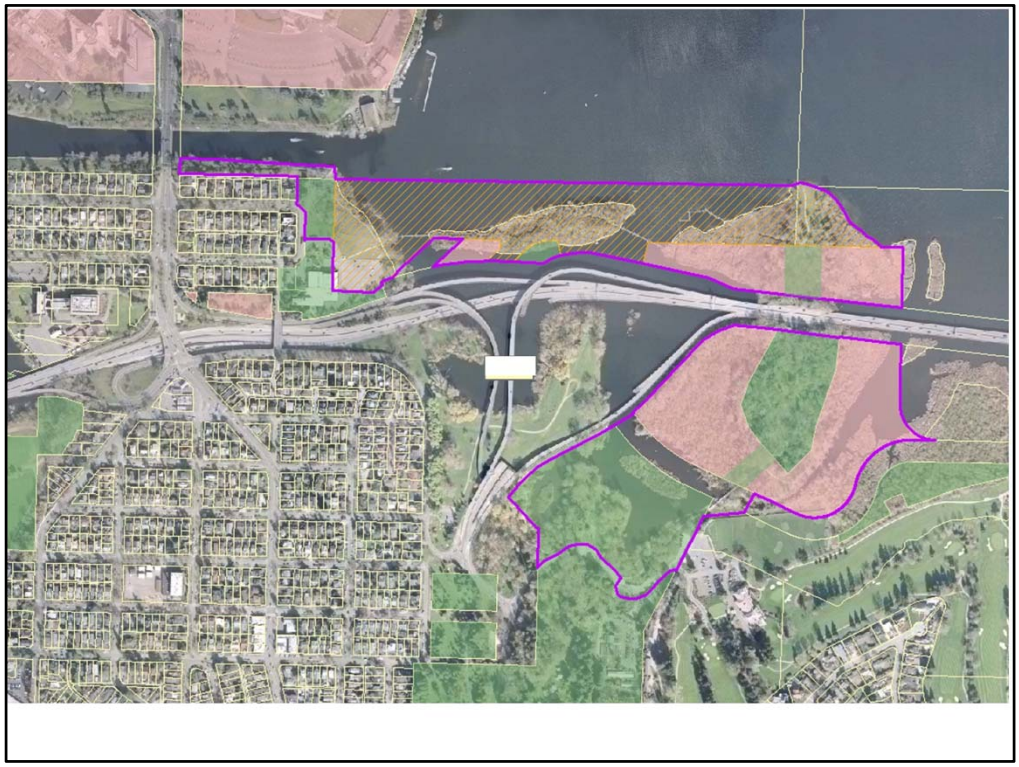
And finally, I've lost count of the number of times I've seen where NPS and states were inspecting the wrong park because they assumed "Riverfront Park" described in the grant was the same as "Riverfront Park" on the ground, when actually the grant funded "Joe Smith Park" (as it was later named), which just happens to be on the same river as "Riverfront Park".

Using a site development plan

- Start with the park described in the grant agreement
- Make sure you know where the money went so you can include that area of the park
- Come up with something viable that the sponsors owned at the time the grant closed
- Look for additional clues in the grant file



Armed with the original site development plan, we started off with all the parties at the table drawing on aerial maps trying to include the development elements that were funded, with a viable recreation experience (like including parking lots that hadn't received funding but were critical for user experience). This is actually three parks, only one of which is named in the grant contract but because they all received grant funded improvements, all needed to be included in the boundary.



With that goal in mind, the grant sponsors spent nearly two years doing title research on ownership in an area that had never been documented in county property records. This literally involved investigating statehood land patents from Congress, talking to employees on the verge of retirement, digging through lots of dusty archives, and a sudden realization that many of the parcel legal descriptions were referenced to the mean high water mark of a lake that had changed since the land was platted…meaning the first round of property ownership depictions were off by nearly 10 feet.

This is NOT a final 6(f) map.

This map is a depiction of the areas that received grant funding drawn out to the full extent of the parcel lines (in purple) overlayed with property ownership. The two grant sponsors are shown in pink and green. The hashed area is a portion of the park that received LWCF investment, but is owned by another governmental entity that didn't sign the LWCF grant but has a contractual obligation to one of the LWCF grant sponsors to manage the property for public outdoor recreation.

Questions?