TO: Columbia River Gorge Commission

FROM: Jeff Litwak, Counsel

DATE: February 14, 2017

SUBJECT: **Action Item:** Approval of Urban Area Boundaries Legal Descriptions Rule

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Action Requested

Conduct a public hearing on proposed Commission Rule 350-10, and adopt the proposed rule after the public hearing. The proposed rule incorporates the appendix that contains the actual legal descriptions.

A motion to adopt requires only a simple majority of the commissioners present at the meeting; there is no super majority requirement to adopt rules. If the Commission votes to adopt the proposed rule, the rule would go into effect 30 days after the staff sends notice of the adoption to the states. The rule would go into effect in mid-March.

In the attached version, additions are underlined and subtractions are struck through. This version includes final edits from the U.S. Forest Service and contractor surveyors. The strikes and underlines show changes made after we sent the proposed rule to the states for publication. I highlighted the strikes and underlines so you can more easily see the changes. There are no substantive changes as compared to the proposed rule published with the states in December. Some of the angle points are renumbered to make them sequential; some of the courses have wording changes for clarification, uniformity of syntax and phrases, and correcting typos; and some of the footnotes are edited for consistency with the revisions to the wording in the courses.

Background

The history and methodology of the legal descriptions project, and a summary of the format of the legal descriptions and resolution of significant discrepancies between the 1986 congressional maps and 1987 U.S. Forest Service maps are contained in the attached staff report from the October 11, 2016 Commission meeting.

At the October 11, 2016 meeting, the Commission voted to authorize staff to initiate rulemaking to formally adopt the legal descriptions. Staff filed notices of proposed rulemaking with Oregon Secretary of State and Washington Code Reviser. The states published the notice in the January 2017 Oregon Bulletin and the December 21, 2016 Washington State Register (No. 16-24). These publication dates allow the Commission to hold a public hearing on the proposed rule and vote to adopt at the February 14, 2017 Commission meeting.

After the October 11, 2016 Commission meeting, staff held several public workshops to introduce and discuss the legal descriptions. Approximately 30 people—representatives of urban areas, counties, port districts, utility districts, and non-governmental organizations, and individuals—attended these workshops. At the workshops, staff discussed the project, the legal descriptions, and went through the draft legal descriptions, focusing on angle points and courses where staff and the contractors discussed a significant discrepancy or issue. Staff then invited the attendees to discuss specific angle points and courses.

After the public workshops, the contractor surveyors and staff addressed comments and updated some footnotes in response to questions at the workshops; renumbered angle points where they were non-sequential; edited some of the syntax and phrases they used in the courses to be more uniform; fixed typos; and consolidated the legal descriptions into an appendix to the proposed rule. The U.S. Forest Service, however, was unable to review the appendix prior to the staff needing to file the notice of proposed rulemaking with the states. After filing, the Forest Service completed its review and recommended some wording changes, but no substantive changes to the actual angle points and courses. The contractor surveyors incorporated those recommendations into the final appendix that is attached to this staff report. The Commission does not need to republish these strikes and underlines in the states. These changes are typical of changes to proposed rules before final adoption.

Staff also sent copies of the revised appendix to the people who attended the workshops and published it on the Commission's website on January 23, 2017.

Summary of the Proposed Rule

Staff is recommending the Commission adopt the legal descriptions in a new division of the Commission's rules—a new 350-10. Rules 350-10-000 and 010 contains statements of the purpose of the rule and the Commission's authority to adopt legal descriptions of the urban areas. Rule 350-10-020 is definitions.

Rule 350-10-030 adopts the legal descriptions contained in the appendix; requires that all counties, cities, landowners, and other interested persons must use the legal descriptions, and specifies that landowners are responsible for monumenting the urban area boundaries on their own property if they want. If they do so, they must use a licensed surveyor.

Rule 350-10-040 recognizes that there have been many prior interpretations of the congressional maps that may differ from the legal descriptions. This rule specifies that the legal descriptions prevail if there is a difference. This rule also points persons to the Existing Uses provisions of the Management Plan if there is an issue about a current land use that relied on a prior interpretation. Essentially, the existing uses provisions would allow such a land use to continue. If a person received a prior interpretation, but didn't divide land or construct a new land use relying on that

prior interpretation, then they could not rely on it after the Commission adopts the legal descriptions.

Rule 350-10-050 specifies that natural and manmade process do not change the locations of urban area boundaries. These processes include situations such as a creek that slowly cuts at the edge of its existing channel; a sudden event like a landslide or flood that completely moves a creek; changes to the normal pool elevation behind the Bonneville and Dalles dams; and relocating or realigning roads, highways; and powerlines.

Comments Received to Date

As of the date that staff sent this staff report to the Commission, the Commission has not received any comments. The rulemaking notices stated that comments received prior to February 2, 2017 would be addressed in this report, and that Commission would accept comments through February 14, 2017 until it closes the public hearing on this rule.

If staff receives any comments on this proposed rule, we will forward to you the comments and any analysis that we are able to do.

TO: Columbia River Gorge Commission

FROM: Jason Hildreth, GIS Analyst/Land Use Planner

DATE: October 11, 2016

SUBJECT: **Action Item:** Tentative Approval of Urban Area Boundaries Legal Descriptions

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Project Goal:

The goal of the urban area boundaries legal descriptions project is to have the Gorge Commission and U.S. Forest Service adopt uniform legal descriptions for the thirteen urban area boundaries in the National Scenic Area. Commission and Forest Service staff have agreed on uniform legal descriptions and are ready to take next steps for adopting the legal descriptions as the official boundaries of the urban areas.
As a note of clarity, the urban areas are not the same as urban growth boundaries as described under Oregon law.

Action Requested:

Approve the legal descriptions as ready for rulemaking and authorize staff to begin drafting a final rule to formally adopt the legal descriptions.

Background:

Urban area boundaries have been a problem since the first days of the Commission. The maps that Congress provided with the text of the National Scenic Area Act (1986 maps) were imprecise. The U.S. Forest Service developed a set of maps (1987 maps) that it and the Commission have used since then, but these maps have served as "illustrations of the boundaries" due to the hand-drawn nature of the lines and thus are not precise. There are a few examples where there was incomplete documentation to explain differences between the 1987 maps compared to the 1986 congressional maps.

For several years, Commission staff made "boundary determinations" for landowners that requested more precision, but those determinations were not done pursuant to any surveying standards. In 1997, the Commission analyzed and concluded that about a dozen specific spots on the urban area boundaries of North Bonneville, Stevenson, Cascade Locks, and The Dalles did not follow Congress's intent. The Commission's action was to commit to changing those boundaries through the process specified in section 4(f) of the National Scenic Area Act. The Commission received applications for the Cascade Locks and Stevenson boundaries and approved the changes. In addition, professional surveyors have shown urban area boundaries when preparing plat maps for various purposes. U.S. Forest Service surveying staff assisted or reviewed some of those surveys. The location of urban area boundaries has also been a source of litigation. In 2011, the Gorge Commission received an appeal of a survey prepared for Keith Arndt, which followed several years of litigation (the parties to the appeal ultimately settled the appeal and the Commission accepted the settlement as the urban area

boundary in 2014).

In 2012, the Commission initiated a broad assessment of opportunities for a collaborative engagement process that resulted in identifying some of the critical issues facing the National Scenic Area. One of the most important and challenging issues was policy regarding revising urban areas and the lack of precise urban area boundaries. The Commission then decided that this history of responding to landowners on a case-by-case basis and the lack of a precise boundary for planning purposes required a different approach—that the Commission needed to have a legal description for each of the urban areas. Professional land surveying firms were then contracted to draft written legal descriptions of the NSA's thirteen urban area boundaries. Through this process, surveyors identified several situations where standard surveying practice did not provide a clear approach or methodology for describing the urban area boundaries where the line on the maps and the intent of Congress was not clear.

With the assistance of the William D. Ruckelshaus Center and Oregon Consensus, the Commission used a collaborative process to engage diverse stakeholders throughout the Gorge to provide input and provide recommendations for addressing the issues that the surveyors raised. A neutral process facilitator from the Oregon Consensus Affiliated Practitioner Team, Debra Nudelman of Kearns and West, worked with both a technical workgroup and a stakeholder workgroup to discuss the issues raised by the surveyors. A report was prepared and submitted to the Commission on December 15, 2014 and presented to the Commission at the March 10, 2015 meeting. In March 2016, the Commission approved staff recommendations for addressing the issues discussed in this process which served as the guidance needed to complete the legal descriptions

Methodology:

Throughout 2016, Tenneson Engineering, the Commission's contractor for describing the urban area boundaries, has been creating the final legal descriptions. Tenneson surveyors have generally been describing the boundaries as shown on the 1987 U.S. Forest Service maps. The surveyors have made notes where the 1987 maps differ from the 1986 congressional maps. The Dalles urban area is shown on two different maps—a quad-scale map and a larger-scale planning base maps in both the 1986 and 1987 sets. The Hood River urban area is shown only on a planning base map, not on a quad sheet in the 1986 set, but the 1987 set shows it on both a quad sheet and a planning base map. The surveyors have made notes where these maps differ. The surveyors have also made notes about their use of prior professional surveys and prior staff determinations.

Current Status:

Last month, Tenneson surveyors, Gorge Commission planning staff and legal counsel, and U.S. Forest Service lands staff, surveyor, and legal counsel met to review the legal descriptions. At these meetings we went through every angle point of each legal description and resolved spots where the 1987 maps were ambiguous or where they conflicted with the 1986 maps, and where prior surveys and prior staff determinations conflicted with the surveyors' descriptions.

Commission staff is recommending that the Commission adopt the legal descriptions as a rule, which gives public notice to anyone who wants to know the precise boundaries of the urban areas. These legal descriptions are an interpretation of the maps approved by Congress as part of the National Scenic Area Act.

Tenneson surveyors are also currently working with U.S. Forest Service Surveyor, Stephen Lee, to prepare the legal descriptions in a format that the Forest Service requires to publish the legal descriptions in the Federal Register.[1]

[1] The Forest Service has told Commission staff that it intends to publish the legal descriptions after surveyors have completed a legal description of the exterior boundary of the National Scenic Area and the Special Management Areas. The Commission's 2016-17 budget includes funds for completing these other legal descriptions.

The written legal descriptions will be the official boundaries that the Commission, U.S. Forest Service, Gorge counties, cities, landowners, and other interested persons must use. Gorge Commission staff has created a digital representation of the urban area boundaries using GIS software to present to the Commission and to have as an illustration of the legal descriptions. The maps are only illustrative and are not official boundary maps. At the Commission meeting, staff will explain why a map illustration is not reliable as the official boundary and why legal descriptions will be the official boundaries.

Legal Descriptions Format:

To describe the boundaries, the surveyors have identified important locations and markers known as **angle points**. The surveyors then describe how the angle points are connected to each other by writing narrative **courses**. Below is an illustration of the legal descriptions. On the left is the beginning of the legal description for the Wishram urban area. These are only the first three points out of a total of 13. On the right is a map created by Commission staff to illustrate what these points and courses look like using the commission's data layers and aerial imagery.

Draft 9/20/2016; Ready for form review and substance review; Not ready for publication

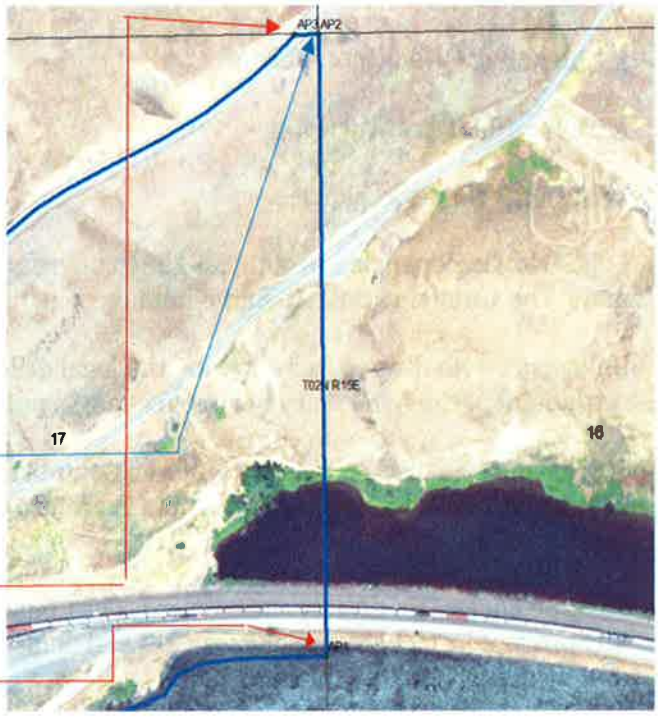
Wishram Urban Area Legal Boundary Description

T. 02 N., R. 15 E., Klickitat County, Washington

AP 1 **Beginning** on the line between sections 16 and 17 at the intersection with The Dalles Normal Pool Elevation on the right bank of the Columbia River;
Latitude: 45°39'39" W., Longitude: 120°56'48.8" N.;
thence on the line between said sections 16 and 17 northerly approximately 1,710 feet to

AP 2 the corner common to sections 8, 9, 16, and 17;
thence on the line between sections 8 and 17 westerly approximately 260 feet to

AP 3 the intersection with the center line of State Route 14;
thence on said center line westerly approximately 5,675 feet to



A copy of the Wishram urban area legal description is attached to this memorandum along with four maps illustrating the boundary. The first map is a portion of the 1986 map from Congress. The second map is a portion of the 1987 map prepared by the Forest Service with the Tenneson surveyors' points. The third map is a working illustration of the points and course that the Tenneson surveyors prepared. The fourth map is the Gorge Commission's GIS layer plotted on an aerial image. There were no discrepancies for this urban area, so any differences you see between the maps are the result of hand drawing, projection of the base layer, software or other factors (reasons why maps are unreliable as the official boundaries).

Presentation at the Gorge Commission Meeting:

Gorge Commission staff and Ben Beseda of Tenneson Engineering will present the legal descriptions to the CRGC at the October 11, 2016 Commission meeting. We will discuss:

- The history of the project
- The methodology used

- Examples of interpretations and resolutions made by Commission and U.S. Forest Service staff
- Staff recommendation to move forward with rulemaking.

Staff and Mr. Beseda will not be discussing every angle point and course in each of the urban areas. Staff will have illustrative maps if Commissioners have questions about other angle points and courses. Staff can also schedule time at a future Commission meeting prior to adopting the final rule to review all of the angle points—you should plan at least 4 hours for such a presentation. Also prior to adopting the final rule, the Commission staff will be inviting Gorge counties, cities and interested persons for staff presentations to review the legal descriptions in the Commission's office.

Summary:

Below is a summary of discrepancies between the 1986 maps, the 1987 maps, and other prior interpretations that the Commission and U.S. Forest Service staff have discussed and resolved with a few notes.

Carson – No discrepancies.

Home Valley – No discrepancies.

Mosier – No discrepancies.

Wishram – No discrepancies.

Lyle – No discrepancies. Note: The 1986 congressional map shows more angle points than 1987 Forest Service map. The surveyors described the boundary using the 1987 map.

Dallesport – No discrepancies. Note: the legal description incorporates the Commission's approval of the 2014 settlement of the Arndt survey appeal at angle points 23-25.

Stevenson – No discrepancies. Note: the Commission modified the Stevenson boundary through the 4(f) process in 1999 at angle points 3-7 and therefore the legal description does not exactly match the 1986 or 1987 maps.

Cascade Locks - No discrepancies. Note: The Commission modified the Cascade Locks boundary through the 4(f) process in 1999 at angle points 3-9 and angle points 10-24, and therefore the legal description does not exactly match the 1986 or 1987 maps.

North Bonneville – Commission and Forest Service staff resolved the following discrepancies for the North Bonneville boundary.

Along the western boundary, both the 1986 and 1987 maps appear to divide several developed residential parcels in a pre-Act subdivision and a parcel developed as the Beacon Rock Golf Course. In 1997 the Commission concluded that Congress did not intend to divide these parcels by the urban area boundary. Commission and Forest Service staff agreed that the map shows Congress attempted to include the entirety of the subdivision lots in the urban area and thus the legal description at angle points 6-9 describes the boundary as the western boundary of the subdivision. The Commission and Forest Service staff also agreed that while Congress may have intended to include all of the golf course in the urban area, the maps clearly show the urban area boundary splitting the golf course parcel at angle points 9-10 such that describing the urban area boundary to include the entirety of the golf course in the urban area was not an interpretation of the mapped boundary line.

Along the northeast boundary, at angle points 40-45, the 1986 and 1987 maps appear to follow the shape of the boundary of the State of Washington Division of Lands and Minerals tract, yet they do not overlay the

actual boundary. The Commission and Forest Service staff agreed that the maps show Congress attempted to include that tract in the urban area but that the maps are simply skewed relative to the tract and thus angle points 40-45 describe the urban area boundary as the boundary of the tract. The boundary of the tract also coincides with the city limit.

Hood River – Commission and Forest Service staff resolved the following discrepancy for the Hood River boundary.

In the western portion of the urban area, there is a discrepancy between the two 1987 Forest Service maps. The two official maps are shown at different scales. At angle points 43-45, the planning base map shows the UAB running along a long standing section line and running along parcel lines without splitting any parcels. This is consistent with the 1986 map. The quad scale map shows the same line running to the north and west slightly along a random line and splitting several parcels. The Commission staff had previously interpreted the boundary as splitting the parcels; however, the Commission and Forest Service staff agreed that the boundary should be along the established section line as shown. This interpretation is consistent with the 1986 map that was not available at the time of the prior staff determination; as well, the lines that follow angle points 37-43 all cleanly follow section lines. This led staff to believe that the intent of Congress was to follow the section line, as depicted by the 1986 map and the 1987 planning base map.

White Salmon-Bingen (note: this is a combined legal description covering both urban areas)– Commission and Forest Service staff resolved two discrepancies for White Salmon-Bingen boundary.

First, between angle points 10 and 11 the 1986 maps show the boundary running along a natural contour line. The 1987 maps follow a random line that is much straighter. Second, between angle points 19 and 22, the 1986 maps depict a line that intersects the corner of sections 28, 29, 32, and 33. The 1987 maps show the line roughly 140 feet north of that line. In both cases staff interpreted the lines as consistent with the 1987 maps due to recorded surveys in the area that show the line consistent with the 1987 maps.

The Dalles – Commission and Forest Service staff resolved the following discrepancies for The Dalles boundary. Like Hood River, there are two 1987 Forest Service maps showing the boundary at different scales. Both maps appear to show the eastern boundary following a BPA facility. However, the quad map appears to miss the BPA facility boundary just slightly, while the BPA facility is not shown in detail on the planning scale map. The Commission and Forest Service staff agreed that the boundary runs along the BPA facility boundary.

Along the southeast urban area boundary, between angle points 84-86, the large scale 1987 map appears to show the urban area boundary running along the west right-of-way of W 13th St. This line could be interpreted as excluding the pre-Act subdivision (and residentially developed parcels) that are a part of the subdivision across the street which is included in the urban area. Here, Commission and Forest Service staff agreed that Congress did not intend to split the subdivision with the urban area boundary. Instead staff interpreted the urban area line to run along the rear (west) parcel lines of the residences.

Next Steps for Rulemaking:

If the Commission authorizes rulemaking, staff will need to prepare notices of proposed rulemaking for publication in the Oregon Bulletin and the Washington State Register. The staff could publish the draft rule and rulemaking notices in early December, which would allow the Commission to adopt a final rule at its February 2017 meeting.

Draft 9/20/2016; Ready for form review and substance review; Not ready for publication

Columbia River Gorge National Scenic Area
Wishram Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Wishram Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986,100 Stat. 4274, Public Law 99-663-Nov. 17, 1986, located in portions of:

Township 2 North, Range 15 East, of the Willamette Meridian, Klickitat County, Washington

T. 02 N., R. 15 E., Klickitat County, Washington

AP 1 **Beginning** on the line between sections 16 and 17 at the intersection with The Dalles Normal Pool Elevation on the right bank of the Columbia River;
Latitude: 45°39'39" W., Longitude: 120°56'48.8" N.;
thence on the line between said sections 16 and 17 northerly approximately 1,710 feet to

AP 2 the corner common to sections 8, 9, 16, and 17;
thence on the line between sections 8 and 17 westerly approximately 260 feet to

AP 3 the intersection with the center line of State Route 14;
thence on said center line westerly approximately 5,675 feet to

AP 4 the intersection with the line between sections 17 and 18;
thence on the line between sections 17 and 18 northerly approximately 860 feet to

AP 5 the corner common to sections 7, 8, 17, and 18, said point being monumented with an iron post with a brass cap on top set by the U.S. Army Corps of Engineers;
thence on the line between sections 7 and 8 northerly approximately 410 feet to

AP 6 a point on the line between sections 7 and 8 at the intersection with a line offset North of the line between sections 7 and 18 extending east and west through the northmost corner of Lot 4 of Short Plat SP 90-05;
thence parallel with said line between sections 7 and 18 westerly approximately 3,315 feet to

AP 7 the northmost corner of said Lot 4;
thence continuing westerly parallel with said section line approximately 1,300 feet to

AP 8 the intersection with the northerly projection of the west line of Lot 1 of said Short Plat SP 90-05;
thence along said projection of the west line of said Lot 1, identical with the west line of said Short Plat SP 90-05, and the southerly projection thereof southerly a distance of 1,957 feet to

AP 9 a random point;
thence easterly approximately 3,710 feet to

AP 10 the intersection of an unnamed drainage and 400 foot contour;
thence downstream along said unnamed drainage southeasterly approximately 710 feet to

AP 11 the point at which the natural drainage becomes a manmade channel, identical with the northwest corner of Lot 3, Short Plat G-18;
thence along the westerly line of said Lot 3 and the projection thereof southeasterly approximately 675 feet to

AP 12 the intersection with the east and west center line of said section 18;
thence parallel with the line between sections 17 and 18 southerly approximately 1,025 feet to

AP 13 the intersection with aforementioned Normal Pool Elevation;
thence at said Normal Pool Elevation northeasterly approximately 6,000 feet to

AP 1 the **Point of Beginning.**

the Area being _____ Acres, more or less.

FOOTNOTES:

1. The Dalles Dam Normal Pool elevation is listed as elevation 160 on the Columbia River Gorge National Scenic Area (C.R.G.N.S.A.) Urban Area Map 25.

2. Short Plat 90-05, recorded October 22, 1990 at Auditor's File No. 220700 (Vol. 2 of Short Plats, Pg. 60), records of Klickitat County.

3. Elevations calls are National Geodetic Vertical Datum of 1929 (NGVD 29).

4. Short Plat G-18, recorded May 15, 1975 at Auditor's File No. 152475, deed records of Klickitat County.

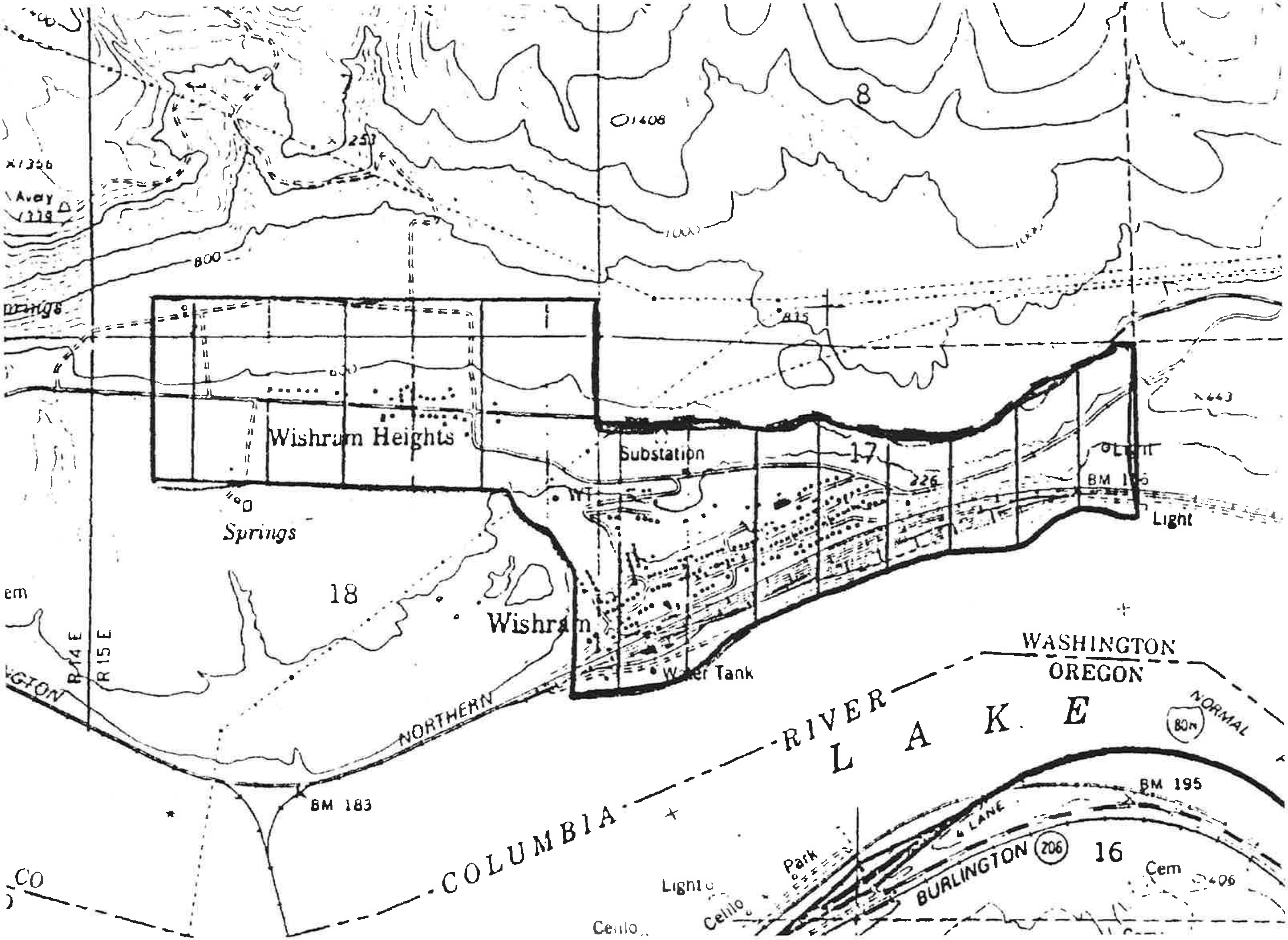
5. The described location is in agreement with the survey for Gloria Flock completed by Jesse Garner, WA PLS No. 42687, of Pioneer Surveying and Engineering, recorded November 29, 2011 at Auditor's File No. 1095717, deed records of Klickitat County. See also Gorge Commission letter to Gloria Flock dated November 22, 2011.

6. Both the 1986 Congressional Map (CSW-UA-004, Sheet 11) and the 1987 USFS Map (Sheet 25) were studied for preparation of this description. No differences of significance between the two maps were found.

7. I reviewed the planning map dated October 6, 1989 and initialed by Gorge Commission planner Jim Johnson. The map depicts the line between the GMA and Wishram UA and includes some dimensioning. I believe this map was completed to allow completion of Short Plat No. SP-90-05, which was recorded October 22, 1990 (Klickitat Co. Auditor's File #220700). My UA description is generally consistent with this map. I call to the west line of Lots 1 and 2 in this short plat so will match up on the 700 foot distance from the west line of Section 18. My call north of the north line of Section 18 is approximately 409 feet, not 400, but feel using the point of the old county road to locate this section of the UA line is more consistent with the USFS and Act maps than the Johnson map. I also see no conflict with the decision in describing the UA in this fashion. My call south from the north line of Section 18 is about 1,560 feet, which is longer than the 1,500 used by Johnson. Not knowing how Johnson developed his distance, I have left my dimensioning as I developed from the USFS and Act maps. My description could be modified to match the Johnson map without significant overall impact. If the Johnson dimension was used for development in this location it should be honored.

8. I reviewed the planning map dated May 22, 1990 and initialed by Gorge Commission planner Steve Kinsey (?). The map depicts the line between the GMA and UA along a portion of the southwest side of Wishram. The map does not include any dimensioning. It does call out the center line of a drainage. This description also calls to the drainage. Overall I believe my description to be generally consistent with this map. I do not know why this map was developed or if any land use actions were taken based on it.

9. The coordinate (latitude, longitude) positions shown hereon are GIS derived and are intended for general location purposes only. The description is to be used based on the physical monument and metes and bound calls.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COLUMBIA RIVER
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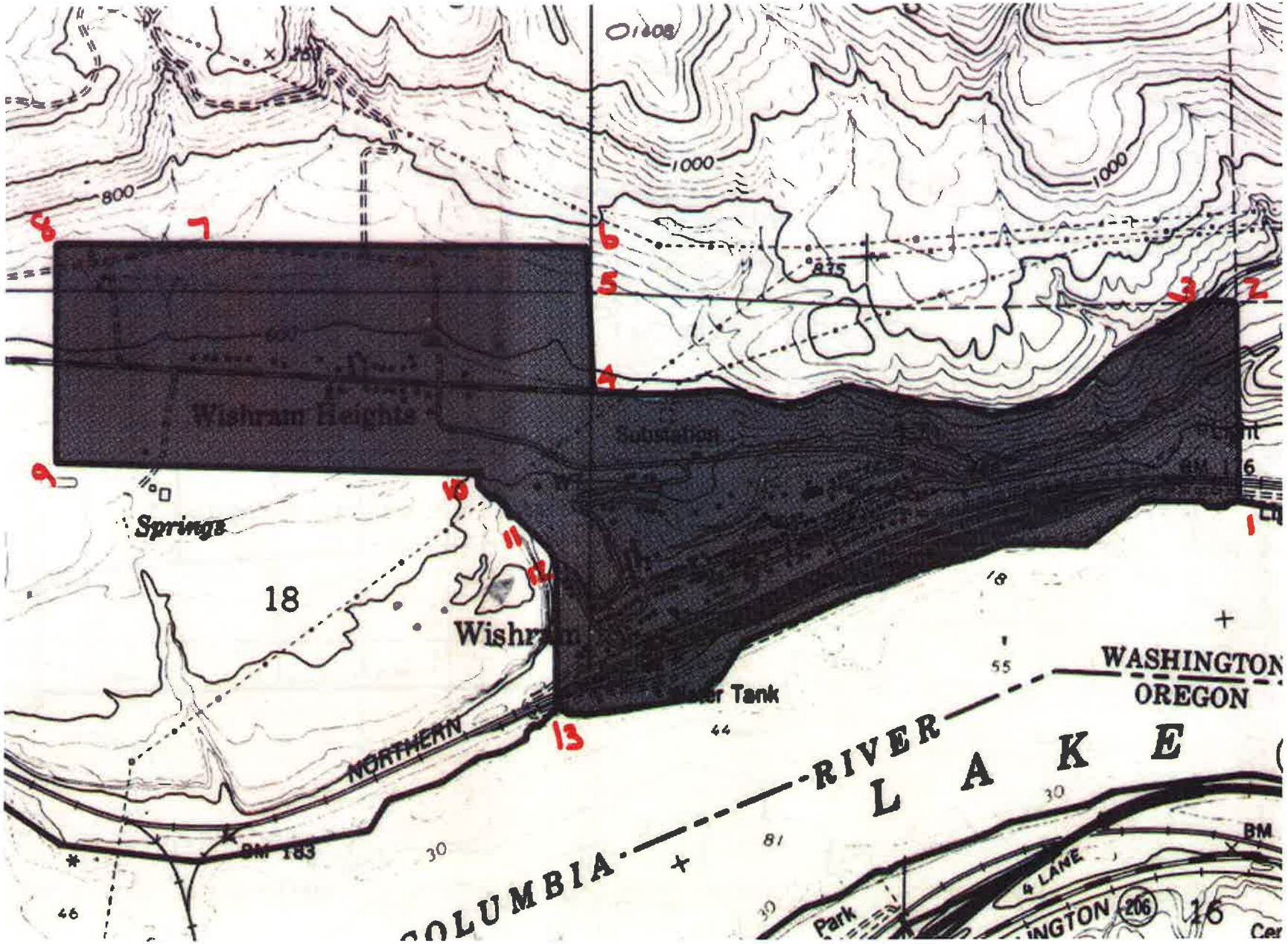

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Water Tank
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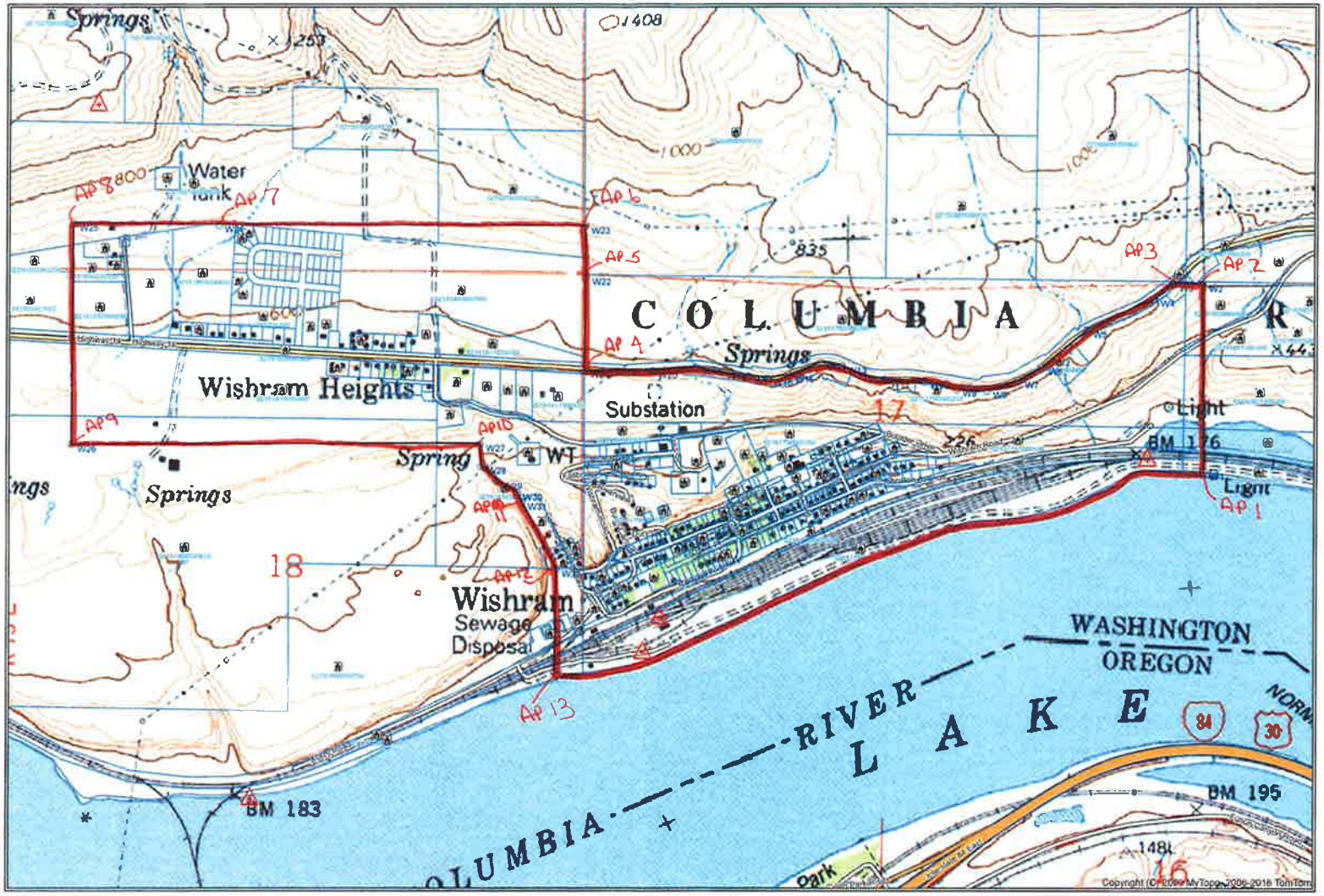

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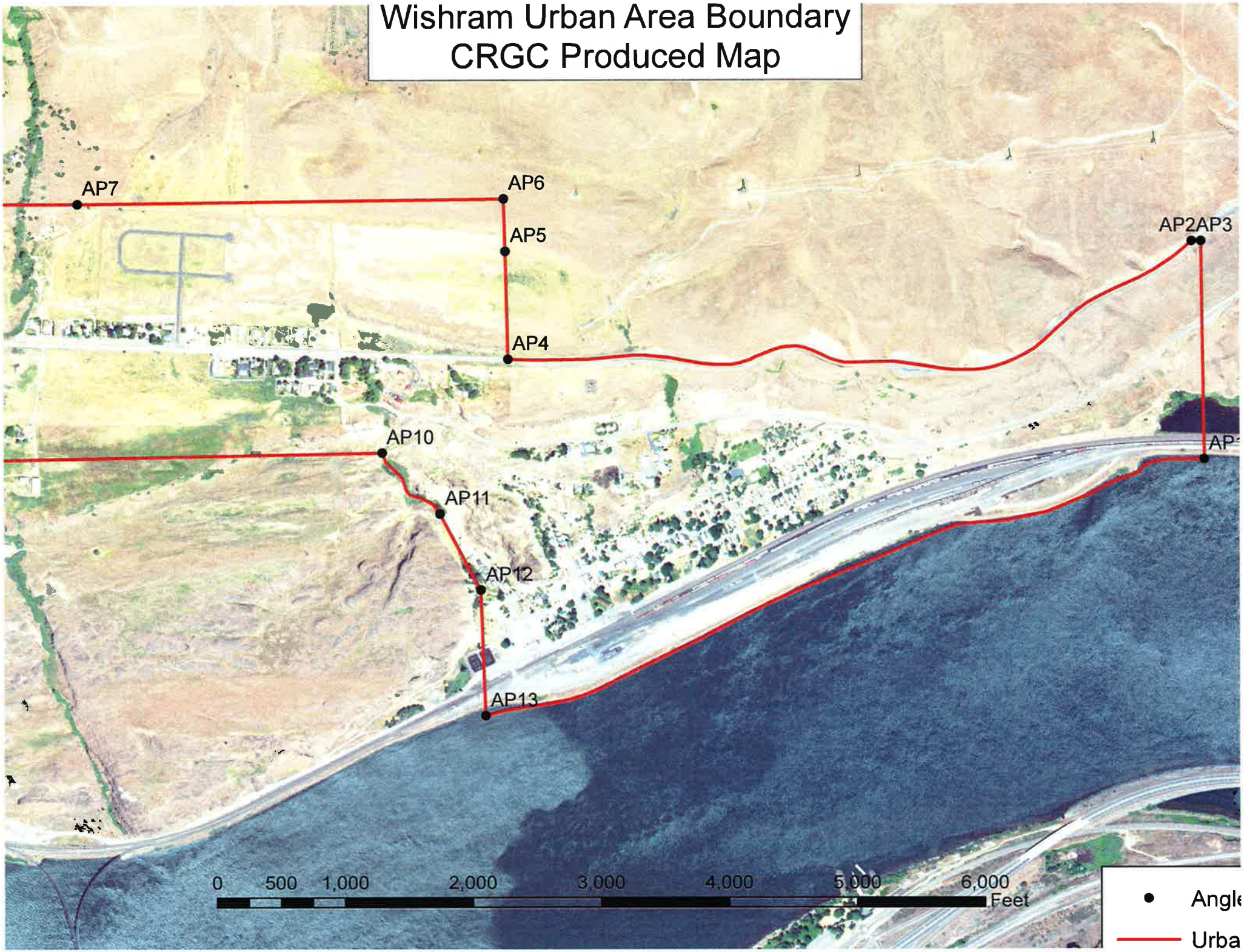
Feet


Wishram Urban Area Boundary
CRGC Produced Map
AP7
AP6
AP5
AP4
AP2AP3
AP10
AP11
AP12
AP13
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COLUMBIA RIVER GORGE COMMISSION

Chapter 350
New Division 10

Legal Descriptions of Boundaries for Maps of the Columbia River Gorge National Scenic Area Act

Adopted _____

NEW SECTION
350-10-000. Purpose.

(1) This division adopts a Legal Description of each of the thirteen urban areas designated in the Columbia River Gorge National Scenic Area Act ("National Scenic Area Act" or "Act"). This division may be expanded in the future to include legal descriptions of the exterior boundary of the National Scenic Area and of the boundaries of the special management areas designated in the Act.

(2) The maps that Congress enacted as part of the National Scenic Area Act in 1986 were not drawn to cartographic or surveying standards. Congress did not provide any legal description of other documentation accompanying the maps. Different maps enacted in section 4(e) and sections 4(a) and 4(c) of the National Scenic Area Act differ and conflict.

Subsequently, in 1987, the U.S. Forest Service prepared new maps addressing many of the issues with the maps that Congress enacted. The U.S. Forest Service did not provide any legal description, and provided only limited documentation accompanying the maps. The Commission, U.S. Forest Service, and others have used the 1987 maps almost exclusively for administration of the National Scenic Area Act.

The Commission has experienced many situations in which the maps that Congress enacted were drawn to a scale that is too coarse for precision decision making at a parcel level. In addition, improvements in geographic information systems and locational technology have made the identification of precise boundaries more readily available; thus landowners and others involved in land planning expect more precise identification of boundaries established by the National Scenic Area Act.

(3) This rule promotes the efficient and reasonable administration of the National Scenic Act and affords interested persons notice of the Commission's interpretation of the maps referenced in section 4(e) of the National Scenic Area Act. This rule shall be applied to carry out these objectives.

NEW SECTION
350-10-010. Authority.

Section 4(e) of the National Scenic Area Act specifies that the boundaries of urban areas are "generally depicted" on maps that Congress enacted as part of the National Scenic Area Act. The Columbia River Gorge Commission, U.S. Forest Service, and Gorge counties need precise legal descriptions to develop and administer the Management Plan and land use ordinances for the National Scenic Area pursuant to sections 6, 7, and 8 of the Act, and the Commission needs precise legal descriptions before making minor revisions to the boundaries pursuant to section 4(f). The Commission and U.S. Forest Service therefore have inherent authority to interpret the generally depicted boundaries, consistent with congressional intent, to administer the Act.

NEW SECTION
350-10-020. Definitions.

In this rule, unless the context or subject matter requires otherwise:

(1) "Cities" means incorporated cities within the Columbia River Gorge National Scenic Area: Cascade Locks, Hood River, Mosier and The Dalles in Oregon; and White Salmon, Bingen, Stevenson, and North Bonneville in Washington.

(2) "Commission" means the Columbia River Gorge Commission.

(3) "Counties" means Multnomah, Hood River and Wasco counties in Oregon; and Clark, Skamania and Klickitat counties in Washington.

(4) "Legal Description" or "Legal Descriptions," when capitalized, means the legal descriptions adopted in section 030(1) below and contained in the appendix to this rule. When not capitalized, the term, "legal description" or "legal descriptions" does not mean the Legal Descriptions adopted in section 030(1).

NEW SECTION
350-10-030. Adoption and Use of Legal Descriptions and Maps.

(1) The Commission adopts the Legal Descriptions contained in the appendix to this rule.

(2) The Commission, counties, cities, landowners, and other interested persons shall use the Legal Descriptions for all planning, decisions, and other actions requiring reliance on the location of a boundary of an urban area.

(3) The Legal Descriptions have not been monumented or otherwise marked on the ground, except that specific angle points and courses may reference monuments and precise features that existed at the time the Commission adopted the Legal Descriptions. Landowners that want to monument or otherwise mark the Legal Descriptions on their property shall use a licensed surveyor to do so. The Commission will not rely on monuments or markings unless a licensed surveyor has placed them.

NEW SECTION

350-10-040. Resolving Prior Interpretations.

The Commission, Commission staff, U.S. Forest Service staff, and surveyors have made prior interpretations of the maps that Congress enacted. These prior interpretations may differ from the Legal Descriptions. The Legal Descriptions shall prevail in the event of a difference. Land use claims involving any difference shall be resolved in accordance with the Existing Uses provisions in the applicable county or Commission land use ordinance corresponding to the Existing Uses provisions in Section 7 of the Management Plan.

NEW SECTION

350-10-050. Natural and Human Management Processes Do Not Affect Urban Area Boundaries.

(1) The location of an urban area boundary does not shift in response to natural processes that occur over a long period of time, such as accretion and reliction of rivers and streams or ordinary high water, or as a result of major sudden event, such as an avulsion, flooding, landslide, or earthquake. The urban area boundary remains at the location described prior to the event.

(2) The location of an urban area boundary does not shift in response to management of the normal pool elevation behind Bonneville and The Dalles dams. The normal pool elevation is as defined by dam operations on November 17, 1986.

(3) The location of an urban area boundary does not shift in response to relocation or realignment of linear features, including but not limited to roads and highways, railroads, pipelines, or powerlines, or their associated rights-of-way or easements. A Legal Description that uses ~~the centerline of~~ a linear feature ~~road or highway~~ means the ~~centerline of the road~~ linear feature as it existed on November 17, 1986, or as otherwise noted in the Legal Description.

(4) ~~The location of an urban area boundary does not shift in response to relocation or realignment of powerlines or powerline easements. A Legal Description that uses a powerline or powerline easement means the powerline or powerline easement as it existed on November 17, 1986.~~ The location of an urban area boundary does not shift in response to changes in land management boundaries, including, but not limited to, municipal boundaries and approved urban growth boundaries. A Legal Description that refers to a land management boundary means the land management boundary as it existed on November 17, 1986, or as otherwise described in the Legal Description.

APPENDIX TO COMMISSION RULE 350-10

LEGAL DESCRIPTIONS FOR
COLUMBIA RIVER GORGE NATIONAL SCENIC AREA URBAN AREAS

Columbia River Gorge National Scenic Area
Carson Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Carson Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 3 North, Range 8 East, of the Willamette Meridian, Skamania County, Washington

T. 03 N., R. 08 E.~~, Skamania County, Washington~~

AP 1 **Beginning** at the corner of sections 7, 8, 17, and 18, identical with the Columbia River Gorge National Scenic Area ~~(C.R.G.N.S.A.)~~ Exterior Boundary;
Latitude: 45°45'17.6" N., Longitude: 121°50'8.7" W.;
thence on the line between sections 8 and 17, and identical with said Exterior Boundary, S. 88°29'10" E., approximately 2,120 ft. to

AP 2 at intersection with the 560 foot contour line (National Geodetic Vertical Datum of 1929 (N.G.V.D. 29));
thence along said 560 foot contour line, southeasterly, approximately 2,110 ft. to

AP 3 at intersection with the crest of a ridge running downhill to the northeast;
thence leaving said 560 foot contour line descending along the line of steepest downhill gradient, northeasterly, approximately 510 ft. to

AP 4 at intersection with the 400 foot contour line (N.G.V.D. 29);
thence along said 400 foot contour line ~~(N.G.V.D. 29)~~, southeasterly, approximately 9,815 ft. to

AP 5 at intersection with the E. and W. center line of section 21;
thence on said E. and W. center line, easterly, approximately 545 ft. to

AP 6 at intersection with the Ordinary High Water Mark (O.H.W.M.) on the right bank of the Wind River;
thence along said O.H.W.M. downstream, southerly, approximately 2,330 ft. to

AP 7 at intersection with the center line of the natural gas pipeline crossing the Wind River;
thence leaving said O.H.W.M. crossing the Wind River, southeasterly, approximately 595 ft. to

AP 8 at intersection with the line between sections 22 and 27 and the center line of a Wind River boat launch access road (not Indian Cabin Road);
thence southerly, approximately 600 ft. to

AP 9 at intersection with the line between sections 27 and 28 and center line of the Bonneville Power Administration (B.P.A.) Bonneville-Coulee transmission line easement;
thence on said center line, S. 61°30’30” W., approximately 1,395 ft. to

AP 10 on said center line;
thence continuing on said center line, N. 88°27’45” W., approximately 750 ft. to

AP 11 at intersection with the northerly extension of the east line of that tract of land described in Book 162, Page 979, records of Skamania County, Washington;
thence leaving said center line on said extension and east line, S. 00°01’11” W., approximately 1,000 ft. to

AP 12 at intersection with the easterly extension of the south line of that tract of land described in Auditor’s File No. 2006-161403, records of Skamania County, Washington;
thence on said extension and south line, N. 89°50’14” W., approximately 500 ft. to

AP 13 at intersection with the center line of the B.P.A. Carson Tap B.P.A. transmission line easement;
thence on said center line, S. 00°09’50” W., approximately 519.2 ft. to

AP 14 thence continuing on said center line, N. 89°44’30” W., approximately 2,886.7 ft. to

AP 15 thence continuing on said center line, N. 80°12’30” W., approximately 1,116 ft. to

AP 16 thence continuing on said center line, N. 37°54'10" W., approximately 392.9 ft. to

AP 17 at intersection with the center line of the Wind River Road;
thence on said center line, southwesterly, approximately 1,505 ft. to

AP 18 at intersection with the N. and S. center line of section 29;
thence on said N. and S. center line, N. 00°59'45" E., approximately 2,035 ft. to

AP 19 at intersection with the crest of a ridge line;
thence leaving said N. and S. center line ascending along the line of steepest uphill gradient, northwesterly, approximately 960 ft. to

AP 20 at intersection with the 800 foot contour line (N.G.V.D. 29);
thence along said 800 foot contour line ~~(N.G.V.D. 29)~~, northerly, approximately 7,715 ft. to

AP 21 at intersection with the line between sections 19 and 20;
thence on said line between sections 19 and 20, N. 01°30'19" E., approximately 275 ft. to

AP 22 the corner of sections 17, 18, 19, and 20;
thence on the line between sections 17 and 18, N. 01°29'54" E. a distance of 2,616.63 ft. to

AP 23 the 1/4 corner of sections 17 and 18;
thence continuing on the line between sections 17 and 18, N. 00°57'51" E. a distance of 2,643.38 ft. to

AP 1 the corner of sections 7, 8, 17, and 18 and **Point of Beginning**.

the Area being 1,880 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 2
   b. Sheet 3

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 8
   b. USFS Map 9

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission

and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. The primary references for this description are the USFS 1987 Map Set, Sheets 8 and 9, and the 1986 Act Map Set UA-004, Sheets 2 and 3.

2. No significant differences are noted between the two reference maps. A significant portion of the Act Map was obliterated by a sticky note.

3. The southern end of the AP 4 to AP 5 call, running along the 400 contour and the AP 5 to AP 6 call, is substantially consistent with the May 16, 1994 planning map initialed by Gorge Commission staff as a SMA/UA Boundary Determination. The Commission staff determination shows undimensioned straight line segments which appears intended to mimic the USFS Carson UA Map. Upon further review, including the Carson Act Map, the intent appears to use the 400 contour. This description follows the contour to and then on the east and west center line of section 21.

Columbia River Gorge National Scenic Area
Cascade Locks Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Cascade Locks Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 7 East,
Township 2 North, Range 8 East, and
Township 3 North, Range 8 East, of the Willamette Meridian, Hood River County, Oregon.

T. 02 N., R. 08 E.

AP 1 **Beginning** at the corner of sections 4 and 5, T. 02 N., R. 08 E. and sections 32 and 33, T. 03 N., R. 08 E., re-established by Professional Land Surveyor (P.L.S.) No. 2209 in 1992; monumented with an aluminum post and 3-1/2" aluminum cap, as shown in County Survey (C.S.) No. 93070, records of Hood River County, Oregon;
thence on the line between sections 4 and 5, identical with United States Forest Service (USFS) Map 8, Act Map 3, and the Cascade Locks Urban Growth Boundary (C.L. UGB), S. 00°10' W., approximately 3,350 ft. to

AP 2 at intersection with the southerly line of the Bonneville-The Dalles Transmission Line easement,
thence on said easement line, leaving the C.L. UGB, S. 58°40' W., approximately 1,530 ft. to

AP 3 at intersection with the N. and S. center line of the SE1/4 of said section 5 (See Footnote 1);

thence on said N. and S. center line, S. 00°03'30" E., approximately 1,080 ft. to

AP 4 the E1/16 corner of sections 5 and 8;
thence on the line between sections 5 and 8, S. 89°34'58" W. a distance of 654.4 ft. to

AP 5 the SE corner of the W1/2 SW1/4 SE1/4 of section 5, established by PLS 2209 in 1992, as shown in C.S. No. 93070, records of Hood River County, Oregon; monumented with an aluminum post and 3-1/4" aluminum cap;
thence on the N. and S. center line of the SW1/4 SE1/4 of section 5, N. 00°01'21" W. a distance of 329.21 ft. to

AP 6 the NE corner of the S1/2 SW1/4 SW1/4 SE1/4 of section 5, established in said C.S. No. 93070; monumented with an aluminum post and 3-1/4" aluminum cap;
thence on the E. and W. center line of the SW1/4 SW1/4 SE1/4 of section 5, S. 89°36'14" W. a distance of 654.19 ft. to

AP 7 the NW corner of said S1/2 SW1/4 SW1/4 SE1/4 of section 5, established in said C.S. No. 93070; monumented with an aluminum post and 3-1/4" aluminum cap;
thence on the N. and S. center line of section 5, S. 00°00'14" W. a distance of 329.46 ft. to

AP 8 the 1/4 corner of sections 5 and 8, ~~set~~ perpetuated by United States Department of Agriculture (U.S.D.A.) in 1987, as shown in said C.S. No. 93070; monumented with an iron post and 3-1/4" brass cap;
thence on the line between sections 5 and 8, S. 89°36'59" W., approximately 510 ft. to

AP 9 at intersection with the southeasterly line of the Bonneville-The Dalles Transmission Line easement, identical with USFS Map 8 and Act Map 3;
thence on said southeasterly easement line, identical with USFS Map 8, S. 57°09' W., approximately 2483 ft. to

AP 10 at intersection with the line between sections 7 and 8;
thence on the line between sections 7 and 8, southerly, approximately 20 ft. to

AP ~~10.1~~11 the N1/16 corner of sections 7 and 8
thence on the E. and W. center line of the NE1/4 of section 7, joining the C.L. UGB, N. 89°40' W., approximately 1,320 ft. to

AP ~~11~~12 the NE1/16 corner of section 7;
thence on the N. and S. center line of the NE1/4 of section 7, S. 00°27' E., approximately 1,320 ft. to

AP ~~12~~13 the center E1/16 corner of section 7;
thence on the E. and W. center line of section 7, S. 89°01' W., approximately 2,640 ft. to

AP ~~13~~14 the northerly corner of lot 1 and an unnumbered lot (NW1/4 SW1/4) of section 7;
thence on the line between said lots, S. 00°12' W., approximately 1,320 ft. to

AP ~~14~~15 the corner of lots 1, 2, an unnumbered lot (NW1/4 SW1/4), and an unnumbered lot (SW1/4 SW1/4) of section 7;
thence on the line between said unnumbered lots, S. 88°11' W., approximately 1,320 ft. to

AP ~~15~~16 the S1/16 corner of section 7, T. 02 N., R. 08 E. and section 12, T. 02 N., R. 07 E.;
thence on the line between said sections 7 and 12, S. 01°06'04" E. a distance of 1,320.60 ft. to

T. 02 N., R. 07 E.

AP ~~16~~17 the corner of sections 7 and 18, T. 02 N., R. 08 E., and sections 12 and 13, T. 02 N., R. 07 E.;
thence on the line between sections 12 and 13, S. 88°22' W. a distance of 2,618.7 ft. to

AP ~~17~~18 the 1/4 corner of sections 12 and 13, as shown in C.S. No. 96015, records of Hood River County, Oregon; monumented with an iron post and brass cap;
thence on the N. and S. center line of section 13 (See Footnote 2), S. 00°08'26" E. a distance of 1,313.2 ft. to

AP ~~18~~19 the N1/16 corner of section 13, as shown in C.S. No. 2006082, records of Hood River County, Oregon; monumented with an iron post and 3-in. brass cap;
thence on the E. and W. center line of the NE1/4 of section 13, S. 89°32'14" W. a distance of 220.26 ft. to

AP ~~19~~20 the northwesterly corner of that property described in Warranty Deed No. 661324, and shown in C.S. No. 98030, records of Hood River County, Oregon; monumented with a 5/8" iron rod with plastic cap;
thence on the westerly line of said property, S. 00°08'18" E. a distance of 199.98 ft. to

AP ~~20~~21 the southwesterly corner of said property, as shown in C.S. No. 98030, records of Hood River County, Oregon; monumented with a 5/8" iron rod with plastic cap;
thence on the northerly line of that property described in Warranty Deed No. 701515, records of Hood River County,

Oregon, S. 89°32'14" W. a distance of 435.55 ft. to

AP ~~21~~22 the northwesterly corner of said property, as shown in C.S. No. 98030, records of Hood River County, Oregon; monumented with a 5/8" iron rod with plastic cap;
thence on the N. and S. center line of the SE1/4 NW1/4 of section 13, identical with the westerly line of said property, S. 00°08'37" E. a distance of 455.05 ft. to

AP ~~22~~23 the southwesterly corner of said property, as shown in the aforementioned C.S. No. 2006082; monumented with a 5/8" iron rod with yellow plastic cap;
thence on the E. and W. center line of the SE1/4 NW1/4 of section 13, S. 89°36'59" W. a distance of 655.65 ft. to

AP ~~23~~24 the northwesterly corner of the property described in Warranty Deed Book 72 Page 26, records of Hood River County, Oregon, as shown in said C.S. 2006082; monumented with a 5/8" iron rod with yellow plastic cap;
thence on the N. and S. center line of the NW1/4 of section 13, N. 00°10'32" W. a distance of 654.21 ft. to

AP ~~24~~25 the NW1/16 corner of section 13, as shown in said C.S.. No. 2006082; monumented with an iron post and 3" brass cap;
thence on the E. and W. center line of the NW1/4 of section 13, S. 89°00' W., approximately 1,230 ft. to

AP ~~25~~26 at intersection with the left bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.), elevation 72 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
thence along the left bank at B.N.P.E., northeasterly, approximately 2,750 ft. to

AP ~~29~~27 at intersection with the southwesterly line of that property conveyed to the Port of Cascade Locks described in Deed Book 52 Page 551, as shown in C.S. No. 2008065, records of Hood River County, Oregon;
thence on a line across the water, N. 45°45' W., approximately 340 ft. to

AP ~~31~~28 at intersection with the southwesterly most extremity of Thunder Island at B.N.P.E.;
thence along the northwesterly shore of Thunder Island at B.N.P.E., northeasterly, approximately 1,420 ft. to

AP ~~33~~29 from which the northwesterly corner of Thunder Island bears northeasterly, approximately 720 ft.;
thence on a line across the water, westerly from a small island and group of rock outcroppings, N. 45° W., approximately 435 ft. to

AP ~~34~~30 at intersection with the meander line of lot 4, from which the north most northwesterly meander corner of lot 4 bears N. 46°00' E., approximately 367 ft.;
thence on said meander line, N. 46°00' E. approximately 367 ft. to

AP ~~35~~31 said north most northwesterly meander corner of lot 4;
thence on a line across the water, S. 45° E., approximately 390 ft. to

AP ~~36~~32 at intersection with the northwesterly shore of Thunder Island, at B.N.P.E.;
thence along said northwesterly shore at B.N.P.E., northeasterly, approximately 340 ft. to

AP ~~37~~33 at the northwesterly corner of Thunder Island at B.N.P.E.;
thence along the northerly shore of Thunder Island at B.N.P.E., S. 84° E., approximately 85 ft. to

AP ~~38~~34 the northeasterly corner of Thunder Island at B.N.P.E.;
thence on a line across the water, N. 60° E., approximately 960 ft. to

AP ~~39~~35 at intersection with the northerly most extremity of the eastern peninsula of the Port of Cascade Locks Marina, at B.N.P.E.;
thence along the left bank of the Columbia River at B.N.P.E., easterly, approximately 7,100 ft. to

T. 02 N., R. 08 E.

AP ~~40~~36 at intersection with the northerly extension of the line between lots 2 and 3 of section 6, T. 02 N., R. 08 E.;
thence on a line across the water, N. 53° E., approximately 1,890 ft. to

AP ~~41~~37 the northwesterly most extremity of the northerly spit in lot 1, section 6, at B.N.P.E.;
thence along the northerly shore of the spit and peninsula, at B.N.P.E.; in sections 6 and 5, northeasterly, approximately 3,200 ft. to

AP ~~42~~38 the northerly most extremity of said peninsula at B.N.P.E.;
thence on a line across the water, N. 45° E., approximately 1,080 ft. to

AP ~~43~~39 at intersection with the north most northwesterly corner of the peninsula in lot 1, section 5, at B.N.P.E.;
thence along the northerly shore of said peninsula at B.N.P.E., easterly, a distance of 275 ft. to

AP ~~43.1~~40 the north most northeasterly corner of said peninsula;

thence on a line across the water, N. 62° E., approximately 440 ft.
to

AP ~~44~~41 at intersection with the westerly shore of Quarry Island, at B.N.P.E.;
thence along the westerly and northerly shores of Quarry Island, including the spit at the northwesterly point, at B.N.P.E.
northwesterly and easterly approximately 3,420 ft. to

T. 03 N., R. 08 E.

AP ~~45~~42 at intersection with the line between sections 32, T. 03 N., R. 08 E. and section 5, T. 02 N., R. 08 E., as shown in C.S. No. 99018, records of Hood River County, Oregon;
thence on said line between sections 32 and 5, S. 89°35' E. approximately 20 ft. to

AP 1 the **Point of Beginning**

the Area being 1,581 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004 (Congressional or Act Maps)
   a. Sheet 1
   b. Sheet 3

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description. The USFS maps appear to have very few differences from the earlier Act Maps.
   a. USFS Map 7
   b. USFS Map 8

3. Memorandum from Jonathan Doherty, Columbia River Gorge Commission, to Gorge Commissioners, dated November 10, 1997, to Gorge Commissioners, records of Columbia River Gorge Commission, White Salmon, Washington, about "Review of Urban Area Mapping Discrepancies." These mapping discrepancies were addressed in later agreements.
4. "Final Order of the Columbia River Gorge Commission (Modified) Minor Urban Area Boundary Revision - City of Cascade Locks UA-98-01," dated April 16, 2001.

5. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. AP 3 to AP 9, held the "Final Order of the Columbia River Gorge Commission (Modified) Minor Urban Area Boundary Revision - City of Cascade Locks UA-98-01," dated April 16, 2001, records of Columbia River Gorge Commission, White Salmon, Washington.

2. AP 10 to AP ~~24~~25, held the "Final Order of the Columbia River Gorge Commission (Modified) Minor Urban Area Boundary Revision - City of Cascade Locks UA-98-01," dated April 16, 2001, records of Columbia River Gorge Commission, White Salmon, Washington.

Columbia River Gorge National Scenic Area
Dallesport Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Dallesport Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 13 East, of the Willamette Meridian, Klickitat, County Washington

T. 02 N., R. 13 E., ~~Klickitat County, Washington~~

AP 1 **Beginning** at the corner of sections 13, 14, 23, and 24, monumented with an iron post with a brass cap on top in a mound of stones ~~set~~ perpetuated by the U.S. Army Corps of Engineers;
Latitude: 45°39'03.0" N., Longitude: 121°08'07.5" W.;
thence on the line between sections 23 and 24, S. 01°00'14" W., approximately 265 ft. to

AP 2 at intersection with the center line of Washington State Route 14;
thence on said center line, easterly, approximately 2,957 ft. to

AP 3 at intersection with center line of Horse Thief Lake State Park access road;
thence on said access road center line, southeasterly, approximately 1,329 ft. to

AP 4 at intersection with a line 1,100 ft. westerly of when measured perpendicular thereto from the ~~east~~ line ~~of section 24~~ between T. 02 N., Rs. 13 and 14 E.;
thence on a line parallel with and 1,100 ft. distant westerly from ~~the east line of sections 24 and 25~~ said line, southerly, approximately

8,641 ft. to

AP 5 at intersection with the ~~southerly boundary of the State of~~ Washington-Oregon state line;
thence on said ~~southerly boundary~~ state line more specifically described by the following courses:

S. 48°47' W., approximately 250 ft. to

AP 6 thence S. 21°46' ~~W~~E., approximately 1,950 ft. to

AP 7 thence S. 59°42' W., approximately 1,545 ft. to

AP 8 thence S. 46°19' W. a distance of 2,925 ft. to

AP 9 thence leaving said ~~southerly boundary~~ state line, N. 51°55' W. a distance of 889 ft. to

AP 10 thence S. 89°47' W., approximately 1,540 ft. to

AP 11 at intersection with aforementioned ~~southerly boundary~~ state line;
thence on said ~~southerly boundary~~ state line, S. 46°27' W., approximately 445 ft. to

AP 12 at intersection with the center line of U.S. Highway 197;
thence on said center line, northwesterly, approximately 790 ft. to

AP 13 at intersection with the right bank of the Columbia River at Bonneville Pool Normal Elevation (B.N.P.E.), 72 ~~feet~~ ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
thence along ~~at~~ said ~~B.N.P.E.~~ right bank at B.N.P.E., southwesterly, approximately 990 ft. to

AP 14 ~~due~~ said point being South of the intersection of the west right-of-way line of aforementioned U.S. Highway 197 and the center line of Dallesport County Road;
thence ~~N. 00° E.~~ South, approximately 1,815 ft. to

AP 15 at intersection with said west right-of-way line of U.S. Highway 197 and center line of Dallesport County Road;
thence on said center line, westerly, approximately 8,345 ft. to

AP 16 at intersection with the center line of Old Ferry County Road;
thence on said center line of Old Ferry County Road, southwesterly, approximately 1,620 ft. to

AP 17 at intersection with the line between sections 33 and 34;
thence on the line between said sections 33 and 34, southerly, approximately 545 ft. to

AP 18 at ~~the~~ intersection with the aforementioned right bank of the Columbia River at B.N.P.E.;
thence along ~~at~~ said ~~B.N.P.E.~~ right bank at B.N.P.E., northwesterly a distance of 1,817 ft. to

AP 19 thence leaving said right bank N. 30° E., approximately 710 ft. to

AP 20 at intersection with the center line of the Burlington Northern Santa Fe Railroad right-of-way at a point 1,241 ft. northwesterly on said center line from the intersection with the center line of aforementioned Old Ferry County Road;
thence on said railroad center line, northerly, approximately 14,965 ft. to

AP 21 at intersection with the center line of the Bonneville Power Administration (B.P.A.) The Dalles - Goldendale transmission line easement;
thence on said center line, northeasterly, approximately 645 ft. to

AP 22 thence leaving said center line, N. 08°50'55" W. a distance of 2,235.12 ft., as shown on Amendment to Short Plat No. SP-97-35, recorded at Auditor's File No. (A.F.N.) 1024369, records of Klickitat County, Washington, to

AP 23 at intersection with the center line of a private farm access road and monumented with a 5/8" x 30" ~~rebar~~ iron rod with 2-1/2" aluminum cap set in said Amendment to Short Plat No. SP-97-35;
thence on said center line more specifically described by the following courses:

N. 16°04'54" E. a distance of 99.66 ft. to

AP 24 thence N. 01°46'25" E. a distance of 105.56 ft. to

AP 25 thence N. 27°36'50" W. a distance of 55.45 ft. to

AP 26 thence N. 12°23'07" W. a distance of 106.19 ft. to

AP 27 thence N. 15°43'12" W. a distance of 79.56 ft. to

AP 28 thence N. 06°25'57" E. a distance of 89.91 ft. to

AP 29 thence N. 04°33'26" W. a distance of 92.07 ft. to

AP 30 thence N. 13°35'39" W. a distance of 85.32 ft. to

AP 31 thence N. 00°50'25" W. a distance of 111.96 ft. to

AP 32 at intersection with the south most corner of Lot 1, Boundary Line Adjustment BLA 2012-04, recorded at A.F.N. 1101083, records of

Klickitat County, Washington, and monumented with a 5/8" x 30" ~~rebar~~ iron rod;
thence on the line between Lots 1 and 2, said BLA 2012-04, more specifically described by the following courses:

N. 55°55'00" E. a distance of 200.12 ft. to

AP 33 at intersection with the southwesterly right-of-way line of Elm Street monumented with a 5/8" x 30" ~~rebar~~ iron rod;
thence on said right-of-way line, N. 34°05'00" W. a distance of 60.00 ft. to

AP 34 at intersection with the northwesterly right-of-way line of Mt. Hood Street identical with the line between said Lot 1 and Lot 2, BLA 2012-04 monumented with a 5/8" x 30" ~~rebar~~ iron rod;
thence on the line between said Lots 1 and 2 more specifically described by the following courses:

N. 38°46'27" W. a distance of 89.77 ft. to

AP 35 a 5/8" x ~~30~~ 24" ~~rebar~~ iron rod;
thence N. 85°00'28" W. a distance of 44.94 ft. to

AP 36 a 5/8" x ~~30~~ 24" ~~rebar~~ iron rod;
thence N. 04°59'31" E. a distance of 333.47 ft. to

AP 37 at intersection with the E. and W. center line of section 16 and monumented with a 5/8" x ~~30~~ 24" ~~rebar~~ iron rod;
thence on said E. and W. center line, S. 88°44'04" E., approximately 997 ft. to

AP 38 at intersection with an existing fence;
thence on said fence, N. 07°23'17" E., approximately 733.73 ft. to

AP 39 at intersection with an angle point in said fence and monumented with a 5/8" x 30" ~~rebar~~ iron rod with yellow plastic cap inscribed "B BESEDA PLS 35092" as ~~set~~ shown in survey recorded at A.F.N. 1115674, records of Klickitat County, Washington;
thence leaving said fence, S. 43°14'51" E. a distance of 2,135.26 ft. to

AP 40 a 5/8" x 30" ~~rebar~~ iron rod with yellow plastic cap inscribed "B BESEDA PLS 35092" as set in said A.F.N. 1115674;
thence S. 76°35'58" E. a distance of 1,112.42 ft. to

AP 41 at intersection with the center line of the Schreiner Farms paved access road;
thence on said center line, southerly, approximately 1,630 ft. to

AP 42 at intersection with the line between sections 16 and 21;
thence on the line between sections 16 and 21, S. 88°48'27" E.,

approximately 710 ft. to

AP 43 the corner of sections 15, 16, 21, and 22 ~~and monumented~~ perpetuated with a 5/8" x 30" ~~rebar~~ iron rod with 1-1/2" aluminum cap inscribed "PLS 15673";
thence on the line between sections 15 and 22, ~~N~~S. 88°54'24" E. a distance of 2,664.97 ft. to

AP 44 the 1/4 corner of sections 15 and 22 ~~and monumented~~ perpetuated with an axle in a mound of stones;
thence continuing on the line between sections 15 and 22, N. 88°54'27" E. a distance of 2,663.58 ft. to

AP 45 the corner of sections 14, 15, 22, and 23 ~~and monumented~~ perpetuated with a nail set in the top of a notched stone;
thence on the line between sections 14 and 23, S. 88°48'37" E. a distance of 2,645.39 ft. to

AP 46 the 1/4 corner of sections 14 and ~~3~~23 and monumented with a stone notched "1/4";
thence continuing on the line between sections 14 and 23, S. 88°21'34" ~~W~~E., approximately 11 ft. to

AP 47 at intersection with an existing fence ~~line~~;
thence on said fence, northeasterly, approximately 1,825 ft. to

AP 48 at intersection with the E. and W. center line of the southeast 1/4 of section 14;
thence on said E. and W. center line, easterly, approximately 1,430 ft. to

AP 49 at intersection with the line between sections 13 and 14;
thence on the line between sections 13 and 14, southerly, approximately 1,322 ft. to

AP 1 the **Point of Beginning**.

the Area being 6,427 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 8
   b. Sheet 9

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 20

b. USFS Map 21
c. USFS Map 22
d. USFS Map 23

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. For the course in the UA line to AP 9, it is not clear why Congress elected to deviate from continuing to run along the State line. Both the USFS and Act Maps clearly show that the line in this area does not follow the State line.

2. The call from AP 22 to AP 23 is per the resolution shown on Amendment to Short Plat No. SP-97-35, recorded July 6, 2001 at AF No.1024369, records of Klickitat County, and runs to an existing farm road. D. Peoples appears to have the correct location of AP 22. The quad maps used in 1985 reflected 1973 aerial photography and would have reflected the road location Peoples monumented. Review of the Gorge Commission files on Urban Area decision revealed a 1997 survey by Land Development Consultants, Inc. (Robert Oquist, PLS) for Dale Jones. This survey was not recorded with Klickitat County. It locates the UA line through the same area as Amendment to Short Plat No. SP-97-35. This survey locates the line by using a bluff and bisecting a house. It also references a November 9, 1992 Gorge Commission determination.

3. AP 23 to AP 32 are as depicted on the plat of Columbia Vineyards Subdivision, recorded June 19, 2007 at AF No.1070858, records of Klickitat County. Line courses L1 through L10 on this plat reflect the field surveyed location of the original farm road but could only verify this by field survey.

4. AP 32 to AP 36 follow the Urban Area Boundary line, as shown on Boundary Line Adjustment BLA 2012-04, as recorded January 8, 2013, at A.F.N. 1101083, records of Klickitat County, Washington. The line location is consistent with C.R.G.C. No. COA-K-11-02, Final Order and Opinion. The surveyed line and final order reflect an agreed to location for the Urban Area line through the then Arndt Living Trust property.

5. The Bonneville Dam Normal Pool is listed as elevation 72 ft. on the N.S.A. Boundary Quad maps.

~~6. Elevation calls are National Geodetic Datum of 1929 (N.G.V.D. 29).~~

6. This dimension off of the east line of section 24 used in the ~~Angle Point 3 to 4~~ AP 3 to AP 4 call is scaled from USFS CRGNSA Urban Area Map 23.

7. The calls and monuments in AP 38 to AP 41 are per the survey for John Grim & Associates, recorded at A.F.N. 1115674, records of Klickitat County. Washington.

8. The calls and monuments in AP 43 to AP 45 are per the survey for Webster Orchards, recorded at A.F.N. 1112592, records of Klickitat County, Washington.

9. The call and monuments in AP 45 to AP 47 are per the Binding Site Plan for the Port of Klickitat, recorded at A.F.N. 1107846, records of Klickitat County. Washington.

Columbia River Gorge National Scenic Area
Home Valley Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Home Valley Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 3 North, Range 8 East, of the Willamette Meridian, Skamania County, Washington

T. 03 N., R. 08 E.~~, Skamania County, Washington~~

AP 1 **Beginning** at the intersection of the center line of Washington State Route 14 and the right bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.) elevation 72 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
Latitude: 45°42'56.8" N., Longitude: 121°47'28.8" W.
thence at said B.N.P.E. easterly and northerly, approximately 2,500 ft. to

AP 2 the terminus of said B.N.P.E. at left bank of the Wind River, identical with beginning of the Ordinary High Water Mark (O.H.W.M.);
thence along said O.H.W.M. northerly a distance of 1,117 ft. to

AP 3 ~~a point~~ on said left bank~~, which is N. 70°W. from the intersection of the center lines of Berge and Indian Cabin Roads~~;
thence leaving said left bank, S. 70°E., approximately 635 ft. to

AP 4 at intersection ~~of said~~ with the center lines of Berge and Indian Cabin Roads;
thence on the center line of Berge Road, easterly, approximately 1,615 ft. to

AP 5 a point on said center line being at the northmost point in a curve deflecting said center line from a northeast to southeast direction; thence leaving said center line, N. 73° E., approximately 410 ft. to

AP 6 at intersection with the 480 foot contour line (N.G.V.D. 29); thence southeasterly, approximately 1,405 ft. to

AP 7 at intersection with the east line of the Robins Donation Land Claim (D.L.C.) No. 38, at a point being northerly on said line, a distance of 100 ft. from the center line of Home Valley Cut-off Road; thence on said east line, S. 01°02' W., approximately 1,655 ft. to

AP 8 at the northwest corner of that tract of land described in Document No. 2015-160037, records of Skamania County, Washington; thence leaving said east line on the north line of said tract of land and extension thereof, easterly, approximately 2,685 ft. to

AP 9 at intersection with the center line of Wind Mt. Road; thence on said center line southwesterly approximately 510 ft. to

AP 10 at intersection with the center line of Rike Road intersecting the south side of said Wind Mt. Road; thence on the center line of said Rike Road, southeasterly, approximately 510 ft. to

AP 11 at intersection with the 400 foot contour line (N.G.V.D. 29); thence along said 400 foot contour line ~~(N.G.V.D. 29)~~, southerly, approximately 2,060 ft. to

AP 12 at intersection with the line between the NW1/4 of the NE1/4 and Lot 3, section 35; thence leaving said 400 foot contour, westerly, approximately 1,060 ft. to

AP 13 the southmost point of the center line of Viewpoint Road; thence S. 05° W., approximately 335 ft. to

AP 14 at intersection with the southerly right-of-way line of the Burlington Northern/Santa Fe Railroad right-of-way; thence on said southerly right-of-way line, northwesterly, approximately 3,585 ft. to

AP 15 at intersection with northwest corner of the U.S.A. Home Valley Park property; thence on the northerly and westerly lines of said property, westerly and southerly a distance of 1,310 ft. to

AP 16 a point on said west line; thence leaving said west line, ~~N. 90° E.~~East a distance of 106 ft. to

AP 17	thence N. 12°13’ E. a distance of 90 ft. to
AP 18	thence S. 86°10’ E. a distance of 94 ft. to
AP 19	thence S. 49°23’ E. a distance of 444 ft. to
AP 20	thence N. 27°02’ E. a distance of 522 ft. to
AP 21	thence N. 79°55’ E. a distance of 108 ft. to
AP 22	thence S. 00°15’ E. a distance of 525 ft. to
AP 23	thence S. 37°41’ E. a distance of 143 ft. to
AP 24	thence S. 24°51’ W. a distance of 184 ft. to
AP 25	thence S. 01°30’ E. approximately 239 ft. to
AP 26	at intersection with aforementioned B.N.P.E.; thence along aforementioned right bank of the Columbia River at said B.N.P.E., southwesterly, approximately 153 ft. to
AP 27	at the easterly side of a small bay; thence crossing the mouth of said small bay, northwesterly, approximately 345 ft. to
AP 28	at the south most point on the westerly side of said small bay at said B.N.P.E.; thence along aforementioned right bank of the Columbia River at said B.N.P.E., westerly, approximately 6,260 ft. to
AP 1	at intersection with said center line of State Route 14 and **Point of Beginning**.

the Area being 551 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 3

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 8

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission

and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. The Normal Pool Elevation of the Bonneville Dam is 72 ft. (N.G.V.D. 29) as shown on the USFS 1987 Map Set, Sheet 8.

2. From AP 17 to AP 27 the UAB was scaled from the USFS 1986 Map, Sheet 8, and 1987 Act Map UA-004, Sheet 3. The maps are very similar and the UA line cannot be correlated to known lines or features. The calls from Angle Points 17 to 27 are random. Site investigation may yield a reason for this line location.

3. I believe AP 3 to AP 5 ~~to be~~ are substantially consistent with the June 2, 1993 planning map initialed by Commission staff as a Boundary Determination. The Act map shows more of a point at Angle Point 3 which this description mimics. The Commission staff determination shows an east and west line segment of 150 ft.

Columbia River Gorge National Scenic Area
Hood River Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Hood River Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 10 East,
Township 3 North, Range 10 East, and
Township 3 North, Range 11 East, of the Willamette Meridian, Hood River County, Oregon.

T. 03 N., R. 11 E.

AP 1 **Beginning** at intersection of the easterly line of the Nathan L. Benson Donation Land Claim (D.L.C.) No. 37 with the left bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.), elevation 72 ft., National Geodetic Vertical Datum 1929 (N.G.V.D. 29);
Latitude: 45°36'39.6" N.~~orth~~, Longitude: 121°07'37.2" E.~~ast~~
thence on said easterly line (See Footnote 1), S. 01°11' E., approximately 500 ft. to

AP 2 at intersection with the southerly right-of-way line of the Union Pacific Railroad;
thence on said southerly right-of-way line, S. 82°18' E., approximately 750 ft. to

AP 3 at intersection with the line between lots 1 and 2, section 30;
thence ~~joining the Hood River Urban Growth Boundary (H.R. UGB) (See Footnote 2)~~ on the line between lots 1 and 2, identical with the Hood River Urban Growth Boundary (H.R. UGB) (See Footnote

2), S. 01°10’ E., approximately 467 ft. to

AP 4 the southerly corner of said lots 1 and 2;
thence on the line between sections 30 and 31, westerly, a distance of 1,063.65 ft. to

AP 5 the northwest corner of that property described in Warranty Deed No. 862185, and shown in County Survey (C.S.) No. 89106, records of Hood River County, Oregon;
thence leaving the line between sections 30 and 31, on the westerly line of said property, S. 01°27’ W., approximately 196 ft. to

AP 6 at intersection with the northeasterly right-of-way line of the Historic Columbia River Highway;
thence on said right-of-way line, northwesterly, approximately 710 ft. to

AP 7 the southeast corner of that property described in Warranty Deed Book 46 Page 300, records of Hood River County, Oregon;
thence on the southwesterly line of said property, N. 71°29’ W., approximately 208 ft. to

AP 8 the southerly most southwest corner of said property, on the northeasterly right-of-way line of the aforementioned Historic Highway;
thence on said right-of-way line, northwesterly, approximately 100 ft. to

AP 9 the northerly most southwest corner of said property;
thence on the west line thereof, northerly, approximately 10 ft. to

AP 10 the northerly most corner of said property, at intersection with the line between sections 30 and 31; from which the point of intersection of said section line with the southeasterly right-of-way line of the aforementioned Historic Highway bears N. 89°47’00” W., on said section line, a distance of 158.03 ft., as shown in C.S. No. 83025, records of Hood River County, Oregon;
thence N. 26°55’ W. a distance of 220.7 ft. to

AP 11 a 1/2” iron rod as shown in said C.S. No. 83025, at intersection with the northeasterly right-of-way of said Historic Highway;
thence on a line radial to the right-of-way curve, southwesterly a distance of 60 ft. to

AP 12 at intersection with the southerly right-of-way line of said Historic Highway;
thence on said southerly right-of-way line, continuing through the intersection with the Mount Hood Highway 35, westerly, approximately 850 ft. to

T. 03 N., R. 10 E.

AP 13 at intersection with the easterly terminus of the southerly right-of-way line of realigned United States Highway 30, as shown in Highway Drawings 3B-15-8 and 9B-2-19, records of Oregon Department of Transportation;
thence on said southerly right-of-way line, identical with USFS Map 28, across the Hood River, westerly, approximately 600 ft. to

AP 14 at intersection with the westerly right-of-way line of the Mount Hood Railroad;
thence on said right-of-way line, southerly, approximately 1,660 ft. to

AP ~~19~~15 at intersection with the E. and W. center line of the NE1/4 of section 36;
thence on said center line, S. 89°31'09" W., approximately 1,290 ft. to

AP ~~20~~16 the northwesterly corner of that property shown in C.S. No. 892769, records of Hood River County, Oregon;
thence on the westerly line and southerly extension thereof, as shown in C.S. No. 1995111, records of Hood River County, Oregon, S. 27°08'08" W., approximately 676 ft. to

AP ~~21~~17 at intersection with the N. and S. center line of section 36 at the center line terminus of Pine Street;
thence on said N. and S. center line of section 36, southerly, approximately 1,000 ft. to

AP ~~22~~18 at 300 ft. southerly of the C1/4 of section 36;
thence along the top of a ridge overlooking the Hood River, S. 28°52' E., approximately 690 ft. to

AP ~~23~~19 the northeast corner of that property described in Deed No. 800749, records of Hood River County, Oregon, said corner being 300 ft. easterly from the N. and S. center line of section 36, when measured perpendicular thereto;
thence on the westerly line of said property, S. 00°01' E., approximately 1,730 ft. to

T. 02 N., R. 10 E.

AP ~~24~~20 at intersection with the line between Tps. 02 and 03 N.;
thence on said township line, identical with the exterior boundary of the Columbia River Gorge National Scenic Area (CRGNSA) (See Footnote 3), N. 89°27'48" W., approximately 4,660 ft. to

AP ~~28~~21 at intersection with the southerly bank of Indian Creek at ordinary

high water (See Footnote 4);
thence along said southerly bank, westerly, approximately 3,800 ft. to

AP ~~36~~22 at intersection with the easterly right-of-way line of Indian Creek Road;
thence continuing along said southerly bank, S. 48°37' W., approximately 800 ft. to

AP ~~37~~23 at intersection with the line between sections 2 and 3;
thence on said section line (See Footnote 5), N. 00°24' W., approximately 1,720 ft. to

AP ~~38~~24 the corner of sections 2 and 3, T. 02 N., R. 10 E., and sections 34 and 35, T. 03 N., R. 10 E., leaving the exterior boundary of the CRGNSA;
thence on the line between sections 34 and 35, N. 00°53' W., approximately 2,628 ft. to

T. 03 N., R. 10 E.

AP ~~39~~25 the 1/4 corner of sections 34 and 35;
thence on the E. and W. center line of section 34, S. 88°57'42" W., approximately 2,638 ft. to

AP ~~40~~26 the center 1/4 of said section 34;
thence southerly, approximately 20 ft. to

AP ~~41~~27 at intersection with the easterly extension of the southerly right-of-way line of Post Canyon Road;
thence on said southerly right-of-way line and extension thereof, N. 89°43' W., approximately 1,325 ft. to

AP ~~42~~28 at intersection with the N. and S. center line of the NW1/4 of section 34;
thence on said center line, N. 00°35'10" E., approximately 1,960 ft. to

AP ~~43~~29 at intersection with the southerly line of the Davenport Lane easement, as described in Deed Volume G Page 30, and shown in C.S. No. 2003019, records of Hood River County, Oregon;
thence on said southerly line (See Footnote 6), N. 89°06'53" W. a distance of 1,327.78 ft. to

AP ~~44~~30 at intersection with the line between sections 33 and 34;
thence on said line N. 00°34'52" W. a distance of 660.00 ft. to

AP ~~45~~31 the corner of sections 27, 28, 33, and 34 as shown in C.S. No. 2009004, records of Hood River County, Oregon, monumented with an iron post with 3" brass cap;

thence on the line between sections 27 and 28, N. 00°06'02" W., approximately 280 ft. to

AP ~~46~~32 at intersection with the northerly right-of-way line of Interstate 84, identical with the southerly right-of-way line of Frontage Road, as relinquished in 1976 by O.D.O.T. to Hood River County, as described in Document No. 76-0682 and shown in C.S. No. 2009004, records of Hood River County, Oregon (See Footnote 7); thence on said right-of-way line, S. 72°49'50" W. a distance of 321.85 ft. to

AP ~~46.1~~33 thence N. 86°23'19" W. a distance of 170.63 ft. to

AP ~~46.2~~34 at intersection with the southerly corner of Lots 8 and 9, Clifton Park Subdivision;
thence S. 72°49'50" W., approximately 340 ft. to

AP ~~47~~35 the southwesterly corner of Lot 11, Clifton Park Subdivision;
thence on the westerly line of said Lot 11 and northerly extension thereof, N. 17°10'10" W., approximately 750 ft. to

AP ~~48~~36 at intersection with the left bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.) 72 ft. (N.G.V.D.);
thence along said left bank at B.N.P.E., easterly, approximately 5,240 ft. to

AP ~~54~~37 at intersection with the westerly face of a peninsula in the S1/2 of section 27, at B.N.P.E. (See Footnote 8);
thence across the base of said peninsula, N. 63°44' E., approximately 750 ft. to

AP ~~55~~38 at intersection with the easterly face of said peninsula and the left bank of the Columbia River at B.N.P.E.;
thence along said left bank at B.N.P.E., easterly, approximately 5,100 ft. to

AP ~~60~~39 at the northerly most extremity of a small peninsula at B.N.P.E., in the SW1/4 NE1/4 of section 26, at B.N.P.E.;
thence on a line, N. 47° E., approximately 1,240 ft. to

AP ~~61~~40 from which the north most point of the peninsula known as "The Hook", at B.N.P.E., bears East a distance of 200 ft. and South a distance of 30 ft.;
thence N. 90° E., approximately 250 ft. to

AP ~~62~~41 at intersection with a line parallel with and 30 ft. from the northeasterly face of the "The Hook" at B.N.P.E., when measured perpendicular thereto;
thence on said line, S. 64° E., approximately 1,010 ft. to

AP ~~63~~42 at intersection with the westerly extension of a line between the northerly most extremity of the small peninsula, at B.N.P.E., which bears easterly, approximately 300 ft., from the base of "The Hook"; and the northerly most extremity of the westerly jetty, at B.N.P.E., which bears easterly, approximately 2,100 ft., from said base of "The Hook";
thence along said line and the westerly and easterly extensions thereof, N. 87° E., approximately 3,000 ft. to

AP ~~64~~43 at intersection with a meander line of lot 2, identical with the 1982 H.R.UGB;
thence on said meander line S. 63°45' E., approximately 585 ft. to

AP ~~65~~44 a record meander corner of lot 2, westerly of the Hood River;
thence on said meander line S. 49°45' E. a distance of 1,815 ft. to

AP ~~66~~45 the record meander corner on the line between ~~ranges~~ Rs. 10 and 11 E.;
thence on said range line, northerly, approximately 670 ft. to

T. 03 N., R. 11 E.

AP ~~67~~46 the northerly most corner of the Shore Lands Line, as described in Hood River County Annexation Ordinance No. 1159, dated May 6, 1963, Deed Volume 73 Page 124, records of Hood River County, Oregon;
thence on the northerly line of said Shore Lands Line more specifically described by the following courses:

S. 68°30' E. a distance of 770.0 ft. to

AP ~~68~~47 S. 28°16' E. a distance of 148.1 ft. to

AP ~~69~~48 S. 53°32' E. a distance of 593.53 ft. to

AP ~~70~~49 S. 45°52' E. a distance of 180.0 ft. to

AP ~~71~~50 S. 24°04' E. a distance of 314.47 ft. to

AP ~~72~~51 S. 51°13' E. a distance of 382.0 ft. to

AP ~~73~~52 the northeasterly corner of said Shore Lands Line;
thence on the easterly line of the Nathan L. Benson D.L.C. No. 37 and northerly extension thereof, S. 01°11' E., approximately 266 ft. to

AP 1 the **Point of Beginning**

the Area being 2,422 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 4 - Hood River (Act Map 4); the Urban Area Boundary is not drawn on this map.
   b. Sheet 5 - Hood River (Act Map 5) – is a land use map that was the basis for the 1987 USFS Maps. The Gorge Commission and U.S. Forest Service did not have a copy of Sheet 5; a map that appears to be a copy of Sheet 5 was found in a 2016 search of the Hood River County Surveyor's Office. The 1986 Hood River Urban Growth Boundary is drawn on this map, however the Urban Area Boundary is not.

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. Because Act Map 4 did not show the Hood River Urban Area Boundary, and Sheet 5 was missing, the USFS Maps are the basis for this description, particularly USFS Map 28. Certain cartographic interpretations differ from USFS Map to USFS Map.
   a. CRGNSA Boundary Map, September 1986, NSA-001, Sheets 1 and 2; Urban Area Boundaries (U.A.B.s) are drawn at a small scale.
   b. USFS Map 12.
   c. USFS Map 15.
   d. USFS Maps 12 and 15 have unexplainable differences with USFS Map 28.
   e. Map 28, CRGNSA, September 1986, UA-004, Hood River Urban Area, Sheet 5, Produced January 1987, is a "Land Use Map" which was used as the primary basis for this description. The title block states, "The information on these maps was taken from the official maps referred to in Section 4 of P.L. 99-663… A map entitled 'Land Use Map, Hood River, Oregon' was used as the base for this map." However, no boundary lines are found on said Act Map.

3. Memorandum from Jonathan Doherty, Columbia River Gorge Commission, to Gorge Commissioners, dated November 10, 1997, to Gorge Commissioners, records of Columbia River Gorge Commission, White Salmon, Washington, about "Review of Urban Area Mapping Discrepancies." These mapping discrepancies are noted in this description at each area.

4. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

5. Research indicates the general intent was to coincide with Oregon Urban Growth Boundaries from that era, with NSA Urban Area Boundaries except where this approach conflicted with other NSA objectives, such as in large areas in the main stem of the Columbia River. This description has incorporated the "legs" of the 1982 Hood River "Urban Growth Boundary (H.R. UGB) legal description, Goal 14 – Urbanization" in many places, which coincide with USFS Map 28.

FOOTNOTES:

1. AP 1 to AP 3, held USFS Map 28; not coincident with the City of Hood River Urban Growth Boundary (H.R. UGB).

2. AP 3 to AP 14, held USFS Map 28; AP 3 to AP 13, held Eastside Amendment to the Urban Growth Boundary, as shown in Ordinance No. 1578, records of City of Hood River, Oregon; also Emergency Ordinance No. 155, records of Hood River County, Oregon.

3. ~~AP 24 to AP, 28~~ AP 20 to AP 21, held the exterior boundary of the National Scenic Area, on the line between Tps. 02 and 03 N., coincident with the center line of Eliot Drive and Brookside Drive; not coincident with the H.R UGB, which is on the southerly right-of-way line of Eliot Drive, outside the NSA.

4. ~~AP 28 to AP 37,~~ AP 21 to AP 23, held the 1982 H.R UGB description calls to the "south bank of Indian Creek" which is an unusual call for a non-navigable stream. Clark on Surveying and Boundaries, 4th Edition, 1976 (in use when the NSA was created), Page 843 states, "Where a stream is given as an abutting boundary, the general rule is that title of the abutting landowners runs into the stream unless it is clear from the title descriptions that title runs to one of the banks…. Where the bank is the boundary, it may be either the high water mark or the low water mark." Here, ordinary high-water mark is held, along the southerly bank.

5. ~~AP 37 to AP 39,~~ AP 23 to AP 25, held 1982 H.R. UGB, as elsewhere in this description, Leg 6 description along section line; USFS Map 28 and USFS Map 12 show the H.R. UGB along the easterly right-of-way lines of Hutson Road and Belmont Drive.

6. ~~AP 43 to AP 45,~~ AP 29 to AP 31, held 1982 H.R UGB Leg 6 and USFS Map 28, consistent with calls elsewhere in this description; contrary to the 1/4/93 Boundary Determination which was based upon USFS Map 12, records of Columbia River Gorge Commission, White Salmon, Washington.

7. ~~AP 45 to AP 46.2,~~ AP 31 to AP 34, held boundary line determination as shown in C.S. No. 2009-004, records of Hood River County, Oregon; and supported by Forest Service Land Surveyor Don Karsch in his letter dated Dec. 8, 2005, records of Columbia River Gorge Commission, White Salmon, Washington. This boundary determination modified Legs 7 and 8 of the 1982 H.R UGB.

8. ~~AP 54 to AP 64,~~ AP 37 to AP 43, held USFS Map 28 and USFS Map 12, not 1982 H.R. UGB which departs significantly from the USFS mapping along the waterfront.

Columbia River Gorge National Scenic Area
Lyle Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Lyle Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 12 East, of the Willamette Meridian, Klickitat County, Washington
Township 3 North, Range 12 East, of the Willamette Meridian, Klickitat County, Washington

T. 03 N., R. 12 E.~~, Klickitat County, Washington~~

AP 1 **Beginning** at the intersection of the thread of the Klickitat River and the right bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.) elevation 72 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
Latitude: 45°41'46.0" N., Longitude: 121°17'31.3" W.;
thence upstream along said thread, northerly a distance of 905 ft. to

AP 2 thence leaving said thread, S. 81°16' E., ~~a distance of~~ approximately 283 ft. to

AP 3 at intersection with the centerline of the abandoned Burlington Northern Santa Fe railroad Lyle-Goldedale spur track;
thence N. 66°29' E., approximately 200 ft. to

AP 4 at intersection with the center line of Washington State Route 142;
thence N. 80°30' E., approximately 1,225 ft. to

AP 5 at intersection with the 400 foot contour line (N.G.V.D. 29);
thence along said 400 foot contour line, southeasterly, approximately

2,840 ft. to

T. 02 N., R. 12 E.~~, Klickitat County, Washington~~

AP 6 at intersection with an unnamed drainage and monumented with a 5/8" x 30" ~~rebar~~ iron rod with yellow plastic cap inscribed "B BESEDA PLS 35092", as ~~set~~ shown in survey recorded at Auditor's File No. (A.F.N.) 1107552, records of Klickitat County, Washington;
thence S. 24°27'14" W. a distance of 357.97 ft. to

AP 7 at intersection with the head of a second drainage and monumented with a 5/8" x 30" ~~rebar~~ iron rod with yellow plastic cap inscribed "B BESEDA PLS 35092", as ~~set~~ shown in said survey recorded at A.F.N. 1107552;
thence along drainage bottom, southwesterly, approximately 415 ft. to

AP 8 at intersection with a third drainage and monumented with a 5/8" x 30" ~~rebar~~ iron rod with yellow plastic cap inscribed "B BESEDA PLS 35092", as ~~set~~ shown in said survey recorded at A.F.N. 1107552;
thence along the combined drainage bottom, southerly, approximately 610 ft. to

AP 9 at intersection with the northerly right-of-way line of Washington State Route 14;
thence on said northerly right-of-way line, easterly, approximately 915 ft. to

AP 10 a point opposite Washington State Route 14 Center Line Station 27+77.80 Point of Tangent (P.T.);
thence at a right angle through said Station 27+77.80 P.T., southwesterly, approximately 170 ft. to

AP 11 the intersection with the aforementioned right bank of the Columbia River at B.N.P.E.;
thence ~~at said B.N.P.E.~~ along said right bank at B.N.P.E., westerly, approximately 6,945 ft. to

AP 1 the **Point of Beginning**.

the Area being 239 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 7

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis

for this description.
a. USFS Map 18

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. The Bonneville Dam Normal Pool Elevation is listed as elevation 72 ft. on the USFS Map 18.

3. At AP 2 to AP 5, the Act Map clearly shows more angle points than the USFS mapping. The USFS Map was followed in the description as best as possible through these apparently random locations. The actual physical difference between the maps is very minor.

4. The easterly end of the 400 contour call and AP 6 to AP 9 are fully shown and monumented in the survey for the Friends of Columbia Gorge Land Trust, as recorded at A.F.N. 1107552, records of Klickitat County, Washington.

Columbia River Gorge National Scenic Area
Mosier Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats in effect as of December 1, 2016, and state authority survey plats unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Mosier Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 11 East, of the Willamette Meridian, Wasco County, Oregon.

T. 02 N., R. 11 E.

AP 1 **Beginning** at the intersection of the northerly extension of the westerly most line of the J. A. Mosier Donation Land Claim (D.L.C.) No. 37 and the left bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.), elevation 72 ft., National Geodetic Vertical Datum 1929 (N.G.V.D. 29), at;
Latitude: 45°41'13.2" N., Longitude: 121°25'12.0" E.;
thence on said northerly extension, the D.L.C. line, and southerly extension thereof, S. 00°27' E., approximately 850 feet to

AP 2 at intersection with the 200-ft. contour line (N.G.V.D. 1929);
thence along said 200-ft. contour line, southeasterly, approximately 1,400 feet to

AP 3 at intersection with the center line of the Historic Columbia River Highway, formerly Rock Creek County Road;
thence on the center line of said highway and Hood River County Road, southwesterly, approximately 1,040 ft. to

AP 4 at intersection with the 280-ft. contour line (N.G.V.D. 1929);
thence on a line, S. 9°40' W., approximately 390 ft. to

AP 5 the 1/4 corner of sections 2 and 11, perpetuated by Professional Land Surveyor (P.L.S.) No. 1815 in 1996, as shown in County Survey (C.S.) No. 9-190, records of Wasco County, Oregon; monumented with an iron post with a 2-1/2" brass cap;
thence on the line between sections 2 and 11, N. 87°42'47" E. a distance of 2,640.24 feet to

AP 6 the corner of secs. 1, 2, 11, and 12, perpetuated by the United States Army Corps of Engineers (U.S.A.C.E.) in 1936 from original evidence; monumented with an iron post with 3" brass cap;
thence on the line between sections 1 and 12, S. 88°22'52" E. a distance of 2,642.35 ft. to

AP 7 the 1/4 corner of sections 1 and 12, perpetuated by P.L.S. No. 856 in 1970, as shown in Land Corner Record Sheet (L.C.) 0012, records of Wasco County, Oregon; monumented with an iron post with 3" brass cap;
thence on the line between sections 1 and 12, S. 88°22' E. a distance of 1,012.7 ft. to

AP 8 at intersection with the thread of Mosier Creek, identical with the exterior boundary of the Columbia River Gorge National Scenic Area;
thence downstream along the thread of Mosier Creek, as shown in 1916 County Survey (C.S.) No. C-4-3, records of Wasco County, Oregon (See Footnote 1), northwesterly, approximately 905 ft. to

AP 9 at intersection with the southerly extension of the easterly line of the aforementioned J.A. Mosier D.L.C. No. 37;
thence on said southerly extension, N. 01°09' W., approximately 230 feet to

AP 10 the southeast corner of said Mosier D.L.C., perpetuated by the U.S.A.C.E. in 1936, as shown in L.C. 0006, records of Wasco County, Oregon; monumented with an iron post with 3" brass cap;
thence on the easterly line of said Mosier D.L.C. and northerly extension thereof, N. 01°09' W., approximately 3,425 ft. to

AP 11 at intersection with the left bank of the Columbia River at B.N.P.E.;
thence along said left bank, westerly, approximately 5,780 ft. to

AP 1 the **Point of Beginning**

the Area being 391 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, September 1986 (Congressional or Act Maps).

a. NSA-001
b. UA-004, Sheet 6

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 15

3. Memorandum from Jonathan Doherty, Columbia River Gorge Commission, to Gorge Commissioners, dated November 10, 1997, to Gorge Commissioners, records of Columbia River Gorge Commission, White Salmon, Washington, about "Review of Urban Area Mapping Discrepancies."

4. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. AP 8 to AP 9, held the thread of Mosier Creek. Believing the intent of Congress was to follow existing municipal boundary lines, the Mosier city limits line, dated in multiple drawings back to 1916, is clearly depicted as following along the thread of Mosier Creek. Holding the thread of Mosier Creek eliminates conflict with dwellings in the vicinity. This departs slightly from USFS Map 15 which depicts a straight line before intersecting with the southerly extension of the Mosier Donation Land Claim.

Columbia River Gorge National Scenic Area
North Bonneville Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The North Bonneville Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington
Township 2 North, Range 7 East, of the Willamette Meridian, Multnomah County, Oregon

T. 02 N., R. 07 E., Multnomah County, Oregon

AP 1 **Beginning** at the corner of sections 21, 22, 27, and 28, T. 02 N., R. 07 E,
Latitude: 45°37'58.3" N., Longitude: 121°56'34.4" W. ~~(see Footnote 8)~~;
thence on the line between sections 21 and 28, S. 89°20' W., approximately 2,910 ft. to

AP 2 at intersection with the center line of the Union Pacific Railroad right-of-way;
thence on said center line, southwesterly, approximately 2,224 ft. to

AP 3 at Engineers Station 2091+64.3 Point of Spiral;
thence crossing the Columbia River, N. 90° W., approximately 2,060 ft. to

T. 02 N., R. 07 E., Skamania County, Washington

AP 4 at intersection with the right bank of the Columbia River at Ordinary High Water Mark (O.H.W.M.);

thence along the meanders of said O.H.W.M., southwesterly, approximately 6,510 ft. to

AP 5 at intersection with the left bank of Hamilton Creek;
thence along the meanders of said left bank, northeasterly, approximately 3,030 ft. to

AP 6 at intersection with the southeasterly extension of the south most southwesterly line of the plat of Relocated North Bonneville;
thence on said southeasterly extension, crossing Hamilton Creek and continuing on said southwesterly line, N. 67°00'00" W., approximately 760 ft. to

AP 7 thence continuing on said southwesterly boundary, N. 18°27'10" W. a distance of 1,452.91 ft. to

AP 8 thence continuing on said southwesterly boundary, N. 29°58'55" E. a distance of 119.59 ft. to

AP 9 at the northwest corner of said Relocated North Bonneville, identical with the line between sections 19 and 30;
thence N. 43°21' W., approximately 1,045 ft. to

AP 10 at intersection with the N. and S. center line of section 19 and the southeasterly right-of-way line of the Burlington Northern – Santa Fe Railroad;
thence on said center line, N. 0°29' W., approximately 1,890 ft. to

AP 11 the center 1/4 corner of said section 19 at;
Latitude: 45°38'36.6" N., Longitude: 121°59'31.6" W.;
thence on the E. and W. center line of said section 19, S. 89°59' E., approximately 505 ft. to

AP 12 at intersection with the northerly right-of-way line of the Bonneville Power Administration (B.P.A.) Bonneville-Vancouver transmission line easement;
thence on said northerly line, N. 57°56' E., approximately 4,490 ft. to

AP 13 at intersection with the westerly boundary of the G.W. Johnson Donation Land Claim (D.L.C.) No. 38 and city limits line of North Bonneville;
thence on said westerly boundary, identical with said city limits line, N. 16°46'08" W., approximately 160 ft. to

AP 14 the northwest corner of said Johnson D.L.C.;
thence on the northerly boundary thereof, N. 84°22'12" E., approximately 350 ft. to

AP 15 at intersection with aforementioned northerly right-of-way line of the B.P.A. Bonneville-Vancouver transmission line easement;

thence leaving said city limits line on said northerly line, N. 57°56’ E., approximately 1,450 ft. to

AP 16 at north most point thereof;
thence continuing on said northerly line, S. 57°28’ E., approximately 1,050 ft. to

AP 17 at intersection with the aforementioned northerly boundary of the Johnson D.L.C. and city limits line;
thence on said northerly boundary, and identical with said city limits line, N. 84°22’12” E., approximately 550 ft. to

AP 18 at intersection with the westerly boundary of the B.B. Bishop D.L.C. No. 39;
thence on said westerly boundary, N. 02°12’16” E., approximately 1,347 ft. to

AP 19 the northwest corner of said Bishop D.L.C.;
thence on the north boundary thereof, N. 86°20’39” E., approximately 666 ft. to

AP 20 at intersection with the center line of a natural gas pipe line easement;
thence on said center line, N. 45°18’27” E., approximately 499 ft. to

AP 21 being 430.00 feet North of the northerly boundary of the aforementioned B.B. Bishop D.L.C. No. 39 when measured perpendicular thereto;
thence on a line 430.00 feet North of and parallel with said northerly boundary, S. 89°54’48” E., approximately 1,047 ft. to

AP 22 at intersection with the thread of Greenleaf Creek;
thence downstream along the meanders of said thread, southwesterly, approximately 950 ft. to

AP 23 at intersection with aforementioned northerly boundary of the Bishop D.L.C.;
thence on said northerly boundary, S. 89°54’48” E., approximately 610 ft. to

AP 24 at intersection with the center line of the Bonneville-Coulee B.P.A. No. 1 transmission line easement;
thence on said center line, S. 32°28’ W., approximately 755 ft. to

AP 25 at intersection with the center line of East Cascade Drive, also known as Moffett-Hot Springs Road;
thence on said center line, southerly, approximately 1,310 ft. to

AP 26 at intersection with the line between sections 16 and 21;
thence on said line, S. 87°55’01” E., approximately 930 ft. to

AP 27 at intersection with the northerly boundary of the U.S. Army Corps of Engineers Bonneville Project Take Line, as shown on survey by Hagedorn, Inc., recorded at Book 1, Page 168, survey records of Skamania County, Washington, monumented with aluminum post and 4" aluminum cap;
thence leaving aforementioned city limits line on said boundary more specifically described by the following courses~~, and leaving aforementioned city limits line~~:

N. 33°30'32" E. a distance of 633.68 ft. to

AP 28 an aluminum post with 4" aluminum cap;
thence S. 72°59'28" E. a distance of 1,000.04 ft. to

AP 29 an aluminum post with 4" aluminum cap;
thence N. 52°00'32" E. a distance of 675.03 ft. to

AP 30 an aluminum post with 4" aluminum cap;
thence N. 84°00'32" E. a distance of 740.03 ft. to

AP 31 an aluminum post with 4" aluminum cap;
thence S. 88°59'28" E. a distance of 340.01 ft. to

AP 32 an aluminum post with 4" aluminum cap;
at intersection with the line between sections 15 and 16;
thence S. 79°29'28" E. a distance of 2,000.08 ft. to

AP 33 an aluminum post with 4" aluminum cap;
thence S. 86°59'28" E., approximately 1,599.51 ft. to

AP 34 an aluminum post with 4" aluminum cap;
at intersection with the city limits line of North Bonneville;
thence on said city limits line more specifically described by the following courses:

northerly, approximately 1,000 ft. to

AP 35 a northwest corner of said city limits line;
thence continuing on said city limits line, East a distance of 223 ft. to

AP 36 the northeast corner of that tract of land described in Book 51, Page 352, records of Skamania County, Washington;
thence N. 90° E., approximately 700 ft. to

AP 37 thence continuing on said city limits line, N. 35°15' W. a distance of 50 ft. to

AP 38 thence ~~N. 90° E.~~ East a distance of 565 ft. to

AP 39 thence S. 78°30’ E. a distance of 159 ft. to (see Footnote 5)

AP 40 thence N. 78°12’ E. a distance of 50 ft. to

AP 41 at intersection with the west line of section 14 and the southerly right-of-way line of Wauna Lake Road;
thence continuing on said city limits line, identical with said southerly right-of-way line, easterly and southerly, approximately 560 ft. to

AP 42 thence leaving said right-of-way line, continuing on said city limits line, N. 84°36’ E. a distance of 276 ft. to

AP 43 thence S. 59°59’ E. a distance of 158 ft. to

AP 44 thence N. 90° E. a distance of 35 ft. to

AP 45 at intersection with the easterly boundary of the D.F. Bradford D.L.C. No. 37;
thence continuing on said city limits line, identical with the easterly boundary of said Bradford D.L.C., S. 43° E. a distance of 14 ft. to

AP 46 thence leaving said easterly boundary, continuing on said city limits line, N. 00° E., approximately 353 ft. to

AP 47 thence N. 90° E. a distance of 341 ft. to

AP 48 at intersection with the westerly line of lot 2, in section 14, from which the northerly right-of-way line of State Route 14 bears S. 00° E., approximately 353 ft.;
thence on said westerly line of lot 2, S. 00° E., approximately 444 ft. to

AP 49 at intersection with the southerly right-of-way line of Washington State Route 14;
thence continuing on said city limits line, identical with said southerly right-of-way line, S. 74°54’ W., approximately 212 ft. to

AP 50 at intersection with the easterly boundary of the aforementioned Bradford D.L.C.;
thence leaving said city limits line, ~~S. 00° E.~~ South, approximately 130 ft. to

AP 51 at intersection with the right bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.) 72 ~~feet~~ ft., National Geodetic Vertical Datum (N.G.V.D. 29);
thence along said right bank at B.N.P.E., southwesterly, approximately 4,100 ft. to

AP 52 at intersection with the line between lots 2 and 3, in section 22 at B.N.P.E.;
thence crossing the Columbia River, S. 30°06’ W., approximately 3,770

ft. to

AP 53 at intersection with the left bank of the Columbia River at B.N.P.E.; thence S. 47°38' W., approximately 634 ft. to

AP 54 at intersection with the right-of-way line of Interstate 84 where the east and westbound lanes separate on the westerly side of Tooth Rock Tunnel;
thence parallel with the westbound center line of Interstate 84, S. 69°06' W., approximately 1,020 ft. to

AP 55 at intersection with the line between sections 21 and 22;
thence on the line between sections 21 and 22, S. 00°16' E., approximately 1,340 ft. to the Point of Beginning

the Area being 2,580 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 1

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.

a. USFS Map 7

3. Memorandum from Jonathan Doherty, Columbia River Gorge Commission, to Gorge Commissioners, dated November 10, 1997, to Gorge Commissioners, records of Columbia River Gorge Commission, White Salmon, Washington, about "Review of Urban Area Mapping Discrepancies." These mapping discrepancies were addressed in later agreements.

4. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. AP 6 to AP 9 follow the southwesterly boundary of the plat of Relocated North Bonneville. This line is also a portion of the easterly boundary of the Pierce National Wildlife Refuge. Both the 1987 USFS and 1986 Act Maps are vague on the location of the UA line in this area. The line on both maps appears to follow what has been interpreted as a construction haul road, which existed as a part of the construction and relocation of the City of North Bonneville. The shape of the haul road is very similar to the shape of the exterior boundary of the subdivision plat. The haul road no longer exists. Its apparent location would bisect multiple lots within the subdivision plat. Because there is a common shape of both lines and no resource protection or policy reason to split small division lots, this description interpreted the Urban Area Boundary to run along the exterior boundary of the subdivision plat.

2. AP 13 to AP 15 follow the city limits of the City of North Bonneville. These angle points form a very small triangle on the north side of the B.P.A. transmission line corridor. This land was within the North Bonneville city limits at the time of the Act and was developed. Both the 1987 USFS and 1986 Act Maps do not include this small triangular area. Believing that the intent of Congress was to follow the existing city limits line, this description included this area within the Urban Area description for North Bonneville.

3. AP 22 to AP 24 follow the North Bonneville city limits line. This is consistent with both the 1987 USFS and 1986 Act Maps. However, in this area on the base map utilized for both map sets, the city limits line was incorrectly depicted. This description reflects the correct location of the North Bonneville city limits line as it existed at the time of the Act.

4. AP 27 to AP 34 follow the Corps of Engineers Take Line. These courses are as per the survey completed by Hagedorn, Inc., recorded at Book 1, Page 168, survey records of Skamania County.

5. AP 34 to AP 50 follow the North Bonneville city limits line as adopted by the City of North Bonneville under Ordinance No. 272, dated December 10, 1974. The description within Ordinance No. 272 runs in the opposite direction to the Urban Area legal description. Every effort was made to make the Urban Area description consistent with the description in the ordinance. Deference should be given to the ordinance as the senior document for surveys along this portion of the Urban Area line. AP 35 to AP 50 do not follow USFS Map 7. Believing that the intent of Congress was to follow the existing city limits line, this description includes this area within the Urban Area description for North Bonneville.

6. For the area between AP 27 and AP 50 both the 1987 USFS and 1986 Act Maps are very vague. The lines drawn on both map sets appear to mimic the shape of the lines described in footnotes 4 and 5 above. However, the location as shown on both map sets appears to be offset from the actual location of these lines. Neither map set had the property lines or Corp Take lines on them to make them able to be easily followed. Therefore, believing the intent of Congress to be to follow the Take line and city limits line as they existed at the time of the Act, this description was written as discussed in footnotes 4 and 5 above.

7. The Normal Pool Elevation of the Bonneville Dam is 72 ft. (~~NAVD~~N.G.V.D. 29) as shown on the National Scenic Area Maps dated September 1986. The current Quad maps show an elevation of 74 feet.

Columbia River Gorge National Scenic Area
Stevenson Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail center lines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Stevenson Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington
Township 3 North, Range 7 East, of the Willamette Meridian, Skamania County, Washington
Township 3 North, Range 7-1/2 East, of the Willamette Meridian, Skamania County, Washington

T. 02 N., R. 07 E.~~, Skamania County, Washington~~

AP 1 **Beginning** at intersection of the northeasterly line of the Bradford Donation Land Claim (D.L.C.) No. 37 and the right bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.) elevation 72 ~~feet~~ ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
Latitude: 45°40'37.2" N., Longitude: 121°54'18.6" W.;
thence on said northeasterly line, N. 52°47'28" W., approximately 2,630 ft. to

AP 2 the northerly~~most~~ corner of said Bradford D.L.C. No. 37, identical with the southeast corner of the Iman D.L.C. No. 44;
thence on the west line of said Iman D.L.C. No. 44, N. 0°29'21" E., approximately 1,505 ft. to

AP 3 at intersection with the northerly line of Lot 2 of the Columbia Gorge Park Subdivision;
thence on the northerly line of said Lot 2 and Lot 1, said Columbia Gorge Park Subdivision, N. 65°46'40" W., approximately 1,375 ft. to

AP 4 at intersection with E. and W. center line of section 2;
thence continuing on said northerly line, N. 88°58'40" W., approximately 65 ft. to

AP 5 at intersection with the southeasterly right-of-way line of the Bonneville Power Administration (B.P.A.) Bonneville-Coulee transmission line easement;
thence on said southeasterly line, N. 40°32'30" E., approximately 2,135 ft. to

AP 6 at intersection with aforementioned west line of the Iman D.L.C. No. 44;
thence leaving said southeasterly line on said west line, N. 0°29'21" E., approximately 215 ft. to

AP 7 at intersection with the center line of aforementioned B.P.A. Bonneville-Coulee transmission line easement;
thence on said center line, N. 40°32'30" E., approximately 4,920 ft. to

T. 03 N., R. 07 E.~~, Skamania County, Washington~~

AP 8 at intersection with the center line of Aalvik Road;
thence on said center line northwesterly, approximately 7,525 ft. to

AP 9 at intersection with the E. and W. center line of section 26;
thence on said E. and W. center line, S. 89°04'59" E., approximately 3,015 ft. to

AP 10 the 1/4 corner of sections 25 and 26;
thence on the line between said sections 25 and 26, N. 0°34'36" E., approximately 2,639.84 ft. to

AP 11 the corner to sections 23, 24, 25, and 26;
thence on the line between said sections 23 and 24, N. 01°47'00" E., approximately 558.6 ft. to

AP 12 at intersection with the center line of the B.P.A. McNary-Ross No. 1 transmission line easement;
thence on said center line, N. 65°01'50" E., approximately 4,920 ft. to

AP 13 thence continuing on said center line, N. 61°43'30" E., approximately 1,040 ft. to

AP 14 at intersection with the line between R. 7 E. and R. 7-1/2 E.;
thence on the line between said R. 7 E. and R. 7-1/2 E. southerly, approximately 7,500 ft. to

AP 15 at intersection with the center line of the aforementioned B.P.A. Bonneville-Coulee transmission line easement;

thence on said center line, N. 77°37'00" E., approximately 1,270 ft. to

T. 03 N., R. 7-1/2 E.~~, Skamania County, Washington~~

AP 16 thence continuing on said center line, N. 69°37'30" E., approximately 900 ft. to

AP 17 at intersection with the thread of Nelson Creek;
thence along said thread downstream, southerly, approximately 5,945 ft. to

AP 18 at intersection with the aforementioned right bank of the Columbia River at B.N.P.E.;
thence along said right bank southwesterly, approximately 18,000 ft. to (see Footnote 6)

AP 1 at intersection with said northeasterly line of the Bradford D.L.C. No. 37 and **Point of Beginning**.

the Area being 3,153 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 1
   b. Sheet 3

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 7
   b. USFS Map 8

3. "Final Order of the Columbia River Gorge Commission, Minor Urban Area Boundary Revision - City of Stevenson, UA-98-02," dated June 22, 1999.

4. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

~~1. Elevation calls are National Geodetic Vertical Datum of 1929 (N.G.V.D. 29).~~

1. The normal pool elevation of the Bonneville Dam is 72 ft. (~~NAVD~~ N.G.V.D. 29) as shown on the National Scenic Area Maps dated September 1986. The current Quad maps show an elevation of 74 ft.

2. Both the 1987 USFS and 1986 Act Maps show this line going from AP 2 to AP 6. This area reflects the "Final Order of the Columbia River Gorge Commission, Minor Urban Area Boundary

Revision - City of Stevenson, UA-98-02," dated June 22, 1999, records of Columbia River Gorge Commission, White Salmon, Washington. This revision is also shown and depicted on the November 10, 1997 memorandum as Area 2 (Iman Lake Triangle). The revision area is included in this legal description.

3. Between AP 7 and AP 8 both the 1987 USFS and 1986 Act Maps depict the center line of the Bonneville-Coulee (300 ft. wide) transmission line easement with angle breaks. The Bonneville-Coulee line drawings do not show angle breaks nor do any exist in the field. This legal description simply calls the center line of the Bonneville-Coulee right-of-way.

4. Both the 1987 USFS Maps (Sheets 7 and 8) and the 1986 Act Maps (UA-004, Sheets 1 and 3) were analyzed for preparation of this description. ~~I find~~ There is only one location where the maps differ enough to note. This location is the AP 15 to AP 17 courses. The USFS Map runs to a B.P.A. transmission line easement center line. The Act Map runs a random direction to intersect Nelson Creek. With no logic to the random Act Map course, this description held the USFS Map location.

6. The Urban Area Boundary jumps across the mouth of Rock Creek. It does not enter Rock Cove.

Columbia River Gorge National Scenic Area
The Dalles Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 feet horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Dalles Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 1 North, Range 13 East,
Township 2 North, Range 13 East,
Township 1 North, Range 14 East, and
Township 2 North, Range 14 East, of the Willamette Meridian, Wasco County, Oregon.

T. 02 N., R. 14 E.

AP 1 **Beginning** at the record meander corner (See Footnote 1) on the left bank of the Columbia River on the line between sections 36 and 31, T. 02 N., Rs. 13 and 14 E., perpetuated by the United States Army Corps of Engineers (U.S.A.C.E.) in 1939 from original evidence; monumented with a brass disk cemented into the top of solid rock, from which the corner of Tps. 01 and 02 N., Rs. 13 and 14 E. bears S. 00°14' 42" W., a distance of 2,033.43 ft.;
Latitude 45°36'39.6" N. Longitude 121°07'37.2" E.
thence on the line between T. 02 N., Rs. 13 and 14 E., S. 00°14'42" W., approximately 1,070 ft. to

AP 2 at intersection with the northwesterly right-of-way line of the Union Pacific Railroad (See Footnote 2);
thence on a line, northeasterly, approximately 873 ft. to

at intersection with the southwesterly right-of-way line of

AP ~~2.1~~3 Interstate 84 and the line between lots 4 and 5 in said section 31; thence on the line between said lots 4 and 5, identical with the E. and W. center line of the SW1/4 of section 31, S. 89°46'38" E., approximately 2,220 ft. to

AP ~~3~~4 the center S1/16 corner of said section 31 as shown on County Survey (C.S.) No. 5-072, records of Wasco County, Oregon; thence on the N. and S. center line of section 31, N. 0°57'09" E., approximately 61 ft. to

AP ~~4~~5 at intersection with the southerly right-of-way line of Lower Eightmile County Road, formerly The Dalles – California Highway; thence on said southerly right-of-way line, easterly, approximately 2,475 ft. to

AP ~~5~~6 a 5/8" iron rod as shown in C.S. No. 4-087, records of Wasco County, Oregon, at intersection with the line between sections 31 and 32;
thence on said section line, S. 0°18'44" W. a distance of 446.80 ft. to

AP ~~6~~7 a 5/8" iron rod as shown in said C.S. 4-087, at intersection with the northeasterly boundary line of Bonneville Power Administration (B.P.A.) land as described in Deed document No. 66-0507, records of Wasco County, Oregon, from which the corner of sections 5, 6, 31, and 32, Tps. 01 and 02 N., R. 14 E. bears S. 0°18'44" W. a distance of 776.20 ft., perpetuated by the U.S.A.C.E. in 1937; monumented with a stainless steel post with a brass cap on top;
thence on the northeasterly boundary line of said B.P.A. land, S. 72°02'37" E. a distance of 2,417.83 ft. to

T. 01 N., R. 14 E.

AP ~~7~~8 at intersection with the line between sections 5 and 32, Ts. 01 and 02 N., R. 14 E.;
thence on the line between said sections 5 and 32, N. 89°14'04" E. a distance of 353.83 ft. to

AP ~~8~~9 the 1/4 corner of sections 5 and 32, Ts. 01 and 02 N., R. 14 E.;
thence on the line between said sections 5 and 32, N. 89°49'59" E., approximately 744 ft. to

AP ~~9~~10 from which the northerly corner of unnumbered lot (NE1/4 NE1/4) containing 42.12 acres and unnumbered lot (NW1/4 NE1/4) containing 42.00 acres, said section 5, bears N. 89°49'59" E., approximately 587 ft.;
thence, S. 53° E. a distance of 742 ft. to

AP ~~10~~11 at intersection with the line between said unnumbered lots, from

which the northerly corner bears northerly, approximately 455 ft.;
thence on the line between said unnumbered lots, southerly, approximately 928 ft. to

AP ~~11~~12 the southerly corner of said unnumbered lots;
thence on the southerly line of said lot (NW1/4 NE1/4) and unnumbered lot (NE1/4 NW1/4) containing 41.86 acres, S. 89°39' W. a distance of 2,648 ft., as shown in C.S. 0163-2, records of Wasco County, Oregon, to

AP ~~12~~13 the southerly corner of unnumbered lot (NW1/4NW1/4) containing 41.74 acres and unnumbered lot (NE1/4 NW1/4) containing 41.86 acres, said section 5;
thence on the N. and S. center line of the NW1/4 of section 5, southerly, approximately 1,304 ft. to

AP ~~13~~14 the center W 1/16 corner of section 5;
thence on the E. and W. center line of section 5, S. 89°39' W. a distance of 1,320.5 ft. to

AP ~~14~~15 the 1/4 corner of sections 5 and 6;
thence on the line between sections 5 and 6, S. 00°25' E., approximately 2,640 ft. to

AP ~~15~~16 the corner of sections 5, 6, 7, and 8, established by Professional Land Surveyor (P.L.S.) No. 872 in 1983, as described in Wasco County Land Corner Record Sheet L.C. 0678; monumented with an aluminum post and cap;
thence on the line between sections 6 and 7, S. 88°03' W. a distance of 1,494.41 ft., as shown in the survey of B.P.A. Celilo-Mead Transmission Line, Page 1 of 266, dated 2/8/1967, records of B.P.A., to

AP ~~16~~17 at intersection with the easterly line of the B.P.A. Celilo-Mead Transmission Line easement, as shown in said survey;
thence leaving B.P.A. land, on easterly line of said easement, S. 19°45' E. a distance of 1,000 ft. to

AP ~~17~~18 on said easterly line;
thence perpendicular to said easterly line, across the full width of said easement, S. 70°15' W. a distance of 437.5 ft. to

AP ~~18~~19 on the westerly line of said easement;
thence on said westerly line, N. 19°45' W. a distance of 1,140 ft. to

AP ~~19~~20 at intersection with the line between sections 6 and 7, identical with the south line of the aforementioned B.P.A. land;
thence on said line, S. 88°03' W., approximately 970 ft. to

AP ~~20~~21 the northwest corner of that property described in Deed Document No. 2011-1521, records of Wasco County, Oregon;
thence on the northwesterly boundary line of said property, identical with the southerly line of said B.P.A land, southwesterly, approximately 1,682 ft. to

AP ~~21~~22 at intersection with the easterly right-of-way line of The Dalles – California Highway, US 197;
thence on said easterly right-of-way line, northwesterly, approximately 355 ft. to

AP ~~22~~23 at intersection with the easterly line of the R.R. Thompson Donation Land Claim (D.L.C.) No. 37;
thence on said easterly D.L.C. line, N. 00°04'05" W. a distance of 2,371.62 ft. to

AP ~~23~~24 the northeast corner of said Thompson D.L.C., perpetuated by P.L.S. No. 856 in 1983, as shown in Wasco County L.C. 0686; monumented with a 2-inch bronze disk set in a large stone;
thence leaving B.P.A. land, on the northerly line of said Thompson D.L.C., on The Dalles Urban Growth Boundary (T.D. UGB) from this point forward unless otherwise noted, N. 89°34' W., approximately 3,920 ft. to

T. 01 N., R. 13 E.

AP ~~24~~25 at intersection with a line extended northerly, parallel with and 208.7 ft. easterly of, the westerly line of Lot 1, Cherry Park Addition to Wasco County;
thence on said line, S. 00°08' W., approximately 90 ft. (See Footnote 3) to

AP ~~25~~26 the southeast corner of the Cherry Park Grange Tract described in Deed Book 127 at Page 725, records of Wasco County, Oregon;
thence on the southerly line of said tract, N. 89°34' W. a distance of 208.7 ft. to

AP ~~26~~27 at intersection with the easterly right-of-way line of Lambert Street;
thence on said right-of-way line, S. 00°08' W., approximately 2,543 ft. to

AP ~~27~~28 at intersection with the southerly line of the aforementioned Thompson D.L.C.;
thence on said southerly line, N. 89°28'53" W., approximately 4,640 ft. to

AP ~~28~~29 at intersection with the southerly terminus of the center line of Thompson Street, as platted in Thompson Addition to Wasco

County;
thence on the southerly extension thereof, S. 00°08’ W. a distance of 20 ft. to

AP ~~29~~30 at intersection with a line parallel with and 20 ft. southerly of the southerly line of said Thompson D.L.C., when measured perpendicular thereto;
thence on said line, N. 89°28’53” W. a distance of 301.48 ft. to

AP ~~30~~31 at intersection with the westerly line of Wasco County Partition Plat 2004-0013;
thence on said westerly line, S. 00°10’48” E. a distance of 1,172.60 ft. to

AP ~~31~~32 the southeast corner of The Dalles city reservoir land as described in Deed Book 108 at Page 499, records of Wasco County, OR;
thence N. 89°56’ W. a distance of 1,516.02 ft. to

AP ~~32~~33 the southeast corner of the John A. Simms D.L.C. No. 39;
thence on the southerly line of said Simms D.L.C., N. 89°45’ W. a distance of 3,003.41 ft. to

AP ~~33~~34 the southwest corner of the Plat of Assembly Addition;
thence on the westerly line of said Assembly Addition and the northerly extension thereof, N. 00°04’ W. a distance of 568.15 ft. to

AP ~~34~~35 at intersection with the southerly boundary line of Dry Hollow Elementary School property, as described in Deed Book 139 at Page 605, records of Wasco County, Oregon, from which the southeast corner of the W. D. Bigelow D.L.C. No. 40 bears N. 89°56’ E. a distance of 660.00 ft.;
thence on the southerly boundary line of said school land, S. 89°56’ W., approximately 390 ft. to

AP ~~35~~36 the southwest corner of said school land (See Footnote 4);
thence on the westerly line of said school land and the northerly extension thereof, leaving T.D. UGB, N. 00°39’ W., approximately 530 ft. to

AP ~~36~~37 the southerly right-of-way line of East Scenic Drive;
thence on said southerly right-of-way line westerly, approximately 850 ft. to

AP ~~37~~38 at intersection with the northerly extension of the easterly line of Lot 5, Block 2, Orchard Hills Addition to the City of The Dalles;
thence on said northerly extension of the easterly line of Lot 5, the easterly line of Lot 5, and further on the southerly extension thereof, S. 19°30’ W., approximately 680 ft. to

AP ~~38~~39 at intersection with the southerly line of the aforementioned Bigelow D.L.C.;
thence on said southerly line, S. 89°59’ W., approximately 1,500 ft. to

AP ~~39~~40 the southwest corner of the Plat of Hillcrest Addition;
thence on the westerly line of Hillcrest Addition, N. 00°10’00” E., approximately 360 ft. to

AP ~~40~~41 at intersection with the City of The Dalles city limit line;
thence on said city limit line, S. 77°09’ W., approximately 965 ft. to

AP ~~41~~42 at intersection with the southeasterly extension of the Fort Dalles Military Reservation line;
thence on said city limit line N. 66°36’ W., approximately 1,140 ft. to

AP ~~42~~43 the southeast corner of said Fort Dalles Military Reservation at intersection with the westerly line of the aforementioned Bigelow D.L.C., from which the southwest corner of said Bigelow D.L.C. bears S. 32°30’ W., on said westerly line, a distance of 695.47 ft.;
thence on the southerly line of said Fort Dalles Military Reservation, N. 66°36’ W., approximately 1,225 ft. to

AP ~~43~~44 from which the initial point of Brocks Addition to the City of The Dalles bears S. 66°36’ E. a distance of 2.0 ft.;
thence on the southeasterly line of that property described in Deed Document 1968-0064, records of Wasco County, Oregon, S. 47°27’ W. a distance of 228.60 ft. to

AP ~~44~~45 the southeasterly corner thereof;
thence on the southwesterly line of said property, N. 38°46’ W. a distance of 64.00 ft. to

AP ~~45~~46 the southwesterly corner thereof;
thence on the northwesterly line of said property, N. 42°58’ E. a distance of 168.77 ft. to

AP ~~46~~47 from which the southerly line of the Fort Dalles Military Reservation bears northerly 20 ft., when measured perpendicular thereto;
thence on a line parallel with and 20 ft. southerly, when measured perpendicular from said southerly line, N. 66°22’30” W. a distance of 151.28 ft. to

AP ~~47~~48 the interior corner of the property described in Deed Document No. 1979-2215, records of Wasco County, Oregon;
thence on the westerly most southeasterly line of said property, S.

23°37’30” W. a distance of 210.00 ft. to

AP ~~48~~49 the most southerly corner thereof;
thence on the southerly most southwesterly line of said property, N. 66°22’30” W. a distance of 100.00 ft. to

AP ~~49~~50 the southwesterly corner thereof;
thence on the northwesterly line of said property, N. 23°37’30” E. a distance of 230.00 ft. to

AP ~~50~~51 at intersection with the westerly right-of-way line of Radio Way, identical with said southerly line of the Fort Dalles Military Reservation;
thence on said southerly line and city limit line, N. 66°36’ W., approximately 1,815 ft. to

AP ~~51~~52 at intersection with the easterly right-of-way line of Sunset Valley Drive;
thence on said right-of-way line, S. 6°00’ E., approximately 155 ft. to

AP ~~52~~53 at intersection with the northeasterly extension of the southeasterly line of that property described in Wasco County Deed Document No. 78-0471, records of Wasco County, Oregon;
thence on said line and continuing on the southeasterly line of that property described in Wasco County Deed Book 119 Page 80, records of Wasco County, Oregon, S. 53°35’ W. a distance of 166.38 ft. to

AP ~~52.1~~54 the southwesterly corner of said property described in Deed Book 119 at Page 80;
thence on the southwesterly line of said property, N. 36°53’ W. a distance of 30.00 ft. to

AP ~~52.2~~55 the southeasterly corner of that property described in Deed Document No. 1980-0450, records of Wasco County, Oregon;
thence on the southeasterly line thereof, S. 53°35’ W. a distance of 86.0 ft. to

AP ~~52.3~~56 the southwest corner thereof, identical with the northeasterly line of that property described in Deed Book 145 at Page 351, records of Wasco County, Oregon;
thence on said line, S. 36°53’ E. a distance of 30.00 ft. to

AP ~~52.4~~57 the southeasterly corner thereof;
thence on the southeasterly line of said property and continuing on the southeasterly line of that property described in Wasco County Deed Document No. 66-2105, records of Wasco County, Oregon, S. 53°35’ W. a distance of 200.00 ft. to

AP ~~52.5~~58 the southwesterly corner thereof;
thence on the southwesterly line of said property, N. 36°53' W., approximately 36 ft. to

AP ~~52.6~~59 the southeasterly corner of that property described in Deed Document No. 1982-0040, records of Wasco County, Oregon;
thence on the southeasterly line of said property, S. 53°15' W. a distance of 105.0 ft. to

AP ~~52.7~~60 the southwesterly corner thereof;
thence on the southwesterly line of said property, N. 36°53' W. a distance of 150.00 ft. to

AP ~~52.8~~61 the southeasterly right-of-way line of Mill Creek Market County Road;
thence on said southeasterly right-of-way line, S. 53°24' W., approximately 700 ft. to

AP ~~53~~62 the northwesterly corner of that property described in Deed Document No. 79-0849, records of Wasco County, Oregon;
thence on the line determined by Gifford Pinchot National Forest Surveyor Don Karsch and Tenneson Engineering Corporation surveyor Ben Beseda, memorialized in a letter dated September 30, 2005 to Brian Litt, File Code 7150, records of Columbia River Gorge Commission, leaving T.D. UGB, ~~N. 0° E.~~ North, approximately 1,355 ft. to

AP ~~59~~63 at intersection with the southerly line of Tract "A" of the Plat of Ericksen's 4th Addition;
thence rejoining T.D. UGB on said southerly line, S. 88°31' W., approximately 277 ft. to

AP ~~60~~64 the southwest corner of said Tract "A";
thence on the westerly line of said Tract "A", N. 00°19' E. a distance of 149.37 ft. to

AP ~~61~~65 thence on a property line, N. 29°36'00" W. a distance of 36.50 ft. to

AP ~~62~~66 thence on said property line, N. 60°24' E. a distance of 21.00 ft. to

AP ~~63~~67 at intersection with the westerly line of said Tract "A";
thence on said westerly line, N. 00°19' E. a distance of 166.00 ft. to

AP ~~64~~68 the northwest corner of said Tract "A";
thence on the northerly line of said Tract "A", S. 89°41'00" E. a distance of 683.33 ft. to

AP ~~65~~69 a 5/8" iron rod at the northeasterly corner Parcel 1, as shown on Partition Plat 2004-0001, records of Wasco County, Oregon; thence on the easterly line of said partition plat, S. 00°19'00" W. a distance of 118.00 ft. to

AP ~~66~~70 a 5/8" iron rod;
thence continuing on said easterly line, S. 43°41'00" E. a distance of 70.23 ft. to

AP ~~67~~71 at intersection with the westerly line of the aforementioned Fort Dalles Military Reservation, identical with The Dalles city limit line; thence on said Military Reservation line and extension thereof, N. 13°59' E., approximately 2,000 ft. to

AP ~~68~~72 the westerly right-of-way line of Cherry Heights Road;
thence on said right-of-way line, northerly, approximately 470 ft. to

AP ~~69~~73 the center line of Road H, in Fruitland Park Addition;
thence continuing on the 1980 T.D. UGB, on said center line, N. 60°43' W., approximately 129 ft., to

AP ~~70~~74 on said center line;
thence N. 17°29' W. a distance of 300 ft. to

AP ~~71~~75 on said center line;
thence northwesterly a distance of 140 ft. to

AP ~~72~~76 on said center line, at intersection with the southwesterly extension of the northwesterly line of Lot 20 of said Fruitland Park Addition;
thence continuing on said center line, N. 47°04' W., approximately 600 ft. to

AP ~~73~~77 on said center line;
thence N. 61°28'14" W., approximately 514 ft. to

AP ~~74~~78 at intersection with the southwesterly extension of the westerly most line of Parcel 2, Replat 2005-0035, records of Wasco County, Oregon; said point being S. 24°40'32" W., approximately 20 ft. on said line from the westerly most corner of said Parcel 2;
thence on said extension and most westerly line, N. 24°40'32" E., approximately 232 ft. to

AP ~~75~~79 at intersection with the southwesterly right-of-way line of Road "L" in the aforementioned Fruitland Park Addition;
thence on said southwesterly right-of-way line, northwesterly, approximately 760 ft. to

AP ~~76~~80 an angle point on the northeasterly line of Lot 51 of said Fruitland Park Addition;
thence on the southwesterly line of Road "L", which becomes West 16th Street, N. 79°34' W. a distance of 406.81 ft., as shown in C.S. G-12-11b, records of Wasco County, Oregon to

AP ~~77~~81 an angle point on the northeasterly line of Lot 50 of said Fruitland Park Addition;
thence on the southwesterly right-of-way line of West 16th Street, N. 47°34'03" W., approximately 2,735 ft. to

T. 02 N., R. 13 E.

AP ~~78~~82 at intersection with the northwesterly right-of-way line of Meek Street in said Fruitland Park Addition;
thence on said northwesterly right-of-way line, N. 42°27'00" E., approximately 650 ft. to

AP ~~79~~83 at intersection with the southwesterly right-of-way line of Road "B", known also as West 13th Street;
thence on said southwesterly right-of-way line and extension thereof, N. 47°34'00" W., approximately 420 ft. to

AP ~~80~~84 a 5/8-inch iron rod at intersection with the southeasterly exterior boundary of the Amended Plat of Highland Heights, Phase One;
thence on said exterior line, N. 49°54'24" E. a distance of 26.34 ft. to

AP ~~81~~85 a 1/2-inch iron rod at the easterly most corner of said plat;
thence on the northeasterly exterior line of said plat and northwesterly extension thereof, N. 22° W., approximately 2,356 ft. to

AP ~~82~~86 at intersection with the center line of Pomona Street West;
thence on the center line of Pomona Street West, S. 74°36'40" W., approximately 312 ft. to

AP ~~83~~87 at intersection with the westerly right-of-way line of West 13th Street;
thence on said westerly right-of-way line, N. 10°32'36" W., approximately 730 ft. to

AP ~~84~~88 at intersection with the line between sections 29 and 32, identical with the southeasterly corner of Block "C", Emerson Park Addition;
thence on the south most southerly line of Emerson Park Addition, S. 89°58' W. a distance of 100 ft. to

AP ~~85~~89 the south most southwesterly corner of Emerson Park Addition;
thence on the westerly line of Emerson Park Addition, northerly,

approximately 2,050 ft. (See Footnote 6) to

AP ~~86~~90 the northwesterly corner of Lot 34, Block C, Emerson Park Addition;
thence on the north most southerly line of Emerson Park Addition, N. 89°58' W. a distance of 290 ft. to

AP ~~87~~91 the southwesterly corner of Block "G", Emerson Park Addition;
thence on the westerly line of said Block "G", N. 00°02' W. a distance of 390.0 ft. to

AP ~~88~~92 the northwesterly corner of Emerson Park Addition;
thence on the northerly line of Emerson Park Addition, S. 89°58' E. a distance of 390.0 ft. to

AP ~~89~~93 the northeasterly corner of Block "D", Emerson Park Addition, identical with the westerly right-of-way line of West 13th Street;
thence on the westerly then northerly right-of-way line of West 13th Street as it becomes Irvine Street West, northerly and easterly, approximately 760 ft. to

AP ~~90~~94 at intersection with the westerly right-of-way line of West 10th Street, also known as Chenowith Road;
thence on said right-of-way, northwesterly, approximately 390 ft. to

AP ~~91~~95 at intersection with the thread of Chenowith Creek;
thence along the thread of Chenowith Creek, easterly, approximately 4,950 ft. to

AP ~~92~~96 at intersection with the westerly right-of-way line of Interstate Highway I-84;
thence on said right-of-way line, N. 19°56'30" E., approximately 1,900 ft. to

AP ~~93~~97 being 150 ft. westerly from engineers centerline survey station 2157+84.25 PT, when measured perpendicular thereto;
thence leaving said right-of-way line and continuing on the extension thereof, N. 19°56'30" E., approximately 1,020 ft. to

AP ~~94~~98 at intersection with the westerly extension of the southerly most line of the Edward Crate D.L.C. No. 38;
thence on said westerly extension and southerly most line, N. 89°27' E., approximately 1,800 ft. to

AP ~~95~~99 at intersection with the left bank of the Columbia River, at Bonneville Normal Pool Elevation (B.N.P.E.) 72 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
thence along said left bank at B.N.P.E. through sections 21, 28, 33

and 34 of T. 02 N., R. 13 E. and

T. 01 N., R. 13 E.

section 3 of T. 01 N., R. 13 E., southeasterly, approximately 17,600 ft. to

AP ~~96~~100 at intersection with the northwesterly extension of the U.S. Army Corps of Engineers Permit Harbor Line of the Port of The Dalles, as shown in the U.S.A.C.E. Portland District map of "Bonneville Dam – Lands Vicinity Map of The Dalles City" No. R-0-8-10/c-OW dated December 16, 1941 (See Footnote 7);
thence on said northwesterly extension, S. 74°24'07" E., approximately 360 ft. to

AP ~~97~~101 at intersection with the northeasterly extension of the easterly right-of-way line of Union Street, from which the southwesterly corner of Block 2, Plat of Original Dalles City, bears S. 34°35'53" W. a distance of 601.15 ft.;
thence on said U.S.A.C.E. Harbor Line, S. 74°24'07" E. a distance of 1,043.48 ft. to

AP ~~98~~102 thence on said U.S.A.C.E. Harbor Line and southeasterly extension thereof (See Footnote 8), S. 29°05'05" E., approximately 810 ft. to

AP ~~99~~103 at intersection with a line parallel with and a distance of 50 ft. northwesterly from the Port of The Dalles Marina sea wall, as measured perpendicular thereto;
thence on said line, northeasterly, approximately 250 ft. to

AP ~~100~~104 at intersection with a line parallel with and a distance of 50 ft. northerly from said sea wall, as measured perpendicular thereto;
thence on said line, easterly, approximately 650 ft. to

AP ~~101~~105 from which the northerly most extremity of the Port of The Dalles Marina jetty, at B.N.P.E, bears ~~S.0° W.~~ South a distance of 50 ft.;
thence on a line, southeasterly, approximately 830 ft. to

AP ~~102~~106 the north most extremity of the eastern jetty, at B.N.P.E., protecting the existing boat launch ramp;
thence along the easterly face of said jetty and the left bank of the Columbia River, at B.N.P.E. through sections ~~3, 2, and 1~~ 1, 2, and 3, T. 01 N., R. 13 E.,

T. 02 N., R. 13 E.

and section 36, T. 02 N., R. 13 E., easterly, approximately 11,800 ft. to

AP ~~103~~107 at intersection with the northerly extension of the line between lots 1 and 2, section ~~35~~ 36, T. 02 N., R. 13 E. (See Footnote 9); thence N. 18° E., approximately 390 ft. to

AP ~~104~~108 at intersection with the Oregon-Washington state line; thence on said state line, N. 46° E., approximately 1,660 ft. to

AP ~~105~~109 at intersection with the northeasterly easement line of the B.P.A. transmission line; thence southerly, approximately 615 ft. to

AP 1 the **Point of Beginning**

the Area being 5,536 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 8 - The Dalles UA Boundary has been erased, refers to: "See NSA-001, Sheet Two"
   b. Sheet 9 - The Dalles UA Boundary has been erased, refers to: "See NSA-001, Sheet Two"
   c. Sheet 10 - Land Use Map The Dalles, Oregon - is a land use map which, by reference, was the basis for the 1987 USFS Maps. Cartographic depictions from Sheet 10 (Act Map 10) were held where occasional differences occurred with USFS Map 29. Act Map 10 also contains a handwritten note stating, "Note: Urban Growth Boundary follows The Dalles UGB . . . ." The Commission and U.S. Forest Service believe the words "Urban Growth Boundary" means "Urban Area Boundary." Consistent with this note, the 1980 Zoning Map of The Dalles, see note 3, was examined where applicable. Act Map 10 depicts numerous courses which fit well with roads, ownerships, and the US rectangular system.

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description. USFS Certain cartographic interpretations differ from USFS Map to USFS Map. The footnotes in this description explains significant discrepancies between the congressional and USFS Maps, between the USFS Maps, and resolutions of the discrepancies.
   a. CRGNSA Boundary Map, September 1986, NSA-001, Sheet 2, UABs drawn at a small scale.
   b. USFS Map 20.
   c. USFS Map 21.
   d. USFS Map 22.
   e. USFS Maps 20 to 22 have several unexplainable differences with USFS Map 29.
   f. USFS Map 29. This map is a "Land Use Map" which was referred to when USFS Maps 20 to 22 were ambiguous. The title block states, "The information on these maps was taken from the official maps referred to in Section 4 of P.L. 99-663…. A map entitled 'Land Use Map, The Dalles, Oregon' was used as the base for this map." Based on that statement, this description occasionally holds to Act Map 10 where differences between the two maps occur and where Act Map 10 fits known geographic features or property

lines. Map 29 also has two notes stating "Urban Growth Boundary" at the depicted Urban Area Boundary lines. These notes, and identical Act Map UA-004, Sheet 10 notes, demonstrate the USFS cartographers' intent to follow the congressional delegation's attempt to depict the city's 1986 urban growth boundaries.

3. Zoning Map of City of The Dalles, Oregon, dated May 28, 1980, was used in this description to clarify a number of ambiguities between various maps.

4. City of The Dalles Urban Growth Boundary Mapping and Legal Description (2006) were both referred to as this description was written. The mapping was a basis for comparison USFS because the CRGNSA Act states that urban areas are "generally depicted" (*see* CRGNSA Act, § 4(e)), and are contained on small-scale drawings.

5. Memorandum from Jonathan Doherty, Columbia River Gorge Commission, to Gorge Commissioners, dated November 10, 1997, to Gorge Commissioners, records of Columbia River Gorge Commission, White Salmon, Washington, about "Review of Urban Area Mapping Discrepancies." These mapping discrepancies are noted in this description at each area.

6. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. AP 1 begins at the same point as The Dalles Urban Growth Boundary (T.D. UGB).

2. AP 2 to AP ~~11~~12 held 1980 T.D. UGB and Act Map 10 for reasons stated in the Map Source Narrative, specifically where these courses fit well with roads, public ownerships, and the US rectangular system, unlike the depictions in USFS mapping in these specific locations. Note also that 1997 G.C. Memorandum "Area 6B – I 84 Right-of-Way" was not held because the "drafting error" pertains to USFS Map 29 which, itself, is not drawn correctly in this location.

3. ~~AP 24 to AP 26~~ AP 25 to AP 27 held T.D. UGB, minor difference from USFS Map 29.

4. ~~AP 34 to AP 38~~ AP 35 to AP 39 held USFS Map 29, in harmony with conclusion reached in 1997 G.C. Memorandum "Area 6C – Dry Hollow Elementary School."

5. ~~AP 43 to AP 50~~ AP 44 to AP 51 held 2006 T.D. UGB description, including two long-standing residential home sites, which were shown as one "protrusion" on the 1982 T.D. UGB map.

6. ~~AP 85 to AP 86~~ AP 89 to AP 90 held westerly line of 1953 Emerson Park Addition. The 1987 USFS dotted boundary line is drawn some distance westerly of the West 13th Street right-of-way, not depicting this said right-of-way, suggesting it must have been intended to be westerly of the existing homes, so this description held the 1980 T.D. UGB Map which coincides with the subdivision boundary. This is also consistent with the "Urban Growth Boundary" note on USFS Map 29 and the conclusion reached in 1997 G.C. Memorandum "Area 6D – West Thirteenth Street."

7. ~~AP 96 to AP 102~~ AP 100 to AP 106 held USFS Map 29 and U.S. Army Corps of Engineers Permit Line, see also Urban Area Boundary determination letter from James Johnson, Columbia River

Gorge Commission, to John Rayburn, Port of The Dalles, dated July 17, 1990, records of Columbia River Gorge Commission, White Salmon, Washington.

8. ~~AP 98 to AP 103~~ AP 102 to AP 107 held conclusion reached in 1997 G.C. Memorandum "Area 6A, Columbia River The Dalles," leaving T.D. UGB, staying consistent with USFS Map 29.

9. AP ~~103~~ 107 to AP 1 held USFS Map 29 to coincide with state line and to abut the Dallesport Urban Area Boundary.

Columbia River Gorge National Scenic Area
White Salmon and Bingen Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The White Salmon and Bingen Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 3 North, Range 10 East, of the Willamette Meridian, Klickitat County, Washington
Township 3 North, Range 11 East, of the Willamette Meridian, Klickitat County, Washington

T. 03 N., R. 10 E., ~~Klickitat County, Washington~~

AP 1 **Beginning** at the intersection of the right bank of the Columbia River at Bonneville Normal Pool Elevation (B.N.P.E.), elevation 72 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29) and the southerly extension of the center line of Washington State Route 141 Alternate;
Latitude: 45°43'41.0" N., Longitude: 121°31'15.9" W.;
thence on said extended center line, northerly, approximately 135 ft. to

AP 2 at intersection with the northerly right-of-way line of Washington State Route 14;
thence N. 48°49' E., approximately 380 ft. to

AP 3 at intersection with the 200 foot contour line (N.G.V.D. 29);
thence along said 200 foot contour line, northerly, approximately 990 ft. to

AP 4 at intersection with the westerly extension of the center line of Eyrie Road;
thence ascending on the line of steepest uphill gradient, northeasterly, approximately 85 ft. to

AP 5 at intersection with the westerly line of Lot 4 of the Hatfield Estates Phase 1 Subdivision, as recorded at Auditor's File No. (A.F.N.) 1076670, records of Klickitat County, Washington;
thence on said westerly lot line, northerly, approximately 110 ft. to

AP 6 the southern terminus of the Urban Area Boundary line as located on Short Plat No. SPL 2004-32, as recorded at A.F.N. 1055724, records of Klickitat County, Washington, and monumented with a 5/8" x 30" ~~rebar~~ iron rod with red plastic cap inscribed "WA PLS 18028";
thence on said Urban Area Boundary line, N. 10°40'43" E. a distance of 54.49 ft. to

AP 7 an angle point on said Urban Area Boundary line, ~~and~~ monumented with a 5/8" x 30" ~~rebar~~ iron rod with red plastic cap inscribed "WA PLS 18028";
thence continuing on said Urban Area Boundary line, N 00° ~~E~~W. a distance of 816.27 ft. to

AP 8 an angle point on ~~in~~ said Urban Area Boundary line ~~and~~ monumented with a 5/8" x 30" ~~rebar~~ iron rod with red plastic cap inscribed "WA PLS 18028";
thence continuing on said Urban Area Boundary line, N. 13°41'40" W. a distance of 268.57 ft. to

AP 9 at intersection with the northern terminus of said Urban Area Boundary line, as located on Short Plat No. SPL 2004-32, ~~and~~ identical with the northerly line of Lot 1 of aforementioned Short Plat 2004-32 and monumented with a 5/8" x 30" ~~rebar~~ iron rod with red plastic cap inscribed "WA PLS 18028";
thence on said northerly line and westerly extension thereof, N. 89°13'51" W., approximately 30 ft. to

AP 10 at intersection with the 400 foot contour line (N.G.V.D. 29);
thence along said 400 foot contour line, northerly, approximately 2,370 ft. to

AP 11 at intersection with the southerly line of Tax Parcel 03-10-1400-0010/00, as shown on Boundary Line Adjustment BLA 2007-12, as recorded at A.F.N. 1072760, records of Klickitat County, Washington;
thence on said southerly line, N. 89°39'47" E., approximately 80 ft. to

AP 12 at intersection with the top of prominent slope identical with the southern terminus of the Urban Area Boundary line as located on said BLA 2007-12;

thence on said top of prominent slope identical with Urban Area Boundary line more specifically described by the following courses:

N. 04°20’52” E. a distance of 170.41 ft. to

AP 13 thence N. 76°07’36” W. a distance of 214.10 ft. to

AP 14 thence N. 59°55’04” W. a distance of 104.74 ft. to

AP 15 thence N. 31°01’16” W. a distance of 105.06 ft. to

AP 16 thence N. 24°24’20” W. a distance of 30.49 ft. to

AP 17 thence N. 14°41’39” E. a distance of 242.87 ft. to

AP 18 thence N. 30°30’08” E. a distance of 51.48 ft. to

AP 19 thence N. 14°34’05” E. a distance of 367.33 ft. to

AP 20 thence N. 04°16’28” W. a distance of 100.55 ft. to

AP 21 thence N. 27°11’36” E. a distance of 267.87 ft. to

AP 22 thence N. 67°32’17” E. a distance of 165.79 ft. to

AP 23 thence S. 85°30’02” E. a distance of 121.14 ft. to

AP 24 thence N. 58°~~1~~57’14” E. a distance of 156.82 ft. to

AP 25 thence N. 01°33’31” E. a distance of 123.13 ft. to

AP 26 at intersection with the northerly line of aforementioned Tax Parcel 03-10-1400-0010/00;
thence on said northerly line, S. 89°34’06” W., approximately 50 feet to

AP 27 at intersection with the 400 foot contour line (N.G.V.D. 29);
thence along said 400 foot contour line, northerly, approximately 200 feet to

AP 28 at intersection with the northerly extension of the west line of Lot 1, SP-91-12, as adjusted in aforementioned BLA 2007-12;
thence easterly, approximately 8,269 ft. to

AP 29 at intersection with an angle point in the Columbia River Gorge National Scenic Area ~~(CRGNSA)~~ Exterior Boundary and ~~intersection with~~ the line between section 13, T. 03 N. R. 10 E., and section 18, T. 03 N., R. 11 E.;
thence identical with said exterior boundary more specifically

described by the following courses:

N. 90° E. a distance of 1,189.0 ft. to

T. 03 N., R. 11 E.~~, Klickitat County, Washington~~

AP 30 thence across the east slope of Cemetery hill, ~~S. 00° E.~~ South a distance of 773.0 ft. to

AP 31 thence descending, N. 90° E., approximately 1,430 ft. to

AP 32 at intersection with the N. and S. center line of section 18;
thence on said N. and S. center line, S. 00°29'38" E., approximately 2,055 ft. to

AP 33 the 1/4 corner between sections 18 and 19~~; and monumented~~ perpetuated with a 5/8" ~~rebar~~ iron rod with aluminum cap driven into a 1" pipe as ~~set~~ shown in Short Plat SP 97-16, recorded at A.F.N. 1003866, records of Klickitat County, Washington;
thence leaving said exterior boundary line on the N. and S. center line of said section 19, S. 00°44'45" E., approximately 2,645 ft. to

AP 34 the center 1/4 corner of section 19~~; and monumented~~ perpetuated with a 6" concrete monument in a mound of stones with a 1-1/2" pipe and brass cap on top and a northeast corner of the White Salmon city limits;
thence S. 34°46' E., approximately 405 ft. to

AP 35 ~~the~~ at intersection with the 800 foot contour line (N.G.V.D. 29);
thence along said 800 foot contour line, southeasterly, approximately 3,659 ft. to

AP 36 at intersection with the line between sections 29 and 30;
thence on the line between sections 29 and 30, N. 01°37'52" E. or S. 01°37'52" W. to

AP 37 at intersection with the Urban Area Boundary line, as shown on survey recorded at A.F.N. 1020245, records of Klickitat County, Washington, and monumented with a 5/8" x 30" ~~rebar~~ iron rod with cap inscribed "OR 932 & WA 22098", as ~~set~~ shown in said survey;
thence on said Urban Area Boundary line, S. 56°33'36" E. a distance of 570.80 ft. to

AP 38 a 5/8" x 30" ~~rebar~~ iron rod with cap inscribed "OR 932 & WA 22098", as ~~set~~ shown in said survey;
thence continuing on said Urban Area Boundary line, S. 46°00'13" E. a distance of 397.66 ft. to

AP 39 a 5/8" x 30" ~~rebar~~ iron rod with cap inscribed "OR 932 & WA 22098",

as ~~set~~ shown in said survey;
thence continuing on said Urban Area Boundary line, as shown on survey recorded at A.F.N. 1085112, records of Klickitat County, Washington, S. 45°06'55" ~~W~~E. a distance of 5,532.43 ft. to

AP 40 at intersection with the line between sections 28 and 29;
thence leaving said Urban Area Boundary line as shown on A.F.N. 1085112 on the line between sections 28 and 29, S. 00°29'43" W., approximately 140 ft. to

AP 41 the corner of sections 28, 29, 32, and 33; ~~and monumented~~ perpetuated with an iron ~~pipe~~ post in concrete with a brass cap on top set by the U.S. Army Corps of Engineers;
thence S. 63°06' E., approximately 3,002 ft. to

AP 42 the north 1/16 corner of section 33 ~~and~~ monumented with a 5/8" x 30" ~~rebar~~ iron rod, as ~~set~~ shown in survey recorded at A.F.N. 176093, records of Klickitat County, Washington;
thence on the E. and W. center line of the ~~northeast~~ NE1/4 of section 33, S. 88°34'53" E. a distance of 1,933.17 ft. to

AP 43 the center E-NE 1/64 corner ~~on the line between the northeast 1/4 of the northeast 1/4 and the southeast 1/4 of the northeast 1/4~~ of section 33;
thence on the ~~line between the west 1/2 and east 1/2 of the southeast 1/4 of the northeast 1/4~~ N. and S. center line of the SE1/4 of the NE1/4 of section 33, S. 01°11'20" W. a distance of 1,321.01 ft. to

AP 44 the ~~1/64 corner on the line between the southeast 1/4 of the northeast 1/4 and Lot 4~~ center E-E 1/64 corner of section 33;
thence ~~on the line between the west 1/2 and the east 1/2 of Lot 4,~~ S. 01°07'34" W., approximately 1,206 ft. to

AP 45 at intersection with the aforementioned right bank of the Columbia River at B.N.P.E.;
thence ~~at~~ along said right bank at B.N.P.E., westerly, approximately 7,419 ft. to

AP 46 at intersection with the easterly mouth of the Bingen Marina;
thence crossing said mouth of the Bingen Marina, S. 64°39' W., approximately 278 ft. to

AP 47 at intersection with said right bank at B.N.P.E.;
thence ~~at~~ along said right bank at B.N.P.E., westerly, approximately 8,739 ft. to

AP 48 at intersection with the south side of the mouth of the S.D.S. Lumber Co. Harbor;

thence crossing ~~the Harbor~~ said mouth, N. 08°03' W., approximately 1,893 ft. to

AP 49 at intersection with ~~said~~ the west line of the E.S. Joslyn Donation Land Claim and said right bank at B.N.P.E.;
thence ~~at~~ along said right bank at B.N.P.E., westerly, approximately 11,389 ft. to

AP 1 the **Point of Beginning**.

the Area being 3,325 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 4
   b. Sheet 6

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 12
   b. USFS Map 15

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. The Bonneville Dam Normal Pool Elevation is listed as elevation 72 ft. on the N.S.A. Boundary Quad Map Sheets 12 and 15.

2. Short Plat No. SPL 2004-32, recorded at Auditor's File #1055724, records of Klickitat County was completed in 2005 by Frank Childs, PLS of Taylor Engineering. Mr. Childs worked with then USFS Scenic Area Surveyor Don Karsch, PLS, to locate the line on this plat. There was correspondence between Mr. Childs, Mr. Karsch and Gorge Commission Senior Planner Brian Litt concerning this short plat. Mr. Childs utilized an overlay of USFS Map 12 which was then rotated, translated and scaled into position by reference to other known common points such as road intersections. Mr. Karsch accepted this location which was subsequently accepted by the Gorge Commission and Klickitat County. Both surveyors acknowledge that the line located in in this fashion is likely to be accurate to within only 10 to 20 ft. Following the initial short plat the property has been developed as Hatfield Estates. Platted lots adjoin the line established in Short Plat 2004-32. Mr. Childs' determination and Mr. Karsch's review did not have the benefit of also being able to review the Act Map. The Act Map appears to follow the 400 contour through the majority of the determination. Utilizing the 400 contour would appear to move the UA line to the east in the 15 to 65 foot range. Because of the determination and subsequent land use actions this description follows the line determined in Short Plat 2004-32.

3. Boundary Line Adjustment, BLA 2007-12 by Klein & Assoc. Inc. for Whitney Miller, recorded September 11, 2007 at A.F. #1072760, records of Klickitat County, shows the UA line and notes it as being the top of a prominent slope. Mr. Klein worked with then USFS Scenic Area Surveyor Don Karsch, PLS to locate the line on this plat. There was correspondence with between Mr. Klein and Mr. Karsch on the UA line location. Mr. Klein imported a digitized GIS line from the USFS map sheet 12. They surmised that the line segments shown on the map represented bluffs or grade breaks. One of Mr. Karsch's notes states "… they were trying to follow breaks of the east side of the White Salmon. Either that or a very poor tracing of the contour line." Their review of the UA line location in this area did not include review of the Act Map. The Act Map in this location appears to follow the contour line. The line established by Mr. Klein was not utilized as a property line in the BLA. There is very little physical difference in these two locations. Either location follows Mr. Karsch's opinion that the intent was to "be able to develop the flat area, and keep the steep slopes protected." Because BLA 2007-12 followed protocols of the time, this description follows the line shown on BLA 2007-12.

4. AP 32 does not coincide with a C.R.G.N.S.A draft exterior boundary description. It runs to the north and south center line of section 18. The USFS and Act Maps clearly show this intent. Berta Romio, P.L.S. No. of the USFS, and coauthor of the draft N.S.A. Exterior Boundary legal description agreed with this conclusion and would support modifying the NSA Exterior description if/when the FS continues work on the exterior descriptions.

5. The locations of AP 36 and AP 37 will be very close. Without benefit of field survey, it is unknown whether the course from AP 36 to AP 37 will be north or south along the section line; therefore, this description shows both bearings without a distance. AP 37, AP 38, and AP 39 conform to the Klein surveys for Vezina, recorded as A.F.N. 1046562 and 1020245. AP 39 connects to the Pioneer Surveying and Engineering survey for S.D.S. Lumber Co., recorded as A.F.N. 1085112. The surveys do not readily explain how they fully connected to each other. Under additional actual field survey, another angle point may be developed within the UA line. The intent of the UA description is to conform to these surveys. These surveys were performed without benefit of the review of the Act Map. Consideration of the Act Map may have resulted in a slightly different location of the Urban Area description; however, these surveys followed the protocols in place at the time they were completed and were held for the UA description. This creates a small jog on the section 28 and 29 line at AP 40 to AP 41, which does not readily appear on either of the USFS or Act Maps.

Columbia River Gorge National Scenic Area
Wishram Urban Area Legal Boundary Description

All corner points and lines of the Public Land Survey System (PLSS) referenced in this description are according to the latest official survey notes and plats, and state authority survey plats in effect as of December 1, 2016, unless otherwise specified. The hierarchy of the "rules of construction" is observed herein – natural monuments control over artificial monuments, which control over bearings and distances, which control over coordinates. This description will be junior to all senior rights when overlaps may occur. This description shall be considered, along with the final legislation map, as whole and complete per the original legislation creating this urban area and together they both shall govern all boundaries of this area, and guide future "on-the-ground" surveys. Where the boundary is described as a topographic feature, the actual location of the feature will control the approximate course identifying that part of said boundary. Courses for parallel offsets are measured from the apparent road or trail centerlines of the traveled way to determine the boundary and are intended to be used to locate the boundary in the future in the event that the road migrates or becomes indistinguishable; the courses follow the general configuration of the feature and not every turn or bend. The latitudes and longitudes reported for certain corner points and angle points in this description are North American Datum of 1983 (NAD83) (2011) (Epoch2011.00) values where survey-grade Global Positioning System (GPS) data was available, otherwise were determined by Geographical Information Systems (GIS) mapping data with a relative accuracy of ± 40 ft. horizontally, unless otherwise noted.

This description encompasses land that is identified as

The Wishram Urban Area, established in the COLUMBIA RIVER GORGE NATIONAL SCENIC AREA ACT OF 1986, Pub. L. No. 99-663, § 4(e), 100 Stat. 4274, 4277 (1986), located in portions of:

Township 2 North, Range 15 East, of the Willamette Meridian, Klickitat County, Washington

T. 02 N., R. 15 E., ~~Klickitat County, Washington~~

AP 1 **Beginning** on the line between sections 16 and 17 at the intersection with ~~The Dalles Normal Pool Elevation (T.D.N.P.E.) on~~ the right bank of the Columbia River at The Dalles Pool Normal Elevation (T.D.N.P.E.), elevation 160 ft., National Geodetic Vertical Datum of 1929 (N.G.V.D. 29);
Latitude: 45°39'39" W., Longitude: 120°56'48.8" N.;
thence on the line between sections 16 and 17, N. 00°19'40" E., approximately 1,710 ft. to

AP 2 the corner to sections 8, 9, 16, and 17;
thence on the line between sections 8 and 17, westerly, approximately 260 ft. to

AP 3 at intersection with the center line of Washington State Route 14;
thence on said center line, westerly, approximately 5,675 ft. to

AP 4 at intersection with the line between sections 17 and 18;
thence on the line between sections 17 and 18, N. 00°23'54" E., approximately 840 ft. to

AP 5 the corner to sections 7, 8, 17, and 18, said point being ~~monumented~~ perpetuated with an iron post with a brass cap on top set by the U.S. Army Corps of Engineers;
thence on the line between sections 7 and 8, N. 01°08'56" W., approximately 410 ft. to

AP 6 at intersection with a line offset North of the line between sections 7 and 18 extending ~~east~~ E. and ~~west~~ W. through the northmost corner of Lot 4 of Short Plat SP 90-05 as recorded October 20, 1990 at Auditor's File Number (A.F.N.) records of Klickitat County Washington;
thence parallel with and approximately 900 ft. northerly, of said line between sections 7 and 18, N. 89°17'16" W., approximately 3,315 ft. to

AP 7 at northmost corner of said Lot 4;
thence continuing parallel with said section line, N. 89°17'16" W., approximately 1,300 ft. to

AP 8 at intersection with the northerly extension of the west line of Lot 1 of said Short Plat SP 90-05;
thence along said extension, identical with the west line of said Short Plat SP 90-05, and the southerly extension thereof, S. 00°00'00" W. a distance of 1,957 ft. to

AP 9 thence easterly approximately 3,710 ft. to

AP 10 at intersection with an unnamed drainage, identical with the ~~and~~ 400 foot contour line (N.G.V.D. 1929);
thence downstream along said unnamed drainage, southeasterly, approximately 710 ft. to

AP 11 the point at which the natural drainage becomes a manmade channel, identical with the northwest corner of Lot 3, Short Plat G-18 as recorded May 15, 1975 at A.F.N. 152475, records of Klickitat County Washington;
thence on the westerly line of said Lot 3, S. 25°20'23" E. a distance of 146.68 ft. to

AP 12 at intersection with the toe of Talus slope as shown on survey for Gloria Flock recorded November 29, 2011 at A.F.N. 1095717 records of Klickitat County Washington;
thence leaving said westerly line along said toe of talus slope, S. 17°52'03" E. a distance of 202.54 ft. to

AP 13 at intersection with center of a seasonal drainage;
thence continuing along said toe of talus slope, and identical with said seasonal drainage, S. 16°53'09" E. a distance of 86.92 ft. to

AP 14 thence S. 31°07'03" E. a distance of 67.15 ft. to

AP 15 thence leaving said toe of talus slope, continuing identical with said center of seasonal drainage, southeasterly, approximately 175 ft. to

AP 16 at intersection with the E. and W. center line of section 18;
thence parallel with the line between sections 17 and 18, S. 00°23'56" W., approximately 1,025 ft. to

AP 17 at intersection with aforementioned right bank of the Columbia River at T.D.N.P.E.;
thence ~~at said T.D.N.P.E.~~ along said right bank at T.D.N.P.E., northeasterly, approximately 6,000 ft. to

AP 1 the **Point of Beginning.**

the Area being 456 Acres, more or less.

SOURCE MAPS AND DOCUMENTS:

1. 1986 Columbia River Gorge National Scenic Area Act Urban Boundary Maps, UA-004, September 1986, (Congressional or Act Maps):
   a. Sheet 9

2. In January 1987, the U.S. Forest Service developed maps based on the congressional maps (USFS Maps). The Commission and U.S. Forest Service used the USFS Maps as the primary National Scenic Area maps until adopting this legal description. The USFS Maps are generally the basis for this description.
   a. USFS Map 25

3. Copies of all source maps and documents are available at the Columbia River Gorge Commission and U.S. Forest Service, National Scenic Area offices.

FOOTNOTES:

1. The Dalles Dam Normal Pool elevation is listed as elevation 160 on USFS Map Map 25.

2. Short Plat 90-05, recorded October 22, 1990 at Auditor's File No. 220700 (Vol. 2 of Short Plats, Pg. 60), records of Klickitat County.

3. Short Plat G-18, recorded May 15, 1975 at Auditor's File No. 152475, deed records of Klickitat County.

4. AP 11 to AP 14 follow the survey for Gloria Flock completed by Jesse Garner, WA PLS No. 42687,

of Pioneer Surveying and Engineering, recorded November 29, 2011 at Auditor's File No. 1095717, deed records of Klickitat County. See also Gorge Commission letter to Gloria Flock dated November 22, 2011.

5. Both the 1986 Congressional Map (CSW-UA-004, Sheet 11) and the 1987 USFS Map (Sheet 25) were studied for preparation of this description. No differences of significance between the two maps were found.

6. A planning map dated October 6, 1989 and initialed by Gorge Commission staff depicts the line between the GMA and Wishram UA and includes some dimensioning. This map appears to have been completed to allow completion of Short Plat No. SP-90-05, which was recorded October 22, 1990 (Klickitat Co. Auditor's File #220700). This description is generally consistent with this map. This description calls to the west line of Lots 1 and 2 in this short plat so will match up on the 700 foot distance from the west line of Section 18. This description's call north of the north line of Section 18 is approximately 409 ft., not 400 ft.; using the point of the old county road to locate this section of the UA line is more consistent with the USFS and Act maps than the Commission staff determination. This description's call south from the north line of Section 18 is about 1,560 ft., which is longer than the 1,500 used by the Commission staff determination. Not knowing how the Commission staff developed this distance, this description uses the more precise dimensioning developed from the USFS and Act maps.

7. A planning map dated May 22, 1990 and initialed by Gorge Commission staff depicts the line between the GMA and UA along a portion of the southwest side of Wishram. The map does not include any dimensioning. It does call out the center line of a drainage. This description also calls to the drainage, which is generally consistent with Commission staff map.

REPEALER

~~350-81-017~~. ~~Advising When Review is Required~~

~~(1) When a person inquires from the Commission whether a proposed development requires Scenic Area review and approval, and the Commission must consider whether the proposed development is in an urban area, the landowner or the landowner's representative shall submit to the Commission:~~

~~(a) narrative metes and bounds description of the urban area boundary for the subject parcel;~~

~~(b) survey map showing the subject parcel; the urban area boundary line; and the location of all proposed development, including but not limited to, buildings, other structures, fences, roads, and utilities; and,~~

~~(c) written permission for Gorge Commission staff and persons providing technical assistance to the Commission to access the subject property to review or conduct surveying activities as needed for review of the survey.~~

~~(2) A licensed surveyor shall prepare the metes and bounds description and survey map. The surveyor shall contact the Commission office for a copy of the official maps, other necessary information, and technical assistance. The survey shall be based on official maps and shall not assume the correctness of any prior boundary determination by a non-surveyor. The Commission may require the surveyor to review proposed methodology with a U.S. Forest Service surveyor or another surveyor providing technical assistance to the Commission.~~

~~(3) After receipt of the items listed in section (1) above, the Commission will review the items and advise the landowner and county whether the proposed development requires approval under Scenic Area authorities. The Commission may engage a surveyor as needed for its review.~~

~~(4) Any disagreement with the landowner's metes and bounds description or survey map shall be handled in a manner common to resolution of surveying disputes generally, and shall not be appealable pursuant to the Scenic Area Act, Management Plan, or Commission Rules.~~