

Locating Property Lines

It is the owners responsibility for knowing and locating their property lines and corner pins.

If the corner pins/stakes are not visible, the property owner may find them one of two ways:

1. Contact City Hall, they will provide (if available):

- Copy of legal description
- Lot dimensions
- Copy of the plat
- In some instances a copy of the survey

Contact a rental outfitter, such as Centre Rental, to rent a metal detector and/or tape measure.

**NOTE* Contact Gopher State One Call 48 Hours Before You Dig
1-800-252-1166**

Property corner pins are typically a 1/2" - 3/4" round iron pipe flush or slightly below the grade line. Newer pins will have a yellow or orange plastic cap with a surveyor's license number on it. Some older pins could be metal posts, rebar, axle irons, pipes and other items.

The front property line is located approximately 10' behind the curb. However, all streets are different, and this boulevard width will vary from street to street. Use the 10' only as a point to start looking for actual corners.

Once a pin is found, you can measure from that point to try and find the other corner pins. Do not rely on trees, bushes, utility poles, fences, shed, or where you mow as property lines. The surveyor pins are the only legal property line markers.

***In older sections of the City it is not uncommon that the property pins are no longer existing due to erosion, construction or other action. In these instances it is in the property owners best interest to hire a surveyor to locate property corners. If for any reason the exposed lot corners are not correct the City may require that the project be brought to compliance by demolition, moving, or additional land purchases. This upfront surveyor cost may save you future, very expensive penalties.

2. If no pins are found, contact a registered land surveyor to locate your property lines and set new corner pins. Possible registered surveyor are listed on the following page. Most surveyors will provide an initial cost estimate prior to work.

If lot corners are not visible, your permit **WILL BE DEFERRED** until such work is completed.