

## LOCATING PROPERTY LINES

**It is the owners' responsibility to locate their property lines and corner pins.**

Property corner pins are typically round iron pipes which are  $\frac{1}{2}$  inch to  $\frac{3}{4}$  inch in diameter. They are usually located flush with or slightly below the grade line (ground level). Newer pins may have a yellow or orange plastic cap which shows a surveyor's license number. Older pins may be metal posts, rebar, axle irons, pipes or other items.

The location of the front property line depends on the width of the street right-of-way. "Street right-of-way" is defined as the width of the street plus the width of the boulevards on each side of the street. The "boulevard" is the area between the back of the curb and the front property line.

In Windom, the width of a street right-of-way may vary from 50 to 70 feet depending on the particular street or avenue. To calculate the amount of the boulevard: Take the amount of street right-of-way and subtract the actual width of the street. This gives you the number of feet of boulevard which is divided equally between the property on each side of the street.

Example: Street width is typically 36 feet. (However, this rule does not always apply.) If the street right-of-way is 70 feet and the street width is 36 feet, then you would have 34 feet of boulevard. Divide 34 by 2 and the result is 17 feet of boulevard on each side of the street. The location of the front property line is typically 17 feet behind the curb. However, use the measurement of 17 feet only as a point from which to start looking for the actual corners.

In the alternative, you can measure back from the middle of the street a distance of one-half the street right-of-way. (Example: If the street right-of-way is listed as 70 feet, you would measure 35 feet back from the center of the street to locate the approximate area of your front property line.) Use this location as a point from which to start looking for the actual corner pins.

Pins are typically found in corners of the property. 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, sheds or where you mow as the property lines. The survey pins are the only legal property line markers.

If the corner pins/stakes are not visible, the property owner can attempt to find them by:

1. Reviewing documents concerning the property, such as a copy of a legal description, copy of the plat, copy of a survey, and information concerning lot dimensions.
2. Using a metal detector.

If the property owner is unable to find the corner pins/stakes, a registered land surveyor can be contacted to locate the property lines and set new corner pins.