



LOCATING A PROPERTY LINE

Why locating property lines is important

Before performing any construction on your property, including building a fence, deck, gazebo, shed, garage or an addition to your house, it is necessary to establish where your lot lines are located. This provides evidence the building inspector needs to verify that a project is within the setback required by zoning laws and building codes. Building outside setbacks or over wrongly assumed property lines may result in moving or dismantling your project. If you don't know the location of the property line, you can investigate by using one or more of the methods described below. **The City of Coon Rapids does not provide this service.**

Often property lines often are casually delineated by where you and your neighbors mow lawns, plant flower beds or maintain fences. These borders may not be actual property lines. Even if your neighbor agrees on the property line, problems can arise when either property is sold or property lines are found not to be where they are assumed to be located. Utility poles or boxes do not mark property line locations. Street curbs and sidewalk edges are almost never located at the property line.

How to locate property lines

- 1) Determine the dimensions of your lot. Lot dimensions may be on your deed, a plat map or a certificate of survey that may be obtained from the Building Inspection Division. If you are able to obtain a certificate of survey with the as-built location of the house, you can measure from the house to find the property line. Use caution when using a certificate of survey because some show a proposed location of the house before it was built rather than the actual location.
- 2) Locate the survey pins. Survey Pins are usually located at the corners of your lot and at the beginning of a curve if the property line curves. Ask your neighbors if they have recently located survey pins for their properties. If the location of the survey pins is still unknown, use a shovel to probe the area where they are assumed to be located. The pins may be a foot or more below grade. If you have no success, you may need to use a metal detector or magnetic locater.

Many lots in Coon Rapids were surveyed years ago and survey pins may have been removed. In this case, property lines may be located by measuring from the opposite pins on neighboring properties or other pins on the block where locations are known. Once you locate a survey pin, **do not disturb** its location. It is a misdemeanor to willfully remove, destroy or deface a monument lawfully erected.

When Professional surveys are necessary.

If you are unable to locate property lines using these methods, you will need to hire a professional to survey your lot and put in new pins. Property owners are responsible for the cost of a new survey.

"CALL BEFORE YOU DIG" Minnesota law requires excavators to call the state-wide notification center at least 48 hours (excluding weekends, holidays and emergencies) prior to the start of digging. The call is optional if hand digging projects. **Contact Gopher State One-Call at 651-454-0002 or you may dial 811 from your cell phone.**

Building Inspections (763) 767-6476 or Engineering (763) 767-6479.

If information presented in this handout is not consistent with provisions of the City Code, Code provisions will prevail.