



Locating Property Lines

Before performing any type of construction or alteration on your property you must locate your property lines.

- Property lines provide evidence to the city building inspector to verify necessary setback information mandated in building and zoning laws before any construction can take place.
- Common construction activities that require setback information can include fencing, decks, garages, accessory buildings, or additions to the principal building.
- Building outside property lines may result in the moving or dismantling of the project and can be costly and time consuming.

Misconceptions about property lines include:

- Common borders, most often delineated by where neighbors mow their lawns, plant flower beds, plant trees, and/or maintain fences do not necessarily mark property lines.
- Do not assume that utility poles or boxes and sidewalk edges mark property lines.
- Street curbs are almost never located at the property line.
- Even when property owners agree to an unofficial property line, problems can arise when property is sold over time.

How to Locate Your Property Lines:

- Before you do any digging, call Gopher State One-Call (800-252-1166) 48 hours before you start digging to have them locate any buried lines.
- Determine lot dimensions by gathering information from the deed/plat map when available in the Planning, Zoning, & Building Department.
- If a certificate of survey with the as-built location of the house is available, it can be used to measure from the house to the property line. **Use caution when using a certificate of survey because some show a proposed house location rather than actual.
- The next step is to locate the survey pins that are often located at the corners of lots and at the beginning of a curve if the lot line curves.
- If not marked recently, ask neighbors if they have recently located survey pins.
- If still unsuccessful, consider probing probable survey areas (shovel or metal detector); in some situations, pins can be up to a foot or more below grade. Because many lots in Anoka were surveyed many years ago, some survey pins may have been removed.
- A metal detector can be checked out at the front desk of City Hall.

- In this case, lot lines may be located by measuring from the opposite pins on neighboring properties if allowed to locate those pins.
- Once a pin is found, do not disturb its location. It is a misdemeanor violation of Minnesota law to intentionally remove, destroy, or deface a survey monument or marker.
- Place a stake or other identifying object over the pin to identify its location.

When Professional Surveys are Necessary:

- If property lines cannot be determined using the previous methods, consider hiring a professional to survey the lot and put in new pins.
- Property owners will be responsible for the cost of a new survey by a private engineering company.
- The City maintains some records of surveys that have been turned in, however does not have a complete file.

For additional information contact:

Planning, Zoning & Building Department 2015 First Avenue
Anoka, MN 55303
763-576-2720
www.ci.anoka.mn.us