

Locating a property line

The information below is intended to assist you in locating your property lines. All information is general in nature and should not be considered as legal advice or as a substitute for a survey. City staff cannot come to your house to locate your property line or take sides in a dispute over a private property line. A property line dispute is a legal issue between property owners and is not regulated by city ordinances. Contact a registered land surveyor for professional service in locating your property line and/or an attorney for legal advice regarding your rights as a property owner.

Can I locate my property line without hiring a registered land surveyor?

Yes. You can rent a metal detector from a rental facility or hardware store.

What is a survey stake?

When land is surveyed, metal stakes, also known as irons or monuments, mark the corners of the lot. These markers are typically a hollow, metal pipe that is approximately 1/2 inch in diameter and 1.5 feet long. Newer stakes may have plastic caps on top or have the tip painted with a bright color.

Where are they located?

Survey stakes are located at the corners of your property. Most are buried a few inches deep; however, after many years, the stakes may become buried deeper or may have been accidentally removed due to landscaping and grade changes. Survey stakes located in the front yard, or side yard abutting a street will be located approximately 10-14 feet from the curb. Survey stakes located along alleys are typically within 1 foot of the edge of the alley. Renting a metal detector can be helpful in locating the stakes.

What if I cannot find my survey stakes?

The stakes may have been removed or buried beneath retaining walls, paved driveways, hedges, etc. If you cannot find the survey stake, the only alternative is to hire a registered land surveyor to locate your property line and set a new survey stake. Only a registered land surveyor can do this.

How do I get my lot surveyed?

A typical residential lot survey costs approximately \$700 - \$900. The cost may be more if your land is irregular in shape or has other unusual features. Surveying is a competitive business, and you should obtain estimates from several sources. While it may seem expensive to hire a surveyor, it may be cheaper than relocating improvements or legal costs caused by encroaching on someone else's property.