

PROPERTY LINE LOCATION

The following statement appears on the Building Permit and Zoning Permit applications:

“Furthermore, it is clearly understood and agreed to by the applicant and property owner that the Township office is not responsible for any property dimensions shown on the site plan and establishment of property lines is the sole responsibility of the property owner and applicant.”

Establishing a property line is the responsibility of the property owner. The Township is unable to help in locating the line, as we do not have the equipment or training of licensed land surveyors who are able to certify the location of property lines. If you do not know where your property line is the following tips may help you to find it yourself, without going to the expense of hiring a land surveyor.

- Each property has a metal pin or concrete monument (a rectangular concrete post) that marks each corner. If you have an easement on your property, that may also have pins or monuments marking its location.
- Most likely, you will not be able to see your pins or monuments; very soon after installation they are often covered by soil, mulch or plant growth and are probably a few inches underground.
- The dimensions of your property are listed on your Deed. It will say something like, “Starting at a point.....then extending from that point South 36 degrees West 146 feet to a point; then North 53 degrees to a point etc.” If you can locate that starting point, (usually a metal pin or concrete monument), and use the compass on your smart phone and a tape measure, you will be able to find the approximate location of the next corner pin or monument.
- The Township Code Department may have a copy of your original subdivision plan, or “As-Built” plan which shows your property when it was first built. This plan will show the exact location of the property corners in relation to the street. This can be useful in finding the starting point referenced in the Deed.
- Property corners do not always start at the curb. Most often they start some distance from it and can be a little hard to find initially. This is where the As-Built or subdivision plan is useful as it will tell you how many feet from the center of the road to look for the first pin.
- By using the above information, you may have found the approximate location of the property corner pin or monument, and you can begin to locate it.
- If you have or can borrow a metal detector, this is a good tool to locate a metal pin.
- If you do not have access to a metal detector, or the marker is concrete (undetected), take a shovel and push it into the ground at a 45° angle all around the area you think the pin or monument should be, until you hit it.
- When you have found the corner marker, you will then be able to measure off the distance and direction to the next corner using the information from the Deed or subdivision plan.
- If you are unable to find the corners yourself and employ a Land Surveyor to find all your corners or just do a partial survey, you will notice that they leave a stick with a piece of ribbon attached to it at each property corner. This is not your corner pin; it simply marks the location of the pin or marker in the ground.
- Once your corners are located, clear around them every year to remember where they are.

Many times when corner pins are found it is a surprise to neighbors who had assumed that a property line was in a certain place “because this is where we have always mowed and the person who we bought the house from said it was there”. The dimensions of the property you bought are as described on the Deed. If your neighbor pays for a survey from a licensed surveyor and you are surprised by the property line location, it will not be worth your while to pay for your own survey to try to contradict the previous survey. With today’s highly accurate global positioning measurements made by land surveyors, they will only be confirming work done by the initial survey. You will have just spent money you needn’t have, and it is highly unlikely you will get a different result.