



Greater Bemidji Area Joint Planning Board

City of Bemidji • Northern Township

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TIPS FOR LOCATING YOUR PROPERTY LINES

- **LOOK FOR PROPERTY PINS**

If your property is a platted lot, you should have property pins located at all corners of your property. Property pins are typically 30" long pieces of 1/2" – 5/8" rebar that are driven into the ground. They are capped with a colored plastic cap that has the name of the surveyor on them. The top of the cap should be at ground level; however, over time they may get pushed underground. If this happens, you can locate your pins by digging for them or using a metal detector in the area that you think they are possibly located. Surveyors may also place a metal T- bar post at the property pin location.

- **ASK YOUR NEIGHBOR**

Your neighbor may be knowledgeable about the property lines that you share. If they know the location of any of their other property lines, you can also use the dimensions from the plat maps to measure the approximate locations of your own property lines.

- **USE EXISTING FENCE LINES**

Often times existing fence lines are located along property lines. If you are unsure of the property line location, using an existing fence line is a good indicator of where an existing property line may be located. If you own a platted lot, the fence line can also be a guide to where you may find a property pin. DO NOT rely solely on this method as it is only a guide and is not considered an accurate method to determine property line.

- **OBTAIN A MAP OF YOUR PROPERTY**

Copies of plat maps can be obtained from the Auditor's Office. The maps will show property lines as well as road right-of-way (ROW). The traveled portion of the road along with any shoulders and ditches are all included within the ROW. Your property line should not be measured from the edge of the road, it should be measured from the edge of the ROW.

- **MEASURE FROM CENTERLINE OF ROAD**

The ROW for most county roads is 66'; however, refer to the copy of your plat map for the width of the ROW fronting your particular property. The road is generally located in the center of the ROW, so you can use it as a guide to find your front property line and possible location of your property pins. DO NOT rely solely on this method as it is only a guide and is not considered an accurate method to determine property line.

- **CONTACT A SURVEYOR**

A surveyor can be helpful in determining the location of your property lines. Although a surveyor can be more costly than other methods, they provide you with the exact location of your property lines. The corners will get marked with pins so you will know your property lines for future use.