

# How to Identify Property Lines

In an HOA Homeowners may not make improvements, additions, modification to any common areas.

Prior to approval of your ARB request you may be asked to verify your property lines to ensure that your improvement, addition, or modification is located solely on your lot.

## How to Find Property Lines for Free

A homeowner's deed should include a legal description of the plot of land, including its measurements, shape, block and lot number, and other identifiers such as landmarks and geographical features. If the language is tricky, reach out to your real estate agent for help in deciphering it.

## A Tape Measure

If you want to visually confirm your property lines, you can use a tape measure to determine the boundaries. From a known point detailed in the deed's description, measure to the property's edge and place a stake at that point as a marker.

After all the edges have been determined, measure the distance between the stakes. Compare the results to make sure they match the corresponding deed or plat.

## Existing Property Survey from Mortgage or Title Company

Most mortgage lenders require prospective homeowners to have a current survey, and your title insurance also depends on it. If you bought your home recently but don't have the survey, contact either company to see if they have a copy on file.

## Existing Property Survey from County or Local Municipality

A property's history and legal-records are generally kept in the municipality or county's tax assessor's office or in its land records or building department. You can usually begin your search by going online to access the relevant property records. Most municipalities offer this information for free, but some offices may require a small fee or ask that you access the records in person.

## Survey Pins

At the corners of your property, you may be able to find steel bars that have been buried, sometimes still visible, with a marked cap on the top end. These were likely placed on your land when a survey was completed. Using your deed description, begin looking in areas that appear to be the corner(s) of your property. If you can't readily see the pins (they may have been buried over time), use a metal detector to help you locate them.

While this isn't a legally binding way to determine your property lines, it will give you a good idea of the boundaries. Warning: Before you start digging, call 811, the national call-before-you-dig hotline, to request the location of buried utilities. You don't want to inadvertently dig into an underground utility line.



*A permanent property line or corner maker, called a "boundary survey monument" is likely an aluminium cap or plastic cap on top of a one inch diameter steel rod.*

### **Use an App**

Download an app like LandGlide that uses GPS to determine a parcel's property lines. LandGlide is free for the first seven days.

### **How to Legally Determine Property Lines -Hire a Licensed Land Surveyor**

To get an accurate determination of property lines that will stand up to legal scrutiny, you'll need to hire a professional surveyor. (Note that most states require licensure of land surveyors; check your state's requirements.)