



PROPERTY LINES

Tips and hints for locating corner property irons:

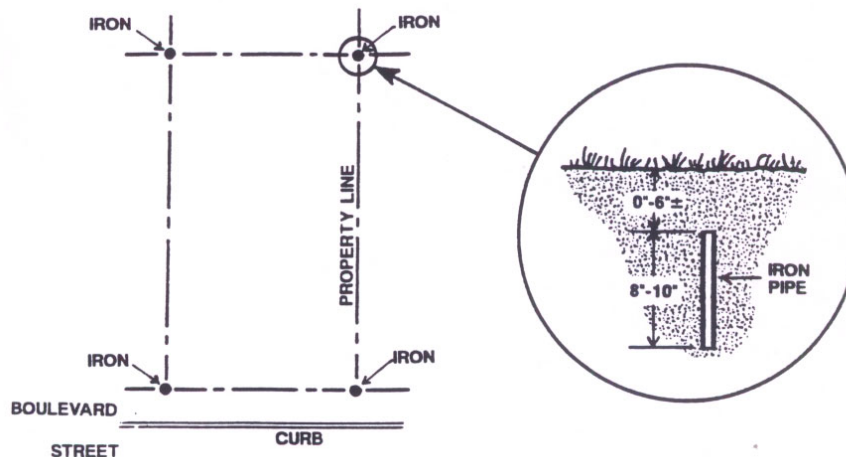
- PROTECT YOURSELF from injury. Find out where underground utilities are buried BEFORE digging. Call Gopher State One Call at 651-252-1166 to have your utilities located. This is a FREE service.
- Renting a metal detector can give you an indication of an iron location before you start digging. **Be careful not to disturb the iron monument when digging.**
- You may not be able to find one or more of your property irons. Sometimes irons are dug up when utility work, street construction or similar activity has taken place near your property corners.
- If an adjacent neighbor has recently done construction, they likely had to locate their irons and may be able to show you where they found a shared iron(s).
- Utility poles, hedges, sidewalk edges, fences, etc. are **not** necessarily correct indicators of property line location.
- While the width of the boulevard can vary greatly, most front property irons are at least 12 feet back from the street curb.

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Requirements for permits:

Building permits

The Inspections Department requires you to locate at least two property irons prior to issuance of any building permit. Depending on the extent and location of work, a certificate of survey, prepared by a licensed surveyor, may be required.

Planning & Zoning permits

A current certificate of survey is required for most planning & zoning applications. Old "surveys" indicating a "proposed building" are not acceptable.