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PLANNING AND ZONING DEPARTMENT

LOCATING PROPERTY PINS

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 Planning 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, ditches, and public sidewalks 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.

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.

RELATED MAP AND LINKS:

Emporia and Lyon Property Maps:

<https://beacon.schneidercorp.com/>

Survey Points Map:

<https://empks.maps.arcgis.com/apps/webappviewer/index.html?id=4cd7796740134b5ba2bf3a57d05e90ec>

Lyon County Subdivision Plats:

<http://development.emporia-kansas.gov/index.php/maps>

Subdivision Map:

<http://development.emporia-kansas.gov/files/gis/maps/Subdivision%20Plats.pdf>