



A GUIDE ON LOCATING PROPERTY MARKERS

City of Frankenmuth

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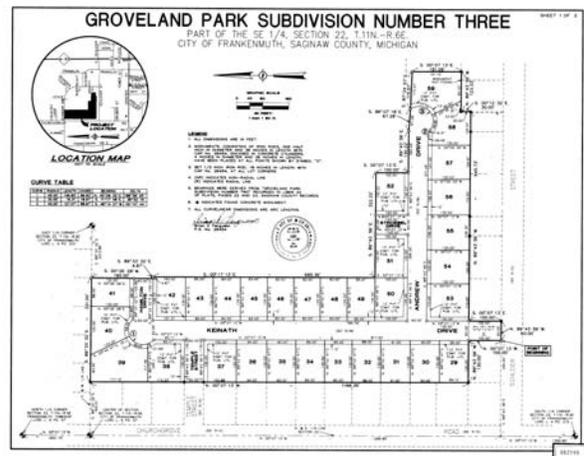
Finding Property Markers/Monuments/Stakes for Subdivision Lots. Property markers, monuments or stakes are metal rods usually placed at every corner of the property, including any angle or change of direction of the boundary line. The location of each marker is typically shown on the plat map by lot. Property markers are required to verify property lines when obtaining permits for certain projects in the City, such as fences, sheds, and additions. When construction is close to required building setbacks or the line itself, the property marker location is important information to avoid legal and neighborhood disputes. Property lines or boundary lines are the defined points where one person's land ends and the neighboring land begins.

Step 1. To ensure you can dig for your property markers safely, call the MISS DIG System at 811 or 800-482-7171 to locate utility lines. They will need 72 hour notice and it is a free service.



Know what's below.
Call before you dig.

Step 2. Obtaining the plat for your subdivision. Check your deed or closing papers from when you purchased your property. There may be a plat map and/or survey paperwork in those documents. This can also be done by visiting the website below. Be advised that you will need the legal name of your subdivision plat and lot number. This information can also be found in your legal description on your property tax bill or contact the City office at (989) 652-9901 and provide them with your address. The following website and information will be needed to do an online search:



http://www.dleg.state.mi.us/platmaps/sr_subs.asp

- Enter the name of the plat (subdivision) or partial name.
- Enter "Saginaw County".
- Click on the Submit button.

If you are unable to locate the plat online, contact the City office.

Step 3. Gather materials you will need to locate your property markers.

- Copy of your Subdivision Plat map and know your lot number(s).
- Tape Measure.

- Metal Detector (can be used if you are having difficulty finding your markers).
- Shovel.

Step 4. Start with the front markers first for they are typically the easiest to locate. Front property markers are typically one foot back from the City sidewalk toward your property. Use of a metal detector is also helpful when you start digging. Caution should be used while digging in the event of buried utility lines. Always contact the Miss Dig system (see above) prior to digging to avoid property damage, injury or death. Depending upon the age of the plat and turf build-up, the marker should be about 6-10 inches below the surface. It may also have a colored cap with numbers on the top.

There are a number of marker types, depending on when the area was platted and also on any surveys done since then. We have found three different types here – a hollow iron pipe about 1” in diameter (plats recorded prior to 1967), a single 1.5” piece of re-rod (plats recorded prior to the 1980’s), or a 1.5” piece of re-rod encased in a 4” circle of concrete (plats recorded after the 1980’s).



Notes: It is possible not to have markers – they may have been moved or removed entirely at some time. An existing fence, structure or lawn mowing line cannot be used to verify property lines.

Step 5. Use the plat map to see what distance your lot’s rear marker is from the front marker and use your tape measure to measure that distance, then use the metal detector and dig. Continue doing this until all markers are found.

Once you establish the front marker you can use this to measure to the rear property marker using the lot measurements from the plat map. Property lines in older areas often may coincide with or be near walls of long-existing garages, utility poles, old fences and fence posts.



Step 6. It is recommended that you place a marker/flag of some type on the uncovered stake. This will need to remain visible until an inspection is done. Never remove your property stakes.

Step 7. If you are unable to find your stakes and/or need to have property markers installed, contact a licensed Professional Land Surveyor. You can search online for area land surveying firms.

Surveys/Surveyors. There is no repository for information about what properties/areas have had modern surveys. If you feel you need a survey, contact a surveying professional and ask them to check their records to see if they have done any work in your area. Chances are that this can save you time and expense. We were given estimates ranging from about \$400 (if they could find nearby recently marked points) to \$2000 (if they had to start from much further away from the house). Surveys can consist of individual property markers, certain boundary lines, and all the way up to the entire lot.