



CITY of CRYSTAL

Property Surveys

Answers to frequently asked questions (FAQs) regarding property surveys during proposed construction or when resolving a property line dispute.

SURVEY STAKES:



What is a survey stake?

When land is surveyed, metal stakes, also known as “irons”, “pins”, or “monuments,” mark the corners of the lot. These markers are typically a hollow pipe, approximately 1/2” diameter and 12” long.

Where are survey stakes located?

When survey stakes are originally set, they are placed level to the ground at the corners of the original lot boundaries. After many years the stakes may become buried due to landscaping, grade changes or construction projects. Most are buried a few inches deep; some may be as deep as a foot. Property stakes along public streets are typically located about 10’-15’ from the curb, depending on the width of the street easement or right-of-way. Knowing the dimensions of your lot makes it easier to find the stakes.

How do I find out the dimensions of my lot?

Lot dimensions are found on the plat which created your lot or on a survey of your property. The name of the plat can be found in the legal description for your property (for example, Lot 1, Block 1, Johnson Addition). The legal description can be found on your deed or by entering your address in the “Property information search” page of Hennepin County’s website, www.hennepin.us.

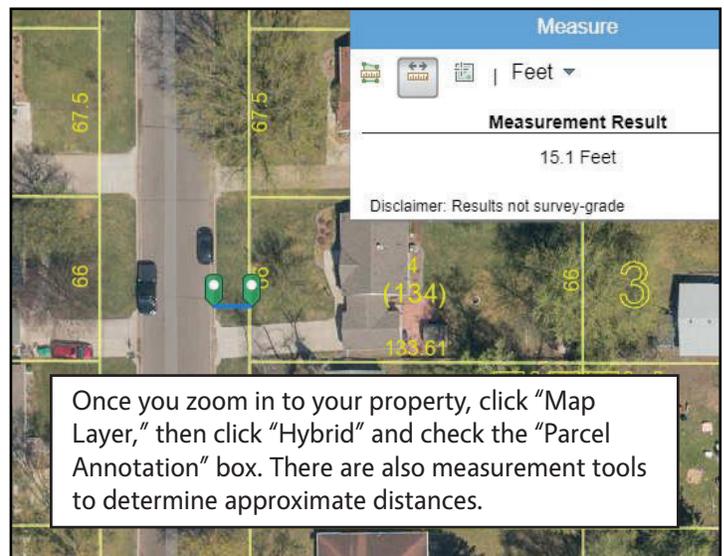
Once you have determined the name of the plat, you can find the plat document on the “Maps and Data” page of the city’s website, www.crystalmn.gov. Lot dimensions may also be found if a property survey is on file with the city.

How do I find my stakes?

Gopher State One Call: To ensure you can safely dig for your property stakes, contact Gopher State One Call at 651-454-0002 or www.gopherstateonecall.org to locate utility lines. This is a free service.

See Hennepin County’s Aerial Map:

To get a general idea of your property boundaries, view your property on Hennepin County’s online aerial map at gis.hennepin.us/property/map/default.aspx.



Does the city have a survey on file? Contact the city at customerservice@crystalmn.gov or 763-531-1000 for a survey of your property. Some surveys do not show the distance from the home or garage to the property line since they were often completed before these structures were built; however, surveys will at least provide the dimensions of your lot.

Rent a metal detector: Rent a metal detector to locate the property stakes.

Utility pole: A utility pole on your property is sometimes (but not always) a good indicator of where a property stake may be. Once you locate the first stake, you can use the lot dimension drawing to locate other stakes.

Ask your neighbors: Since you share property stakes with your neighbors, you may ask your neighbor if they’ve located any of the stakes. You can also contact the city to see if they have a survey on file for a neighboring property.

OTHER INFORMATION

What if I can't find my property stakes?

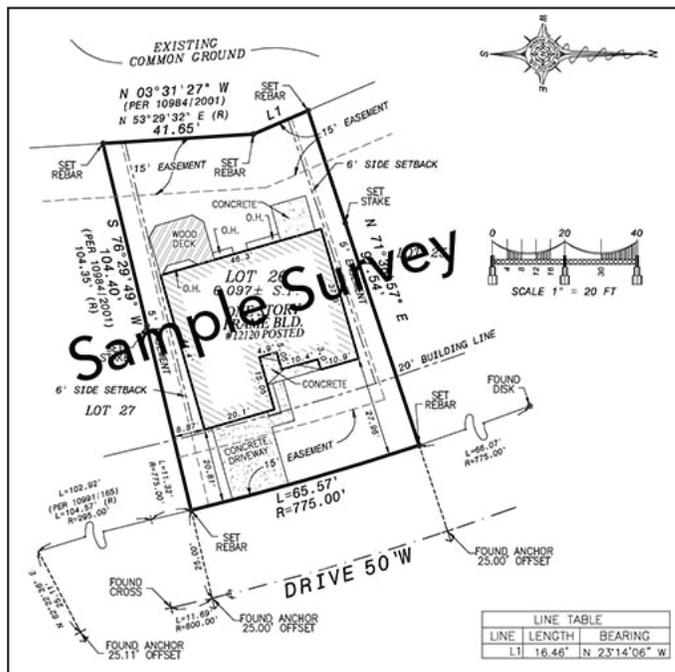
If you can't locate your property stakes, contact a licensed professional land surveyor by doing an internet search or looking in the "yellow pages" for a local land surveying firm. You may be able to save money by finding a surveyor who will locate your pins without creating a paper survey. You should contact several surveyors as the cost of the survey may vary dramatically based on the work load of each surveyor. The city does not have a surveyor on staff.

When do I need to locate property stakes or have my property surveyed?

- A property survey is required when building a new home.
- If your home addition or new accessory building is close to the required setbacks from property lines, city staff may require you to locate property stakes. If stakes cannot be located, you may need to have a property survey completed. The city does not have a surveyor on staff.
- Once you have located the stakes, place a marker of some type adjacent to the stake. Then place a string between the stakes to help define the property line. This string should remain visible until all inspections are done.

Where else can I find more information about property surveys?

Additional information about surveys can be found at www.mnsurveyor.com.



What if I have a property line dispute with my neighbor?

If the location of the property line is in dispute, you may need to retain a licensed professional surveyor to determine the location of property lines. If you cannot resolve a property line dispute with your neighbor, you may contact an attorney to help resolve the issue. The city can provide factual information but cannot act as an advocate for one side or the other in a dispute over private property lines.

CERTIFICATE OF SURVEY REQUIREMENTS

When property surveys are required, the following information needs to be included on the survey.

The survey must be prepared by a registered land surveyor licensed in the State of Minnesota.

1. Location of property corners.
2. Location of all existing and proposed buildings and structures and their distance to property lines. Structures are considered homes, garages, decks, porches, sheds, gazebos, swimming pools and fences.
3. For irregularly-shaped lots located on a cul-de-sac or curved street, or corner lots that are neither a square, rectangle nor parallelogram, show the lot width at the required front and rear setback lines.
4. If a new detached building is proposed in the rear yard, provide the percentage of the rear yard to be covered by impervious surfaces (buildings, driveway, sidewalk or patio).
5. Location of all recorded easements on the property.
6. If the property is within or adjacent to a 100-year floodplain, flood elevations and locations must be clearly shown on the plan. Flood control policy requires that all damageable property and all floor elevations be located a minimum of two (2) foot above flood plain elevation.
7. Proposed house and floor elevations for the top of the foundation block, garage and lowest level floor.
8. Legal description.
9. Arrows showing direction of drainage.
10. North directional arrow.
11. Measurement scale.
12. Map legend for symbols used on the survey.