

Land Resources and Parks Department Boundary Line Policy

The location of a boundary line is a critical piece of information that land owners and permit applicants need to have before erecting a structure or installing a septic system on their property to ensure that the structures or septic systems don't encroach in your neighbor's property as it could result in costly legal disputes down the road. In an attempt to limit future encroachment issues, the following *Boundary Line Policy* has been created and will be used by the County staff for processing permit applications:

Boundary Line Policy

The property owner is responsible to clearly mark the boundary lines and the boundary corners adjacent to where the proposed construction will take place. Markings shall be clearly visible and accurate prior to, as well as at, the time of inspection. This may be by means of the property owner exposing and marking the boundary line(s) and the boundary corner(s) themselves or having the boundary line and boundary corners surveyed and marked by a registered land surveyor.

Prior to the construction or placement of a structure on a lot that will be located within 10 (ten) feet of the required setback line, the boundary line from which the setback must be measured must be clearly visible from one exposed previously surveyed corner to the other exposed previously surveyed corner or said boundary line shall be marked by a registered land surveyor at the owner's expense. Markings shall be clearly visible and accurate prior to, as well as at, the time of inspection. The owner/applicant also has the option to submit a plat of survey with the application to the Department from a registered land surveyor to document that the proposed project will be located in compliance with the applicable setback requirements.

If the location of the property line(s) shown by the property owner or his/her agent is not consistent with the location of the property line(s) shown on public records or if there is a disagreement by any of the parties involved about the location of the boundary line(s), the Department may require the property line(s) to be surveyed by a registered land surveyor at the owner's expense or the Department may require the owner/applicant to submit a plat of survey from a registered land surveyor at the owners expense to document that the proposed project will be located in compliance with the applicable setback requirements prior to the final review and issuance of the County permit.