

Setbacks & Property Lines

It is vital to know where property lines are so a project will meet setback requirements.

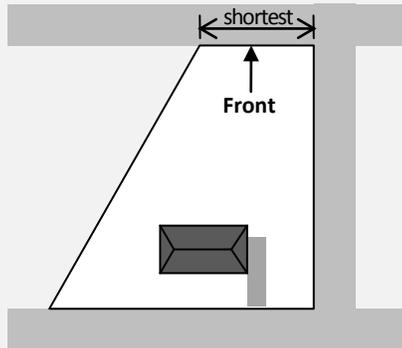
WHO is responsible for locating the property boundaries?

YOU ARE.

As the property owner, contractor, or agent, YOU are responsible for knowing where the property lines are. The County's records may not be accurate or up-to-date.

Which is the FRONT property line?

For determining setbacks, the front property line is that which abuts a road, right-of-way, or easement. If there is more than one property line common to a road, etc., the front line is the one with the shortest dimension.

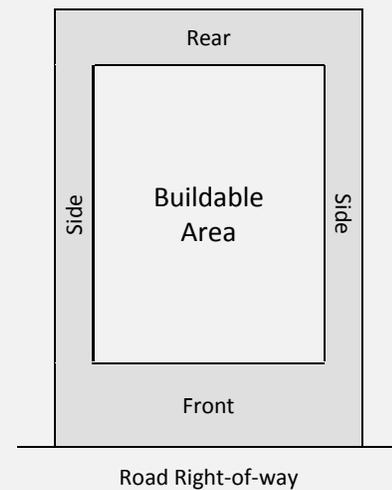


The location or orientation of a building has **no bearing** on the location of the front line.

Setbacks

A *setback* is the minimum distance a building or structure must be from the property lines. Setbacks vary according to the zoning and differ for the front, rear, and sides of a property.

We enforce setbacks!



Is the Front Lot Line *at* the Road?

NO.

With only few exceptions, a property line is NOT the edge of the road surface. While most roads are about 20 feet wide, they are included in the *right-of-way* which may be 30-60 feet wide, or wider. Rights-of-way typically also include the shoulders, drainage ditches, and utilities. Unless shown otherwise on a plat or survey, your property line starts at the edge of the right-of-way.

In the photo note that the right-of-way (in blue) is 10-15 feet from the edge of the road.



Where can I find my property boundaries?

Legal description

In the *deed* the property boundaries are delineated as a legal description. The description uses physical features or markers and connects these points with bearings and distances.

An example of a legal description

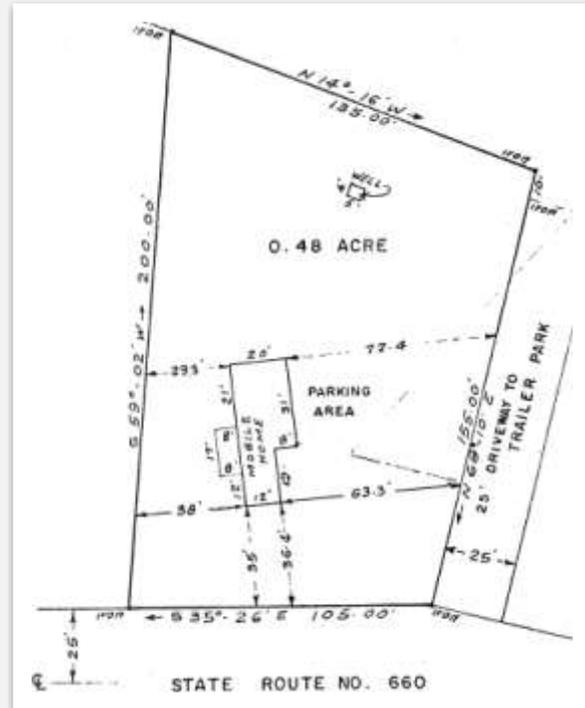
Beginning at an iron stake on the northern side of Chestnut Road, marking the intersection with the westerly boundary line of Lot No. 6, and running thence N. $27\text{-}1/4^\circ$ E. 425 feet to an iron stake in the Old Ridge Road; thence along the said Old Ridge Road N. $34\text{-}1/2^\circ$ W. 271 feet to an iron stake; thence continuing along the said Road N. 19° W. 108 feet to a point; thence along the said road N. $8\text{-}1/2^\circ$ W. 114 feet to a point; thence along the said road N. 7° W. 86.4 feet to an iron stake; thence S. $27\text{-}1/4^\circ$ W. 208.7 feet to a point; thence S. 19° W. 262 feet to a point in the line of the property formerly owned by John Doe; thence S. 55° E. 184 feet to an iron stake; thence S. $32\text{-}1/4^\circ$ W. 328 feet to the said Chestnut Road; thence along the said Road S. 68° E. 245 feet to the point of beginning.

Even with a legal description, plat, or survey, the location of a property line may not be clear while in the field. Corners can be difficult to find without a metal detector. But once found they can be connected with string to show the line's location. You may be required to do this if setbacks are in question.

Plat or Survey

A map of the property, drawn to scale, and including bearings and distances of the boundaries. It may also include buildings, structures, driveways, and other physical features. For a plat to become a legal document it must be reviewed and approved by this office and recorded in the Circuit Court Clerk's office (also where plats are stored). Plats are usually created by licensed surveyors.

An example of a plat or survey



Surveyor

If the corners cannot be found, or if a building or structure appears to be too close to the property line, a surveyor may be required to find the corners and place stakes along the property line. Again, it is YOUR responsibility to provide the correct property boundary for inspectors.

