
lawn mower reviews property line discrepancy

Posted by Judith Welsh - 2008/05/16 18:36

Many thanks to those of you who responded to my questions about how to install a drainage system. I finished the last 30' yesterday! My question today concerns how accurate I should expect property line markings to be in a development of tract homes. As part of my landscaping planning I measured the width of my lot at the sidewalk and found that the distance between the two marks in the sidewalk is 49'9" rather than the 50' shown in my plot plan from the surveying company. For practical purposes, the width is more like 49'7" since the edge of the 2x4 in the garden's border makes the property line look like its the shorter distance. I measured some of my neighbor's front yards (I was told that all the widths on the street should be 50') and found some more and some less

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Posted by Bruce Lowekamp - 2008/05/16 18:36

in a tract. If you are using found monuments, ie: iron pipes, crosses in concrete or tag & tack, they should mark what you really have. the block is not. Best solution: hire a surveyor or civil engineer and have it done right. I don't know what standard practice is now, but if you do get a survey, I would definitely recommend getting some sort of iron pipes or something on your property that is unlikely to move (any more than ground moves) and make sure the survey can be based off that. This probably is overkill if you sell your house soon, but when my parents sold my grandparents' house, the very old survey was a nightmare

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Posted by EQretroDR - 2008/05/16 18:36

It's not at all uncommon to find property line discrepancies. Especially in a tract. If you are using found monuments, ie: iron pipes, crosses in concrete or tag & tack, they should mark what you really have. In reality, the surface of the earth moves and along with it the exact location of the property lines. Also with the advent of more accurate survey equipment, ie lasers, it is being found that old tracts were not always laid out accurately. I have worked on many tracts where we have re-established property lines which requires measuring the distances of centerlines of the streets around the block and prorating the distances with the documented. 3inches in one lot is extreme, but three inches in the block is not. Best solution: hire a surveyor or civil engineer and have it done right.

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Posted by John P. Curcio - 2008/05/16 18:36

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Posted by Topher Eliot - 2008/05/16 18:36

In article <3j04ps\$...@casaba.srv.cs.cmu.edu lowek...@cs.cmu.edu (Bruce Lowekamp) writes: I don't know what standard practice is now, but if you do get a survey, I would definitely recommend getting some sort of iron pipes or something on your property that is unlikely to move (any more than ground moves) and make sure the survey can be based off that. This probably is overkill if you sell your house soon, but when my parents sold my grandparents' house, the very old survey was a nightmare

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Posted by Pat - 2008/05/16 18:36

I had a lot surveyed some years back, and they just marked the corners with wooden stakes. So I drove in some threaded rod at each stake. A couple of years later it was re-surveyed for a refinance, and the new survey document cited my rods as a reference, and sure enough the new stakes were right on top of the rods. It made me wonder if I could have effectively enlarged my yard by intentionally installing rods in the wrong places, i.e. would the surveyor have blindly believed them. well, you would be committing a civil fraud and possible a state crime. in most states it's illegal to create false survey markers.

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Posted by Chris Lewis - 2008/05/16 18:36

I had a lot surveyed some years back, and they just marked the corners with wooden stakes. So I drove in some threaded rod at each stake. A couple of years later it was re-surveyed for a refinance, and the new survey document cited my rods as a reference, and sure enough the new stakes were right on top of the rods. It made me wonder if I could have effectively enlarged my yard by intentionally installing rods in the wrong places, i.e. would the surveyor have blindly believed them. Until a neighbor notices a discrepancy and gets it resurveyed from scratch. Then you might be in deep do-do. Surveyors use what they can find unless they suspect fraud, or have been told to redo it from scratch. Indeed, I suspect that the surveyor knew that your posts weren't official (they don't use threaded rod), but unless they suspect fraud, they'll trust it. One of our lot lines is described as a very old fence. I could relocate the lot line just by moving the last trace of its existence - a very rusty broken piece of barbed wire - even the posts are gone. But believe me, they can reestablish the line without it.

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Posted by Roger Jennings - 2008/05/16 18:36

If you've seen any reviews on brands/models of lawn mowers please send me a summary. If not, but you have personal experiences, please pass along your recommendations. thanks rhj2...@ix.netcom.com

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Posted by John P. Curcio - 2008/05/16 18:36

Surveyors use what they can find unless they suspect fraud, or have been told to redo it from scratch. Indeed, I suspect that the surveyor knew that your posts weren't official (they don't use threaded rod), but unless they suspect fraud, they'll trust it. When I worked for a surveyor, we would use almost anything ferric as a property corner (within reason); threaded rod included. Mostly, though, we would use rebar, since it is cheap. Also, the surveyors never trust any marker they find. The field crew does is looks for any markers (iron pins or pipes, monuments, x-cuts, etc.) for a distance up and down the street from the property being surveyed. They locate all these points with their transit (or theodelite), and then create a map of the area. They then compare the findings with either maps of the area (kept by the county or town), or metes and bounds descriptions of the adjoining properties. It is like a big jigsaw puzzle, especially when a number of the located markers don't agree with the maps. It is not uncommon for people to move the markers, intentionally or not (i.e., during excavation, etc.). It always would make me laugh when two neighbors would argue over a 6 swath of land

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Posted by carl levin - 2008/05/16 18:36

From: rhj2...@ix.netcom.com (Roger Jennings) Subject: Lawn Mower Reviews Date: 6 Mar 1995 15:30:50 GMT If you've seen any reviews on brands/models of lawn mowers please send me a summary. If not, but you have personal experiences, please pass along your recommendations. I read the Consumer's Reports review on lawn mowers. I investigated myself and found that thier recommended model inferior to almost all the others in the report.(Can't understand those people and frankly, don't trust them.) So I bought a Snapper 3.5 horse and have been happy with it.

HOWEVER, if I had it to do over again there is a 6 horse, I can't recall the brand, that would suck the worms out of the earth. A real man's machine. Grunt, grunt. Go for the power, Rog. We know you'll dig it.

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Posted by Tim Foecke - 2008/05/16 18:36

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Posted by John P. Curcio - 2008/05/16 18:36

I took from this and the statement that this person worked for a surveyor that they were talking about the survey of the land and possession during a transaction like a house sale, not simply who mows. And the fact that they are arguing about it means that they both have a claim beyond yardwork. No, I meant the scenario where two neighbors are fighting over their common property line. In one particular case, I had to set a monument (3' concrete post with an iron pin through the center) three times, since the neighbor of the person we were hired by kept pulling out the iron pins (and eventually the first two monuments) we set. It was comical. Yes, most surveys are done when houses are sold, but there are a good amount of property lines disputes. Almost every one of them I had seen was over a trivial amount of land, and only about who mowed the lawn in that area. -JPC

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Posted by Mike Oswald - 2008/05/16 18:36

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Posted by William Lewis - 2008/05/16 18:36

Hmmm...no mention of John Deer...can't remember the model number I have but it is a 5hp mulching mower. I have been mulching for 6 years and the last two have been with the John Deer. I would think that a 5hp \$\$\$\$\$ = John Deer, sorry to say. When I bought my house about a 1.5 year ago, I had to buy a lawn tractor. I read the reviews, and

looked around alot. It was too early to find a used mower. The 2 John Deer Dealers that had the XT38 (model of the cheapest Lawn tractor) Both told me that the price of \$2k was to get you in the door, but the tractor wasn't anything special, not much more than a stripped down mower. Looking at it it didn't look any better than the cheap mowers. To go to a higher model meant big bucks, I don't think I saw anything under \$3-3.5k, and to get into the garden tractor line expect a minimum of \$6-7k plus implements. If I had the bucks and a bit more land I'd definately keep my eye out for a used JD garden tractor. I wanted something that would last and was willing to pay a bit more for something better than the run of the mill tractor that had stamped out parts, and levers that were made from ill fitting bent up round rod. What I found, was the Cub Cadet line. Very well made and very reasonable price. I bought the lowest of the line the 2130, my yard just wasn't big enough to go higher in the line. Very innovative design, front engine, shaft drive to transmission. The engine is enclosed in a cowling that keeps the clippings out of the cooling fins. The mower deck is easy to drop and remove, three latches and its out. The Standard transmission is advertised as being like a hydrostatic, and I'll have to admit, it comes awefully close. The 2135 model has the hydrostatic trans. At the time they didn't have the 2140/2145 models available, If they had I might have gone for one of those. slightly wider mower deck.
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