

FINDING ROW

Tips and tricks for determining the right of way.

The right of way (ROW) is the area owned and/or controlled by the City and typically includes the street surface, sidewalks, and grassy areas between pavement and property lines. The boundaries of the ROW will vary depending on the physical conditions at any given location.

Define the property lines.

Property surveys and property deeds may be used for an **exact assessment** of property lines.

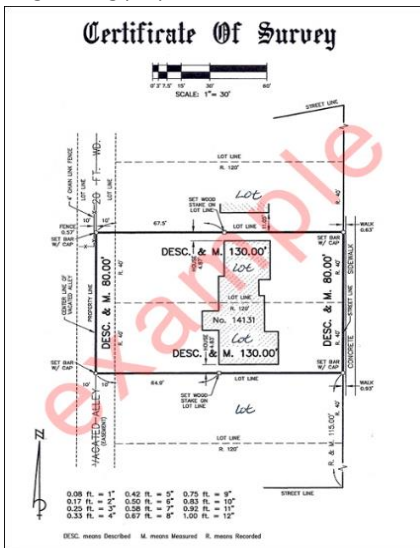
Monuments

Monuments are permanently placed survey markers that may vary in size, shape, and material. Monuments indicate property boundaries.



Property Survey

A property survey - typically provided during the purchase of a home - provides a visual rendering of property lines, surrounding landmarks, and measurements. Only professional surveyors can provide an official property survey. A current property survey is required for legal disputes with neighboring properties.



Property Deed

A property deed - typically provided during the purchase of a home - provides a verbal description of property lines, surrounding landmarks, and measurements. Only the county assessor's office can provide an official property deed.

CONDITIONAL DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

This conditional deed of sale entered into this 20th day of April 2012, in the City of Alaminos, Province of Pangasinan, by and between:

name, married to **name**, both of legal age, Filipino, and resident of #25 Zalamea St., DBP Village, Las Pinas City, Metro Manila, hereinafter referred to as **VENDOR**.

name, married to **name**, both of legal age, Filipino, and resident of Balasah, Tagudin, Mabini, Pangasinan, hereinafter referred to as **VENDEE**.

WITNESSETH

That, the **VENDOR** do hereby sell, convey, and transfer in a manner absolute and irrevocable unto said **VENDEE**, his heirs and assigns, for and in consideration of **ONE MILLION TWO HUNDRED EIGHTY TWO THOUSAND PESOS (P1,282,822.00)** Philippine Currency, the property, including improvements thereon, situated in Barangay, Tagudin, Mabini, Pangasinan, and more particularly described as follows:

TRANSFER CERTIFICATE OF TITLE NO. 14851

A parcel of land (Lot 1-B-9) of the subdivision plan (LRA) PSD-391780, approved as a non-subdivision project, being a portion of Lot 1-B-1 (LRC) PSD-297695, LRC Rec. No. Free Patent situated in the Barrio of Tagudin, Municipality of Mabini, Province of Pangasinan, Island of Luzon. Bounded on the NW and NE, points 1 to 5, by property of Jose Banting; on the NE, points 5 to 6, by property of Antonio Estrada; on the SE, points 6 to 1, by Lot 1-B-5; on the SW, points 1 to 2, by lot 1-B-9 (Alley); points 2 to 3, by lot 1-B-8; all of the subdivision plan.

Beginning at point marked "1" on plan, being N. 37 deg. 26'E., 1130.10 m. from BLIM No. 3, Mabini, Pangasinan;

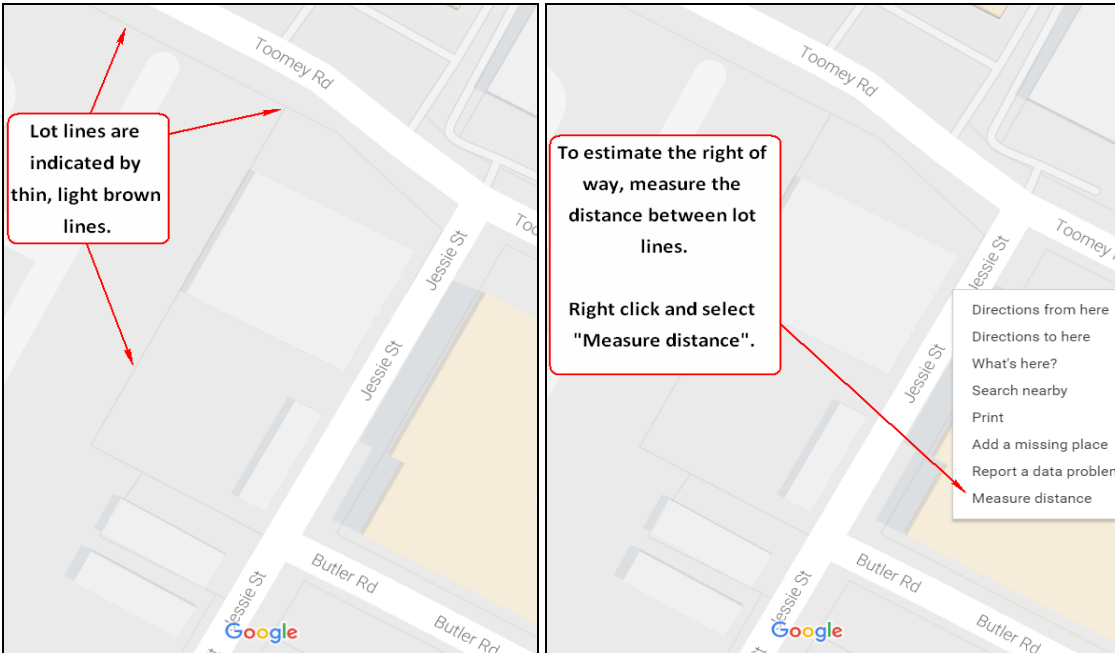
Thence N. 32 deg. 40' W., 6.00 m. to point 2;
Thence N. 32 deg. 39' W., 59.38 m. to point 3;
Thence N. 52 deg. 00' E., 133.21 m. to point 4;
Thence S. 29 deg. 04' E., 33.81 m. to point 5;
Thence S. 29 deg. 33' E., 32.94 m. to point 6;
Thence S. 52 deg. 00' W., 129.35 m. to the point of

Beginning containing an area of **EIGHT THOUSAND FIVE HUNDRED FORTY TWO (8,542) Square Meters**, more or less S.S.A.

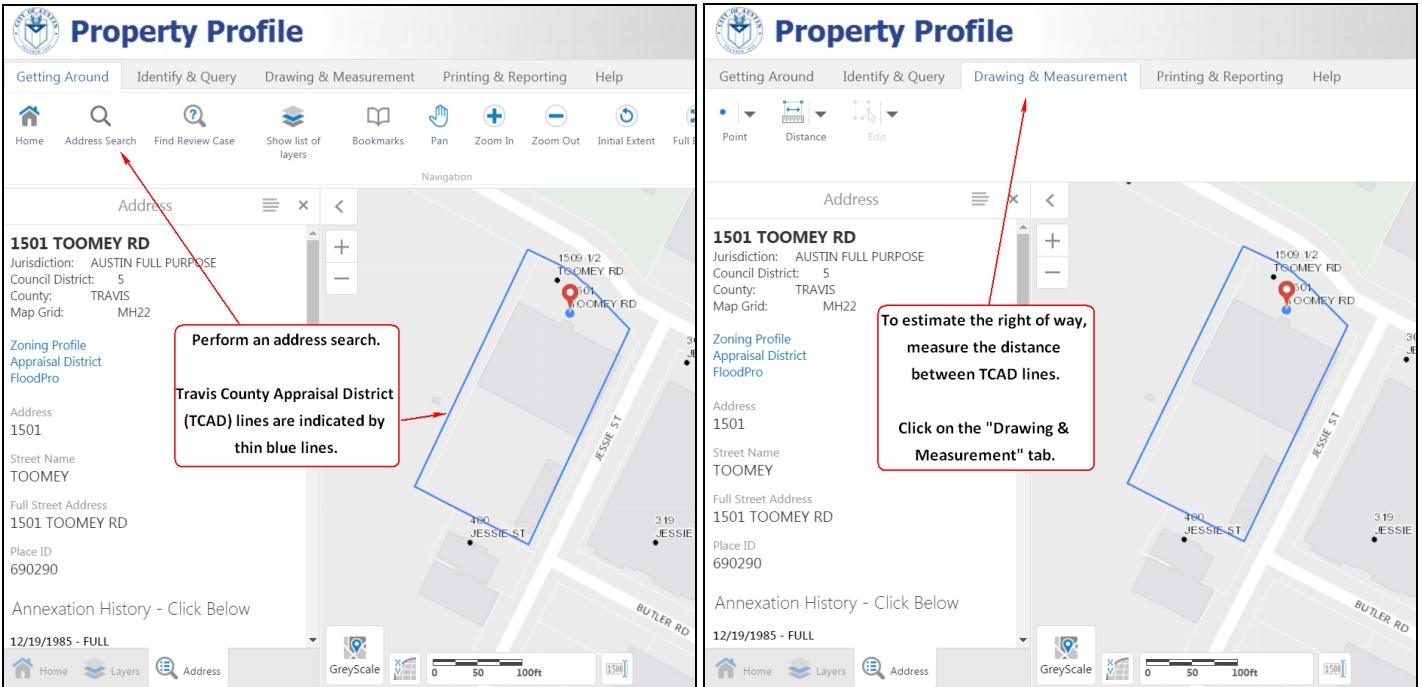
Estimate the property lines.

Various tools and methods may be used for an **approximation** of property lines.

Google Maps <https://www.google.com/maps>



COA GIS Property Profile <http://www.austintexas.gov/GIS/PropertyProfile/>



Driveway Indicators

Driveway expansion joints typically mark property lines. Alternatively, where concrete meets asphalt may also serve to mark property lines.



Temporary Survey Flags

Pink survey flags indicate a surveyor's initial assessment of property lines.



Curbs and Sidewalks

Measurements behind curb or sidewalk may provide a rough calculation of where property lines lie.



Utility Poles

Measurements behind utility poles may provide a rough calculation of where property lines lie.



Reference the City of Austin's Code of Ordinances.

City of Austin's Code of Ordinances defines and outlines the process for reservation, dedication, and maintenance of the right of way.

Title 14 , chapters 1, 4, 6, 8, 9, 11 – Use of Streets and Public Property	Title 15 , chapters 4, 5, 7, 8, 10 – Utility Regulations
Title 30 , chapters 1, 3, 4 – Austin/Travis County Subdivision Regulations	Title 10, chapter 5 – Miscellaneous Public Health Regulations
Title 6, chapter 3 – Trees and Vegetation	Title 25, chapter 6 – Transportation