The identification and marking of government property is an important part of project management. Boundary marking serves as a guide for Corps personnel and informs users that they are on government land.

Several different sign types are provided for this purpose. These include witness posts, boundary lines, easement lines, and identification of wildlife management areas.

There are two graphic formats, a large and a small format, for all property markers. Both formats have a primary legend identifier using the Helvetica Bold typeface, and a secondary legend that includes a local district address which is shown in the Helvetica Regular typeface. A positive version of the Corps Signature appears on every marker.

The shoreline management permit may be issued to land owners whose property abuts a water project. This marker is displayed on page 12-4.

Hiking trails which cross government lands should be clearly identified. See page 7-58 for identification with trail shield, and Section 8 for use of the hiking trail symbol to mark these routes.

Sign Panel Size: Small panel sizes are recommended for most marking situations. These signs are rarely read from a great distance and as a small panel they are less susceptible to damage from vandalism. Markers that are larger than those specified in this manual should be placed only as required on a site-by-site basis. Generally, as long as the white panel can be seen from the desired viewing distance, the sign is appropriately sized.

Materials: Two basic types of property markers are specified:

1. An individual polyethylene panel with screen printed (epoxy) legend. Polyethylene is recommended because it is a low cost marker that has a long life span in harsh exterior environments, is less susceptible to deterioration from ultraviolet rays, and does not become brittle under extreme low temperature conditions. The flexible panel can easily be mounted on a wooden post or on a structure. Specifications for mounting on a wooden post are not included in this section.

2. An integrated post and panel marker, consisting of a flexible post and a screen printed, reflective marker. The post, composed of glass fiber, marble, and thermosetting polymers, will not rust or become brittle from cold or ultraviolet exposure. It has a sign graphic that is factory-applied to the property marker post. Although white is the preferred color; red, yellow, orange, or brown flexible posts may be used. Refer to Appendix B for material and assembly specifications.

The small format property marker is shown below. Examples of other legends are shown on the following pages.

A review of recommended sign materials is provided on page 10-1. Placement guidelines are shown on page 10-8. All property markers have black legends and are placed on white panels.

Three different types of posts are specified, each with a different size graphic. These include a wide flexible stake and a narrow rigid fiberglass stake, both with a factory applied graphic; and a polyethylene panel that can be applied to existing posts. The size of the graphic will differ depending on the type of post used.

1) Rigid fiberglass stake with a 2.5" x 3.66" graphic on a 2.625" wide upright (single face only).

2) Flexible fiberglass stake with a 3" x 4.4" graphic on a 4" wide upright (single or double face).

3) Polyethylene panels with a 3.75" x 5.5" graphic are for mounting on existing posts or structures.

Artwork for each panel is provided in Appendix F. The address and telephone number should not contain more than five lines of type as shown, with no line having more than 28 characters (including word space). The typography is 12 pt. Helvetica Regular with 12 pt. leading.

Boundary Line

Please Do Not Disturb
For Information Contact:

U.S. Army Corps of Engineers
Portland District
P.O. Box 2870
Portland, Oregon 97208
(000) 000-0000

US Army Corps of Engineers

Grid A

Limited Development Area

Please Do Not Disturb
For Information Contact:

U.S. Army Corps of Engineers
Portland District
P.O. Box 2870
Portland, Oregon 97208
(000) 000-0000

US Army Corps of Engineers

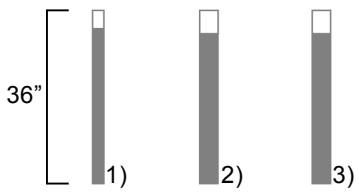
Grid B: For primary legend lengths that are too long for the Grid A format.

Sign Type	Legend Size (A)	Panel Size	Post Size	Specification Code	Mounting Height	Color Bkg/Lgd
BLM-00	-	none	2.625"x.125"	FSM-7	36"	WH/BK
BLM-00	-	none	4"x.125"	FSM-7	36"	WH/BK
BLM-00	-	3.75"x5.5"	4"x4"	FSM-7	36"	WH/BK

1) Narrow flexible post with screen printed, reflective vinyl marker

2) Wide flexible post with screen printed, reflective marker

3) Wooden post with screen printed, polyethelene panel



Shown below are approved small format property marker signs.

Grid A

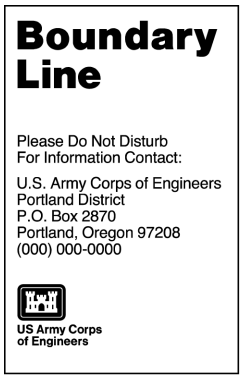
Boundary Line: Boundary line signs are used to delineate the government fee property line at Corps projects.

Witness Posts: These survey markers are used to identify the location of government witness posts. Witness posts are used as a reference point from which surveyors may triangulate to locate a government fee property corner, easement corner, or other surveying marker on government land.

Property Boundary: Same as Witness Post.

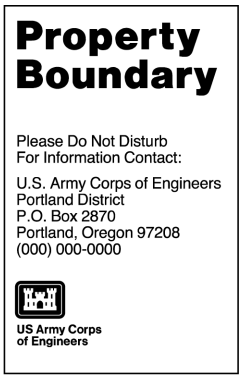
Survey Marker: Used as alternate to Witness Post per local convention.

Easement Line: These signs are used to delineate flowage easements at Corps projects, as well as other government easements on land that is not government fee property.



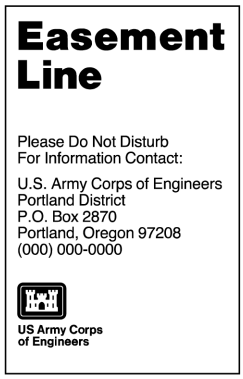
BLM-07

BLM-08



BLM-09

BLM-010

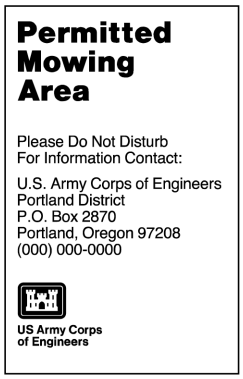


BLM-011

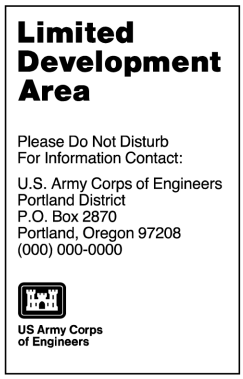
Grid B

Permitted Mowing Area: Delineates an area within government land in which mowing is permitted.

Limited Development Area: These signs serve as guides for Corps personnel.



BLM-12



BLM-13

Large Format Property Markers

Shown below is the alternate “book spine” type boundary marker with the legend shown on a vertical baseline. It is specified for use where the legend must be readable from a distance greater than a few feet from the marker. Using these grids can extend the distance at which the sign can be read up to 75 feet.

This sign may be used as a double or single face sign. All property markers have black legends and are placed on white panels.

This graphic is only to be used with the wide flexible stake with the ribbed edges. Do not use this graphic with the narrow rigid stake or on polyethylene panels.

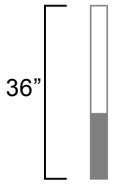
Flexible fiberglass stake with 3” x 22” graphic on a 4” wide upright (single or double face).

The contact address and telephone number should not contain more than five lines of type as shown, with no line having more than 28 characters (including word space). The typography is 14 pt. Helvetica Regular with 14 pt. leading.

Grid D

Grid E: For primary legends which are too long for the Grid D format.

Sign Type	Legend Size (A)	Panel Size	Post Size	Specification Code	Mounting Height	Color Bkg/Lgd
BLM-00	-	none	4”x.125”	FSM-7	36”	WH/BK

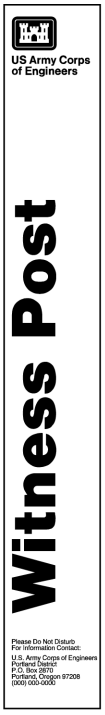


Shown below are approved large format property marker signs, as they appear on posts.

Grid D

BLM-14

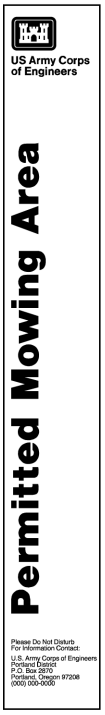
BLM-15



BLM-16

BLM-17

Grid E



BLM-18

BLM-19

BLM-20

Wildlife Management Area Markers

Shown below are three versions of the Wildlife Management Area identification markers. They are used primarily for information purposes and may be used to delineate a property line.

The selection of the appropriate subhead legend will depend on local requirements.

The signs are generally placed around wildlife management areas, along access roads and fire trails, or in other locations where special respect for wildlife is requested.

This sign follows the same color and graphic format as the property markers shown on page 10-2.

Three different types of posts are specified, each with a different size graphic. These include a wide flexible stake and a narrow rigid fiberglass stake, both with a factory applied graphic, and a polyethylene panel that can be applied to existing posts. The size of the graphic will differ depending on the type of post used.

1) Rigid fiberglass stake with a 2.5" x 3.66" graphic on a 2.625" wide upright (single face only).

2) Flexible fiberglass stake with a 3" x 4.4" graphic on a 4" wide upright (single or double face).

3) Polyethylene panels with a 3.75" x 5.9" graphic are for mounting on existing posts or structures.

Insert contact address and telephone number. The address and telephone number should not contain more than five lines of type as shown, with no line having more than 28 characters (including word space). The typography is 12 pt. Helvetica Regular with 12 pt. leading.

Grid C: For panels with a subhead

BLM-21

BLM-22

BLM-23

Sign Type	Legend Size (A)	Panel Size	Post Size	Specification Code	Mounting Height	Color Bkg/Lgd
BLM-00	-	none	2.625"x.125"	FSM-7	36"	WH/BK
BLM-00	-	none	4"x.125"	FSM-7	36"	WH/BK
BLM-00	-	3.75"x5.9"	4"x4"	SCP-7	36"	WH/BK

Shown below is the alternate "book spine" type Wildlife Management Area identification marker. It is specified for use where the legend must be readable from a distance greater than a few feet from the marker. Using these grids can extend the distance at which the sign can be read up to 75 feet.

This sign may be used as a double or single face sign. The signs are always white with black legends.

Grid F: For panels with a subhead.

This graphic is only to be used with the wide flexible stake with the ribbed edges. Do not use this graphic with the narrow rigid stake or on a polyethylene panel.

Flexible fiberglass stake, with 3" x 22", graphic on a 4" wide upright (single or double face).

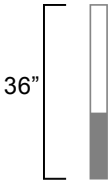
The contact address and telephone number should not contain more than five lines of type as shown, with no line having more than 28 characters (including word space). The typography is 14 pt. Helvetica Regular with 14 pt. leading.

BLM-24

BLM-25

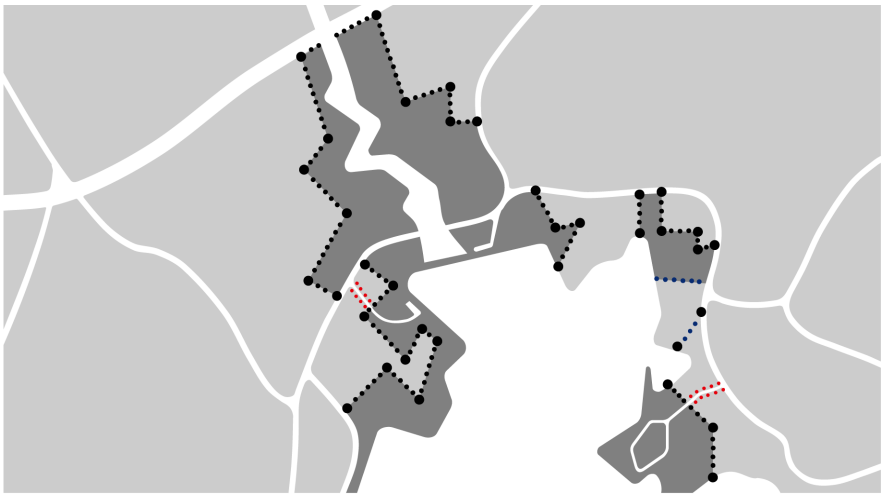
BLM-26

Sign Type	Legend Size (A)	Panel Size	Post Size	Specification Code	Mounting Height	Color Bkg/Lgd
BLM-00	-	none	4"x.125"	FSM-07	36"	WH/BK



The procedure for boundary marking will vary depending on site conditions and local Corps policy. It is however important to be scrupulous in the placement of boundary line markers so they are as close as possible to the boundary. A viewer reading a boundary line marker will be under the assumption that it is placed on the boundary and therefore placement is crucial. The sign should always face away from the project land being marked.

Both aesthetics and frequency of placement are factors that need to be taken into consideration when marking boundary lines. Accessibility of the boundary, usage of adjoining land, presence or absence of line fencing or other physical or natural features should be evaluated to determine specific boundary marking requirements. Refer to ER 1130-2-540, 2-2, g., Boundary Surveys and Marking, for additional information.



● ● Boundary line signs should be placed as close to the actual government boundary line as possible and will be placed only on government property and not on adjoining private property. These signs should be placed (where terrain, vegetation, and common sense permit) so that at least two of them can be clearly viewed by an individual approaching the government property line from any point on adjacent private property. These signs will be used to identify the limits of government fee acquisition on all Corps projects. The actual extent of boundary line marking will be agreed upon between the district and project Sign Program Managers and the project manager. In areas that are adjacent to a private housing development or private dwelling, it may be appropriate to place the sign on both sides of the upright.

● Witness posts, property boundary markers and survey markers are placed as a reference point from which surveyors may triangulate to locate a government fee property corner, easement corner or other surveying marker on government fee property. These signs may be used where they are deemed appropriate and necessary.

● ● Easement line signs should be placed as close to the actual easement line as possible and will be placed only on easement property and not on adjoining private properly. These signs should be placed (where terrain, vegetation, and common sense permit) so that at least two of them can be clearly viewed by an individual approaching the easement line from any point on adjacent private property. These signs may be used where they are deemed appropriate and necessary.

● ● Wildlife management area signs should be placed using the same guidance mentioned under boundary line signs. Where permission has been granted by the property owner, these signs may also be placed to show the limits of wildlife management areas on land that is not held in fee by the Corps.