

# WCAA Maps, Lot Splits, Deeds and Street Numbering



# TIMELINES

## TIMELINE :

FISCAL YEAR VS. GRANDLIST YEAR

FISCAL YEAR 2022 (July 1, 2021 - June 30, 2022) IS KNOWN AS  
GRANDLIST YEAR 2020 (January 1, 2020 - December 31, 2020)

## RECORDED INFORMATION:

EVERYTHING PRIOR TO JANUARY 1, 2021, FOR FISCAL YEAR 2022.



Hand Drafted & Updated

# MAPS - DIGITAL

## WHAT DO YOU INCLUDE ON YOUR MAPS?

- IAAO States “To be most useful, a map must accomplish three basic functions: location, identification, and inventory”\*\*
- LOCATION
  - Can be either relative (relationship between objects) or absolute (a mathematical reference - Map/Lot, etc.)
  - All Parcels
  - Natural & Artificial Features
  - Enables user to determine the relationship of parcels to each other as well as their relationship to specific features
  - Ability to determine the relative location of a parcel for valuation purposes
  - Proximity to valuation factors
  - A grid system
  - x/y coordinate location system

# MAPS - DIGITAL

## WHAT DO YOU INCLUDE ON YOUR MAPS?

- IAAO States “To be most useful, a map must accomplish three basic functions: location, *identification*, and inventory”
- **IDENTIFICATION**
  - The function of identifying all important items of data on the map
  - Identify features by either symbols or labels
  - Typical symbols might include cemeteries, churches, fences, bodies of water, schools, wooded areas, and power lines
  - Typical Labels might be roads, cities, subdivisions, parcels, zoning areas, etc.

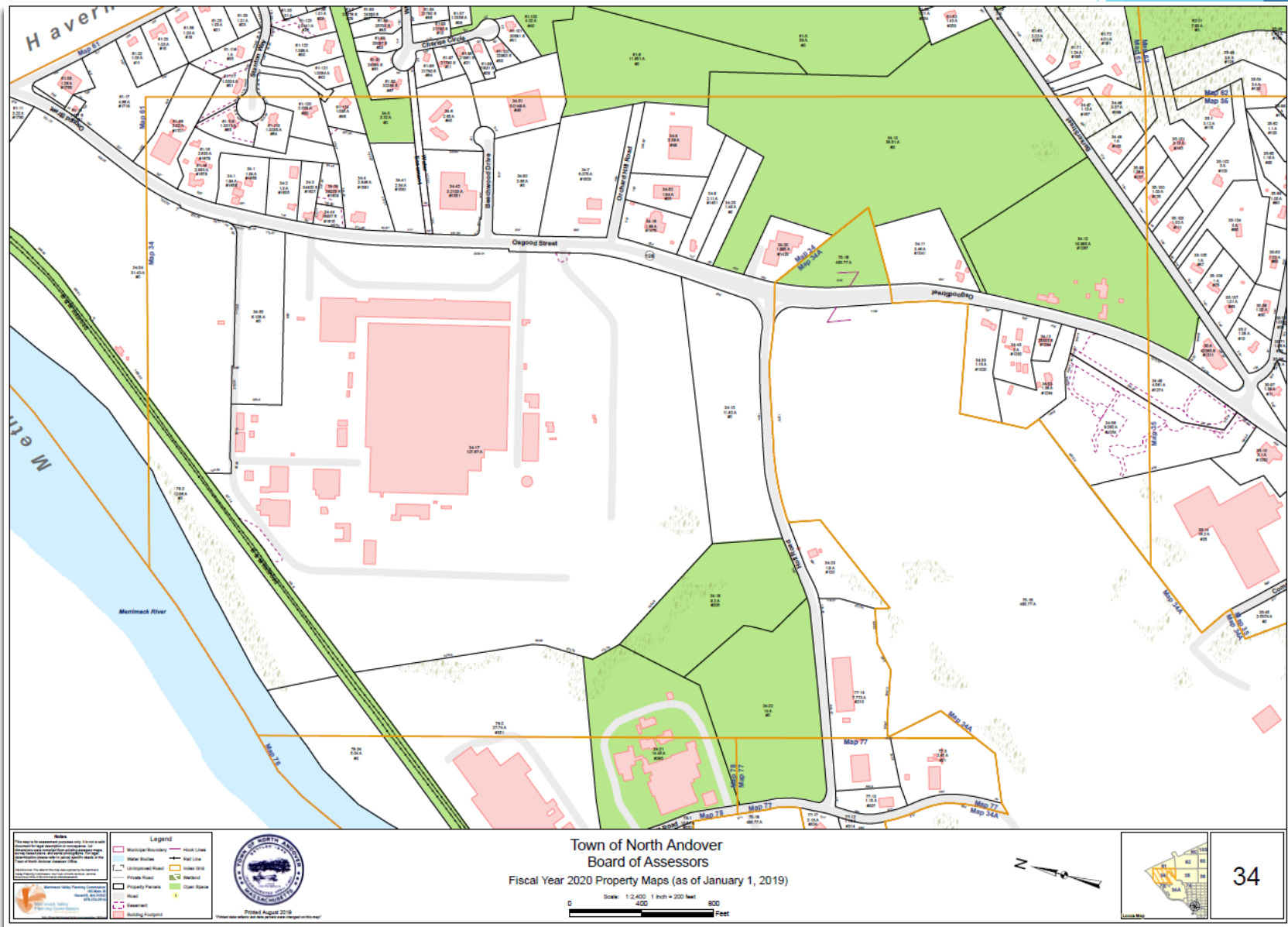
# MAPS - DIGITAL

## WHAT DO YOU INCLUDE ON YOUR MAPS?

- IAAO States “To be most useful, a map must accomplish three basic functions: location, identification, and *inventory*”
- **INVENTORY**
  - Assessment maps must inventory or include as many features as possible that can aid in the assessment process.
  - Mapping of parcels requires that all pertinent features, such as roads and streams, be shown.
  - Must account for all owners of property
  - Each parcel must be measured and inventoried for size to determine the amount of area contained within its boundaries



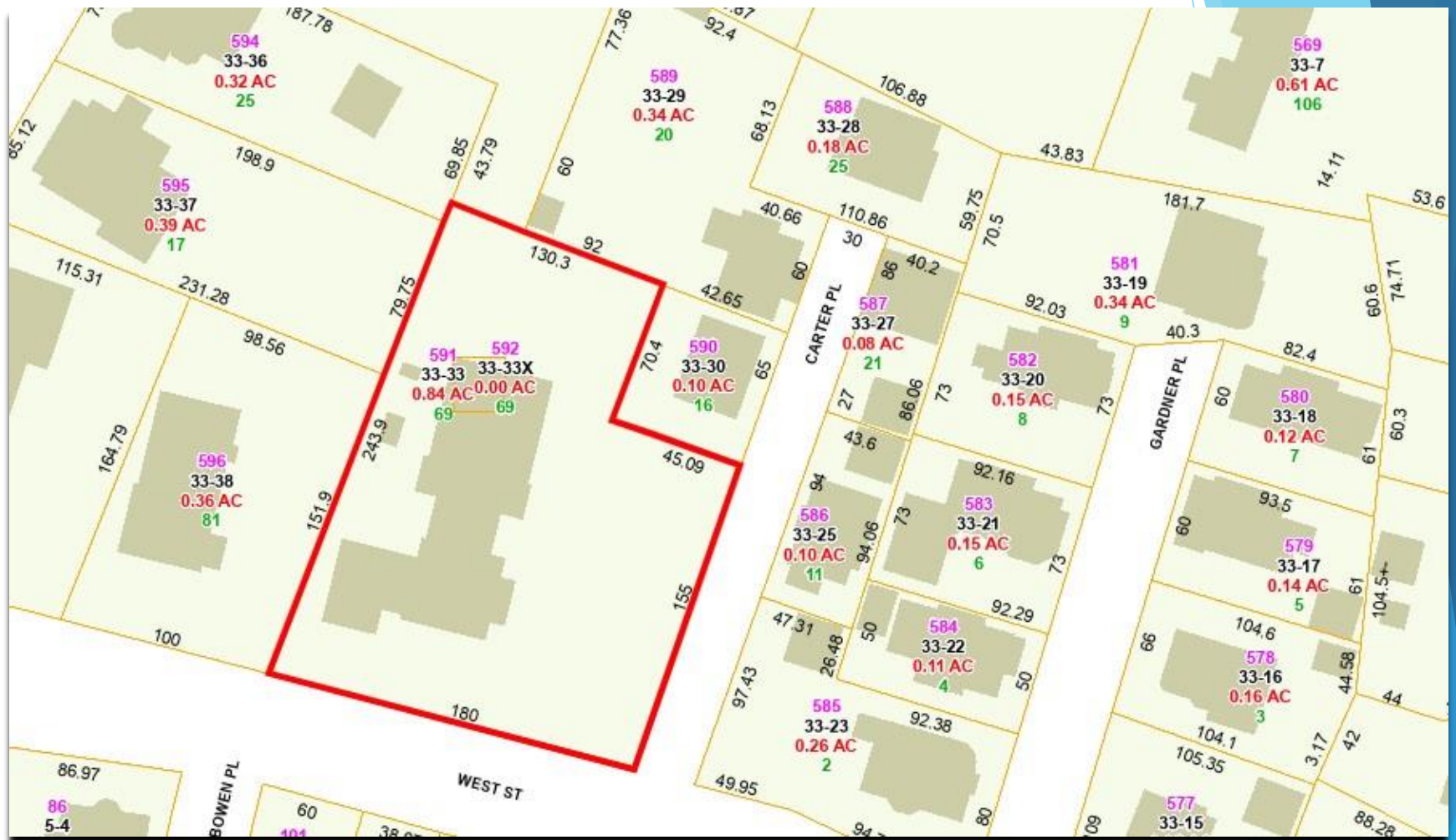
# MAPS - DIGITAL



## NORTH ANDOVER

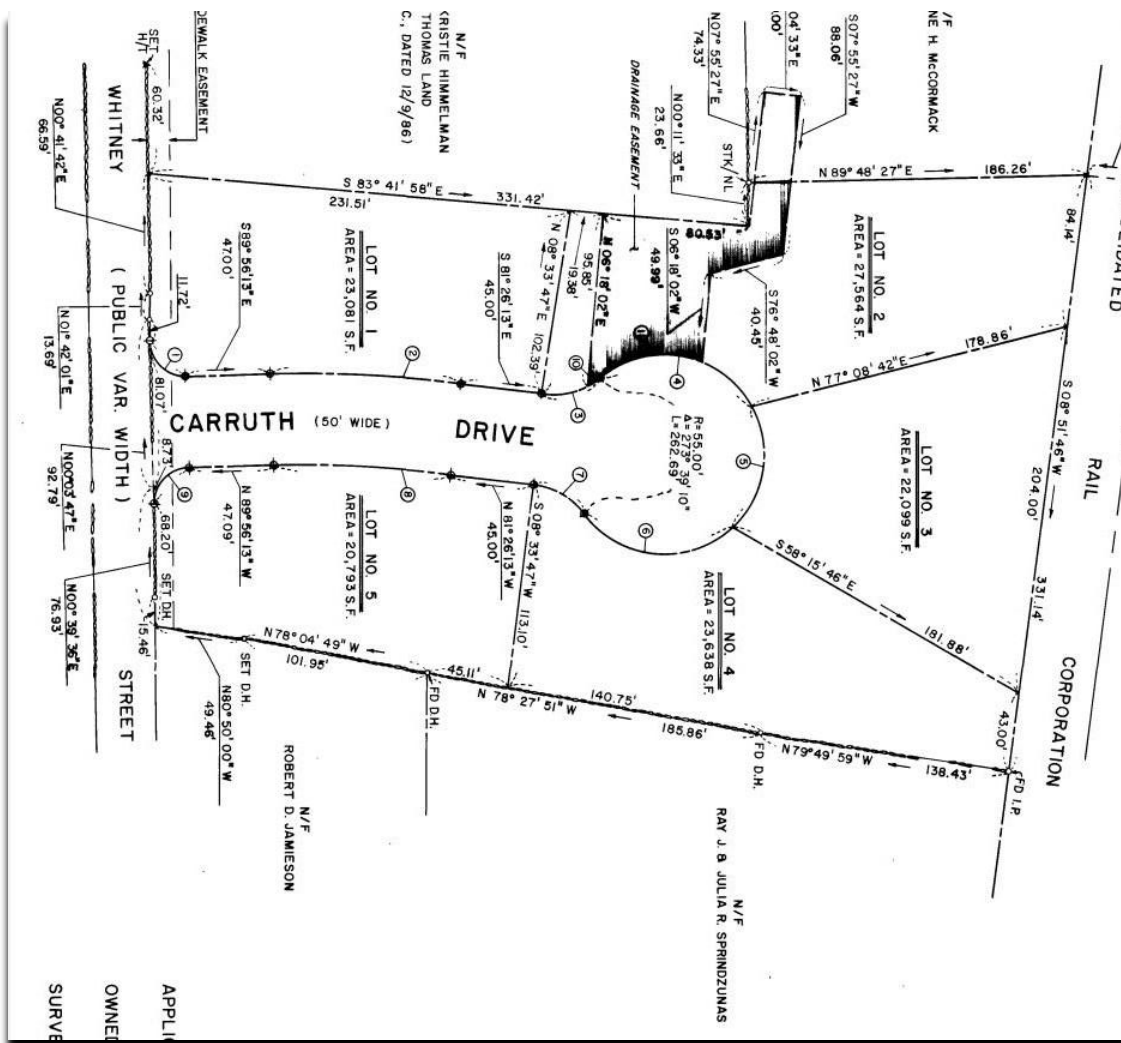


# MAPS - DIGITAL



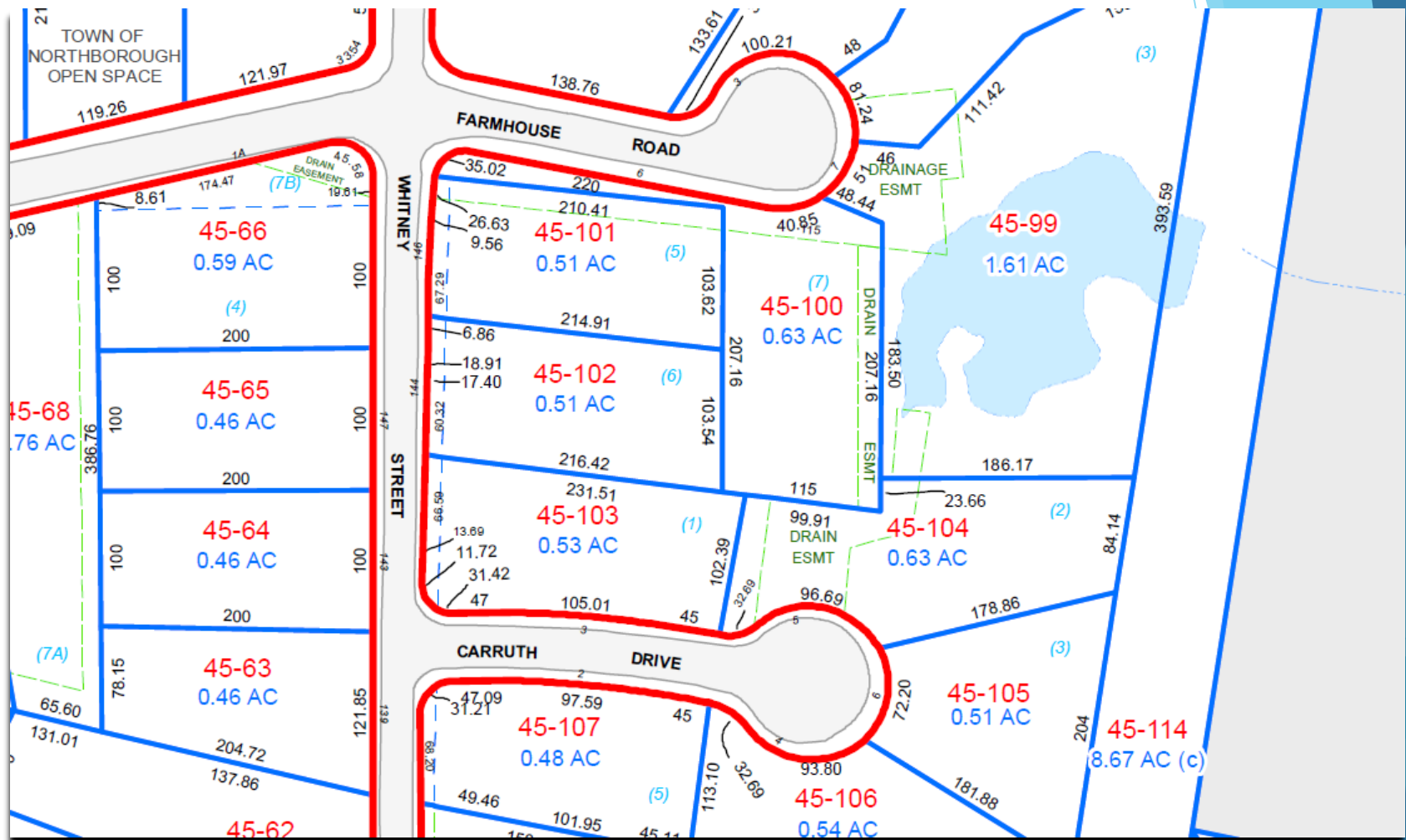
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# UPDATING MAPS - PLANS



NORTHBOROUGH

# UPDATED DIGITAL MAP



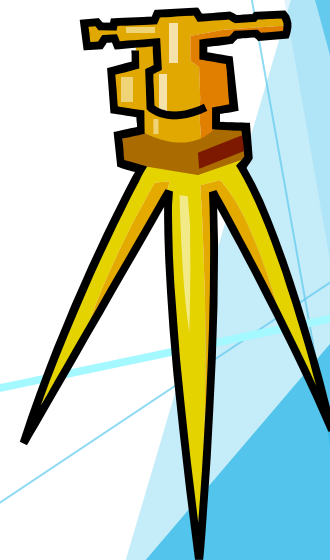
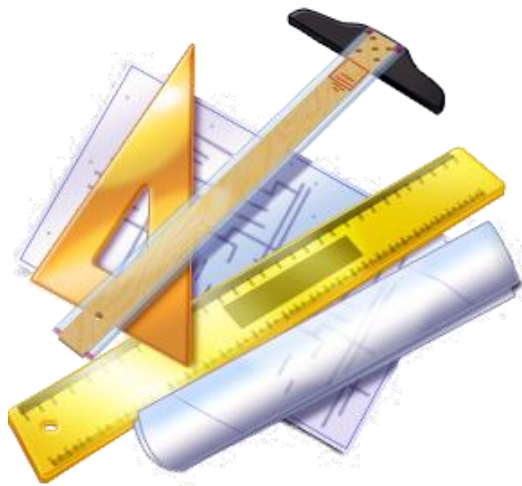
NORTHBOROUGH

# LOT SPLITS

FY 2022 - RECORDINGS PRIOR TO JANUARY 1, 2021  
(Date of Assessment)

- When the plan was signed by the planning board -or-  
When the plan was recorded with the Registry of Deeds?
- Submit plans and changes to GIS vendor by July 1, 2021  
or around that time.
- Condominiums should be Master Deed recording.
- What about a Property survey not creating new lines of ownership  
but clearly identifies boundaries and distances better?

# DEED SKETCHING & UPDATING

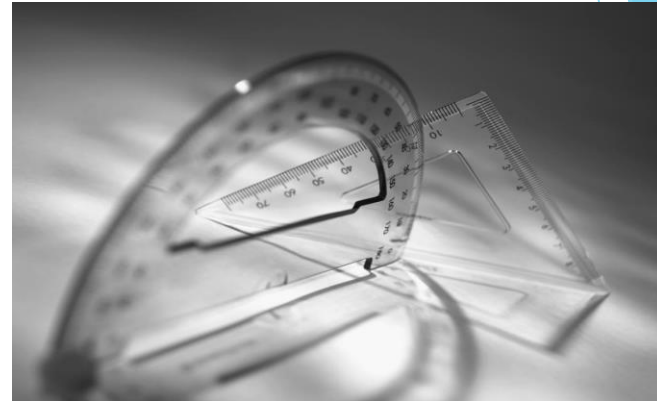




# SURVEY TERMINOLOGY

## ► BEARING

- N 50 ° 25' 10" E
  - 1 ° = 1 Degree
  - 1' = 1 Minute
  - 1" = 1 Second

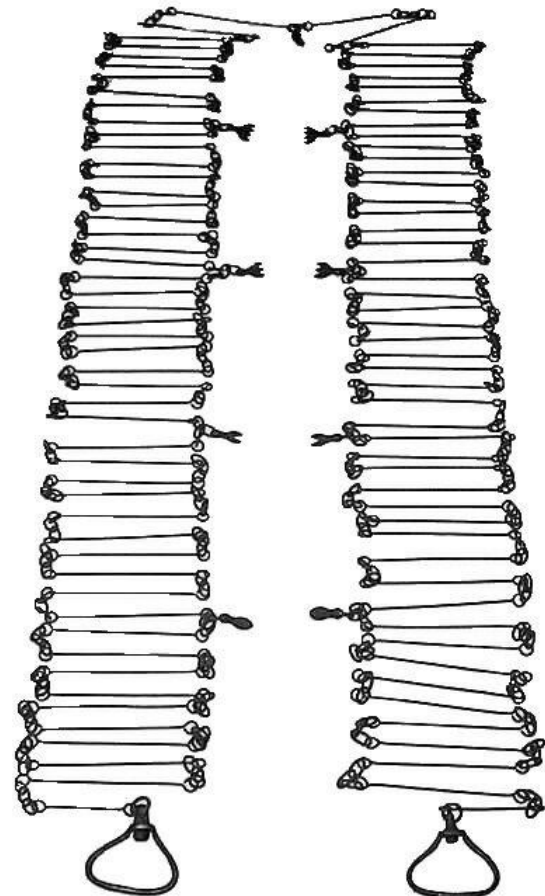


- Angular Measurement
- 360 Degrees in a circle
- 60 Minutes = 1 °
- 60 Seconds = 1'

# SURVEY TERMINOLOGY

## ▶ RODS & LINKS

- 1 Rod = 16.5 Feet
- 1 Link = 0.66 Feet
- An early form of measurement introduced in 1620 by Edmund Gunter and commonly seen through the 1800's
- Gunter's Chain is 100 links with each link being 0.66' long for a total Of 66 feet. (25 links = 1 Rod = 16.5')



# SURVEY TERMINOLOGY

## ▶ ROAD WIDTHS

### ▶ OLD WIDTHS

- 2 Rods = 33'
- 3 Rods = 49.5'
- 4 Rods = 66' (Railroads)

### ▶ NEW WIDTHS

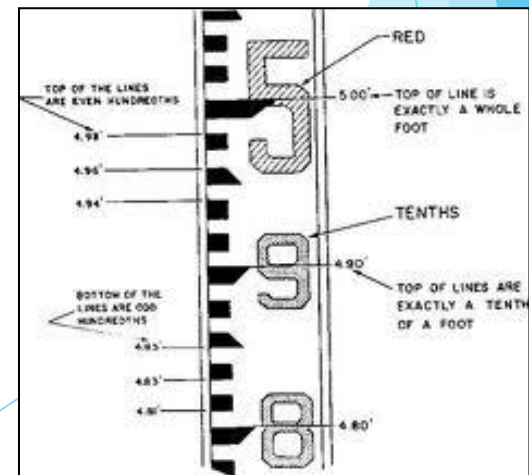
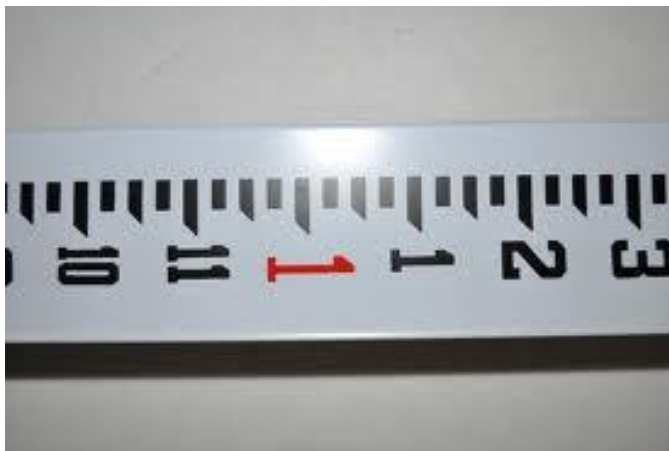
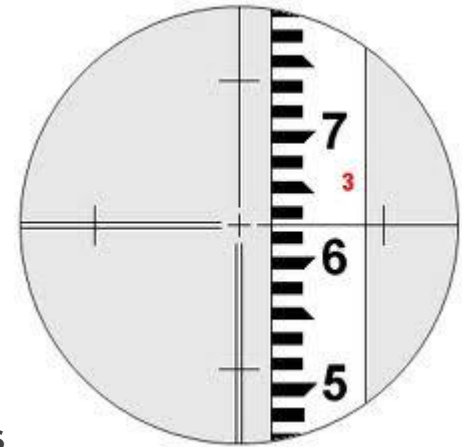
- 40'
- 50'



# SURVEY TERMINOLOGY

## ▶ OTHER UNITS OF MEASUREMENTS

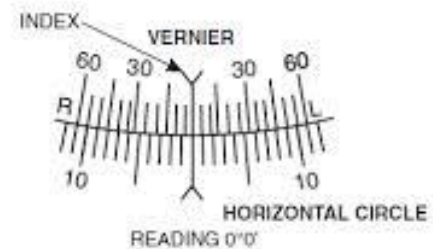
- 1 Acre = 43,560 Square Feet
- 1 Mile = 5,280 Feet
- Survey Foot = 1'
  - ▶ 1' is divided into 10 equal parts called tenth's
  - ▶ 1' is divided into 100 equal parts called hundredth's



# TOOLS OF THE TRADE



## TRANSITS, LEVELS & THEODOLITES





# TOOLS OF THE TRADE

## MEASURING WITH A TAPE & PLUMB BOBS



## MEASURING WITH AN ELECTRONIC DISTANCE METER & PRISM



# MONUMENTS USED



**RE-RODS**

**IRON PIPES &**



# MONUMENTS USED

## DRILL HOLES &



## BOUNDS



# MONUMENTS USED

## CONCRETE NAILS &



## RAILROAD SPIKES



# DEED DESCRIPTION TYPES

- ▶ Deed written from a plan that references said plan
- ▶ Deed with no written description that references a certain parcel or lot on a plan
- ▶ Deed with no plan reference, which you need to sketch or calculate a picture
- ▶ Deed written in old measurement terms such as rods & links
- ▶ Deed with a bounding description with or without distances
- ▶ Deed with no description. You will need to perform research



# DEED RESEARCH

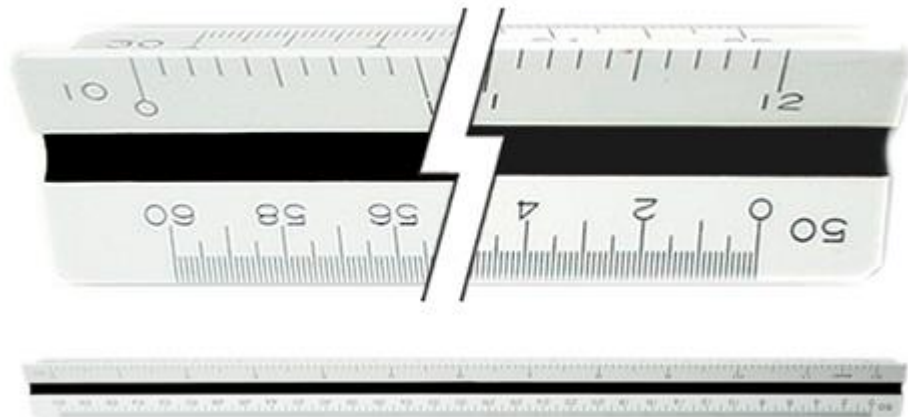
- ▶ Deeds with no descriptions
  - ▶ Look for a book and page number that references the preceding deed of ownership
  - ▶ Sometimes it is necessary to repeat this step several times to find a deed with a description
  - ▶ Another reason to trace back a deed would be to find errors



***OOPS!***

# DRAFTING TOOLS

## ENGINEER'S SCALE:

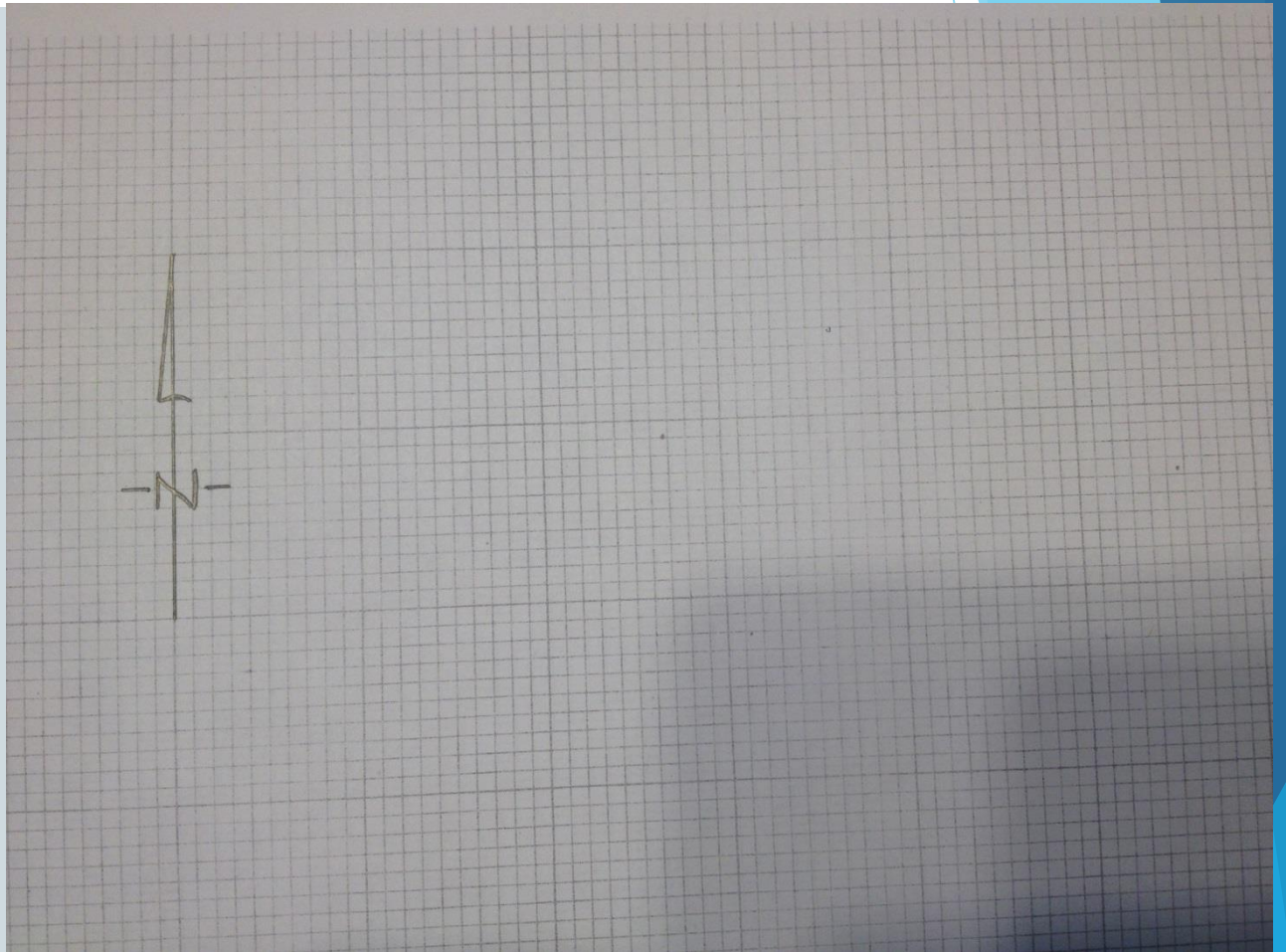


# LETS SKETCH

WE ARE GOING TO SKETCH DEED BOOK 43866,  
PAGE 202 RECORDED WITH THE WORCESTER COUNTY  
REGISTRY OF DEEDS.....

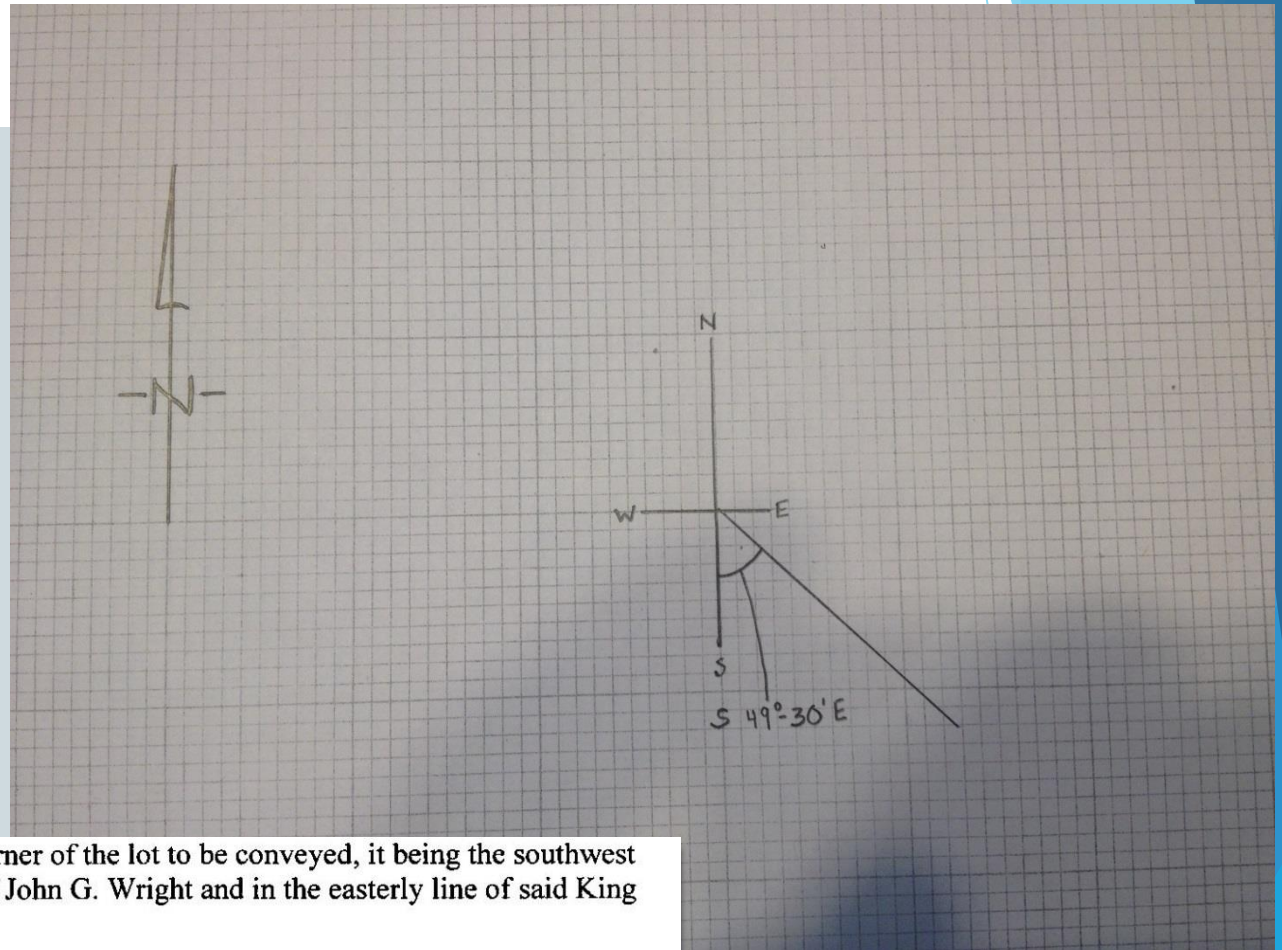
# LETS SKETCH

ALWAYS  
POINT  
NORTH  
TOWARD  
THE TOP  
OF YOUR  
PAGE



# LETS SKETCH

MEASURE  
YOUR  
ANGLE  
ACCORDING  
TO NORTH



BEGINNING at the northwest corner of the lot to be conveyed, it being the southwest corner of land now or formerly of John G. Wright and in the easterly line of said King Court;

THENCE South 49 degrees 30 feet East by said Wright land 174.5 feet, more or less, to the center line of a stone wall at land now or formerly of Raymond H. Olson;



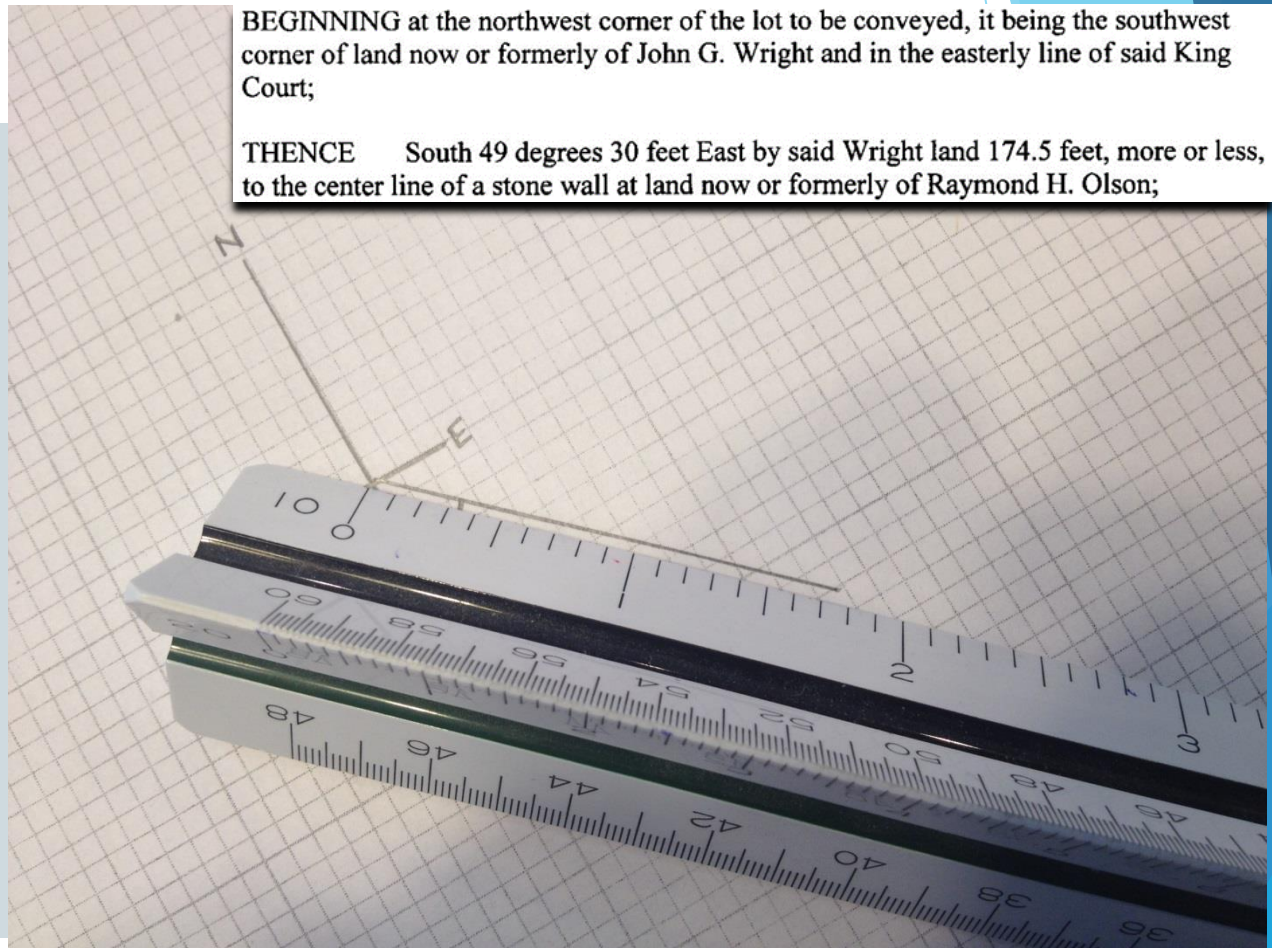
# LETS SKETCH

MEASURE  
YOUR  
DISTANCE  
WITH THE  
ENGINEER'S  
SCALE

1"=100'

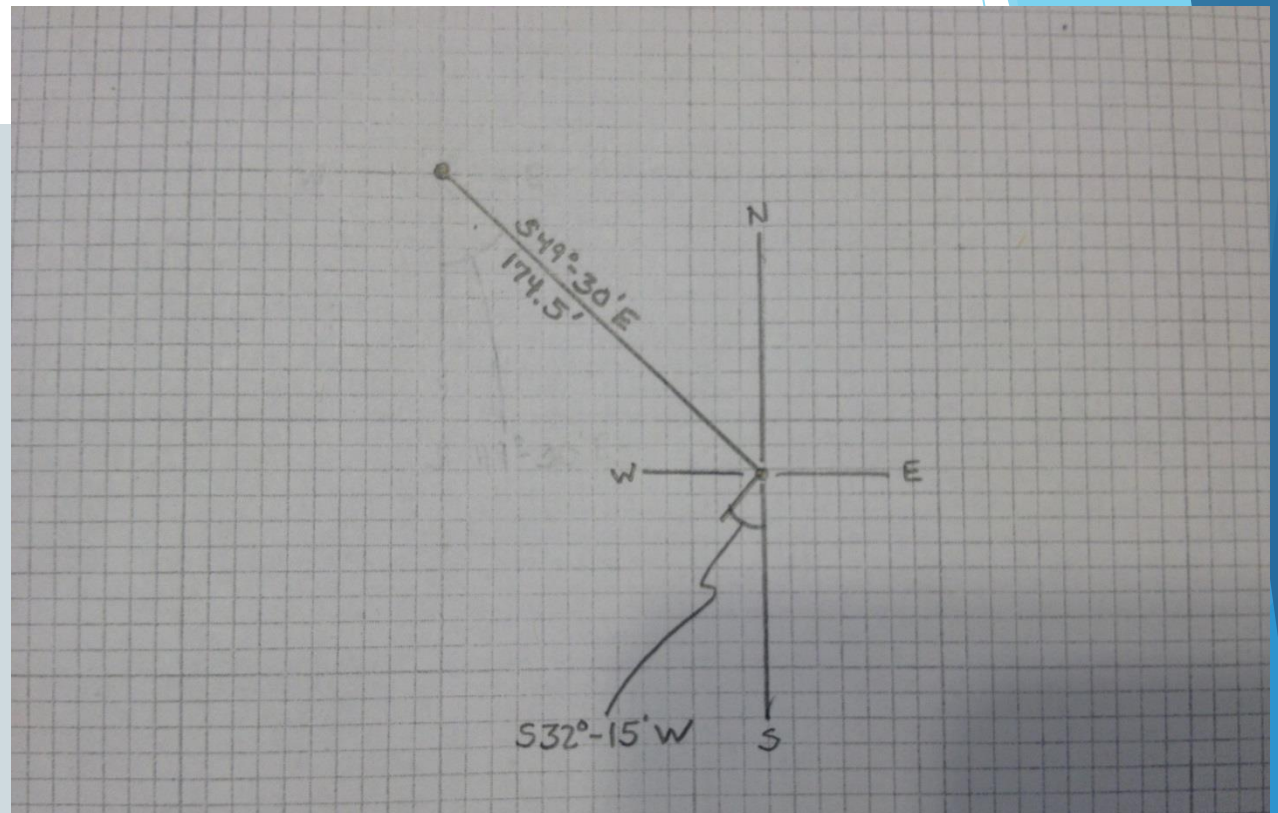
BEGINNING at the northwest corner of the lot to be conveyed, it being the southwest corner of land now or formerly of John G. Wright and in the easterly line of said King Court;

THENCE South 49 degrees 30 feet East by said Wright land 174.5 feet, more or less, to the center line of a stone wall at land now or formerly of Raymond H. Olson;



# LETS SKETCH

MOVE  
YOUR  
COMPASS  
AND  
MEASURE  
YOUR NEXT  
ANGLE

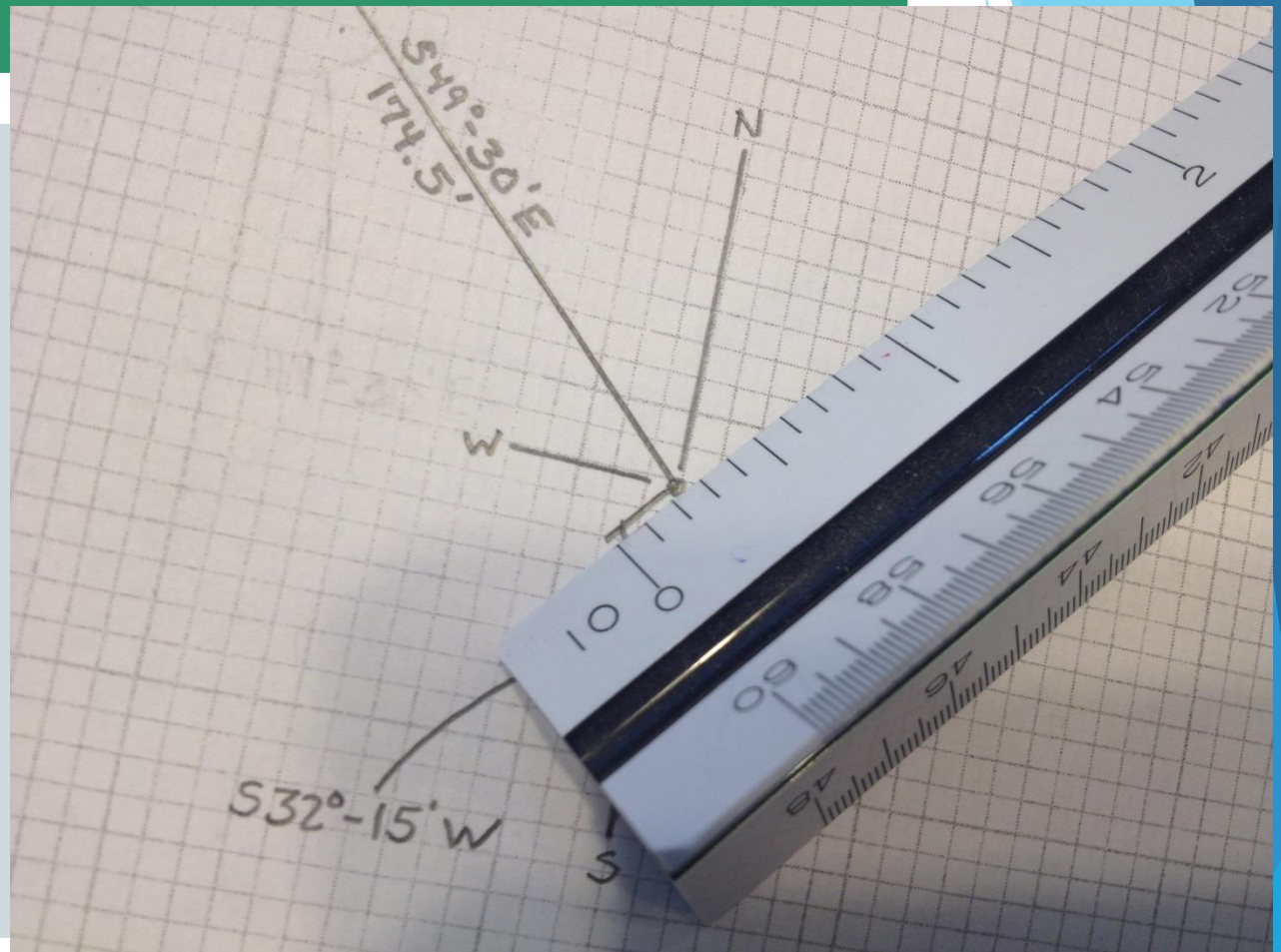


THENCE South 32 degrees 15 feet West in the center line of said wall by land of said Olson 23 ½ feet to land now or formerly of Harold E. King et ux;

# LETS SKETCH

MEASURE  
YOUR NEXT  
DISTANCE  
WITH THE  
ENGINEER'S  
SCALE

1"=100'

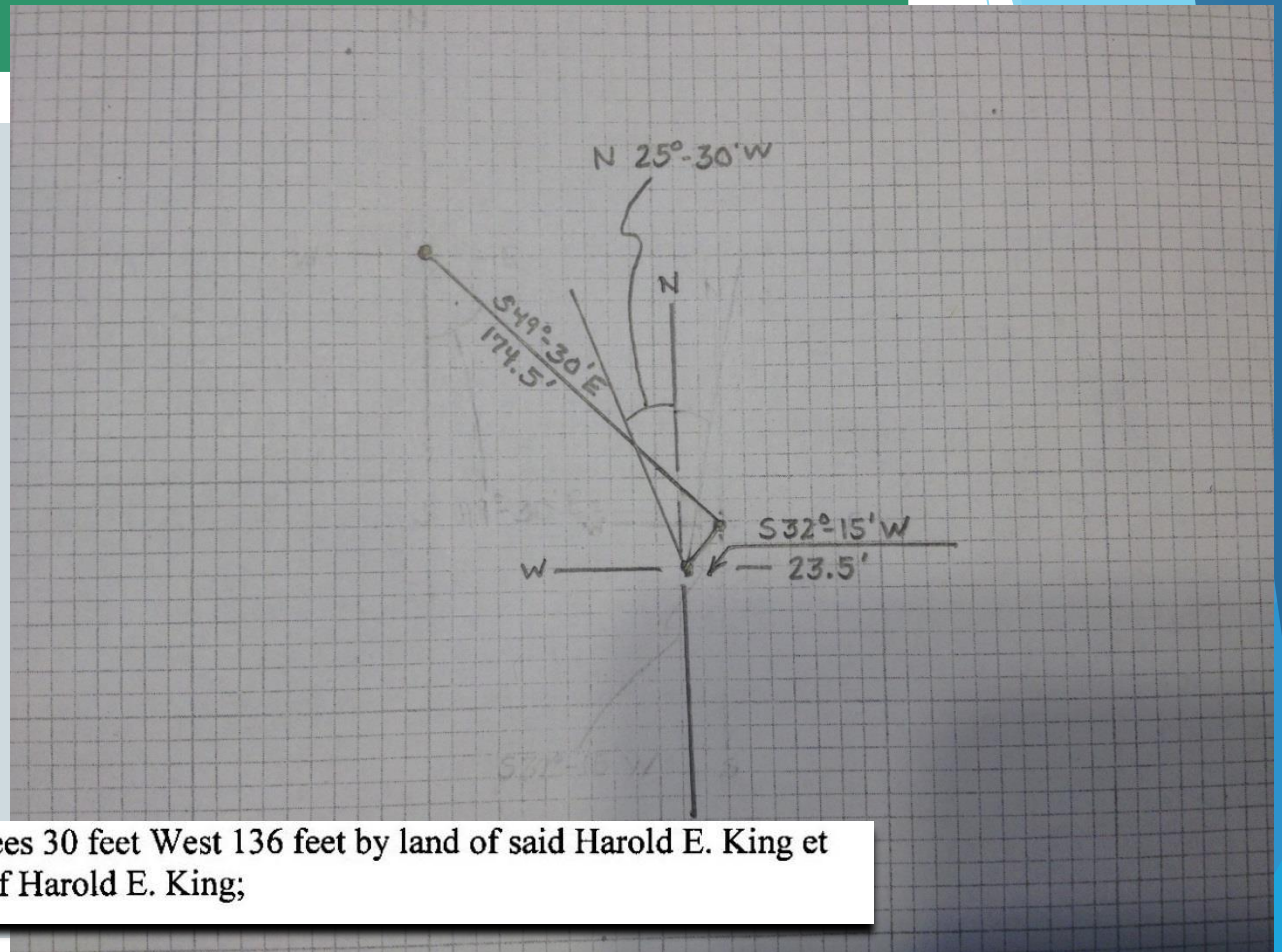


THENCE South 32 degrees 15 feet West in the center line of said wall by land of said Olson 23 ½ feet to land now or formerly of Harold E. King et ux;



# LETS SKETCH

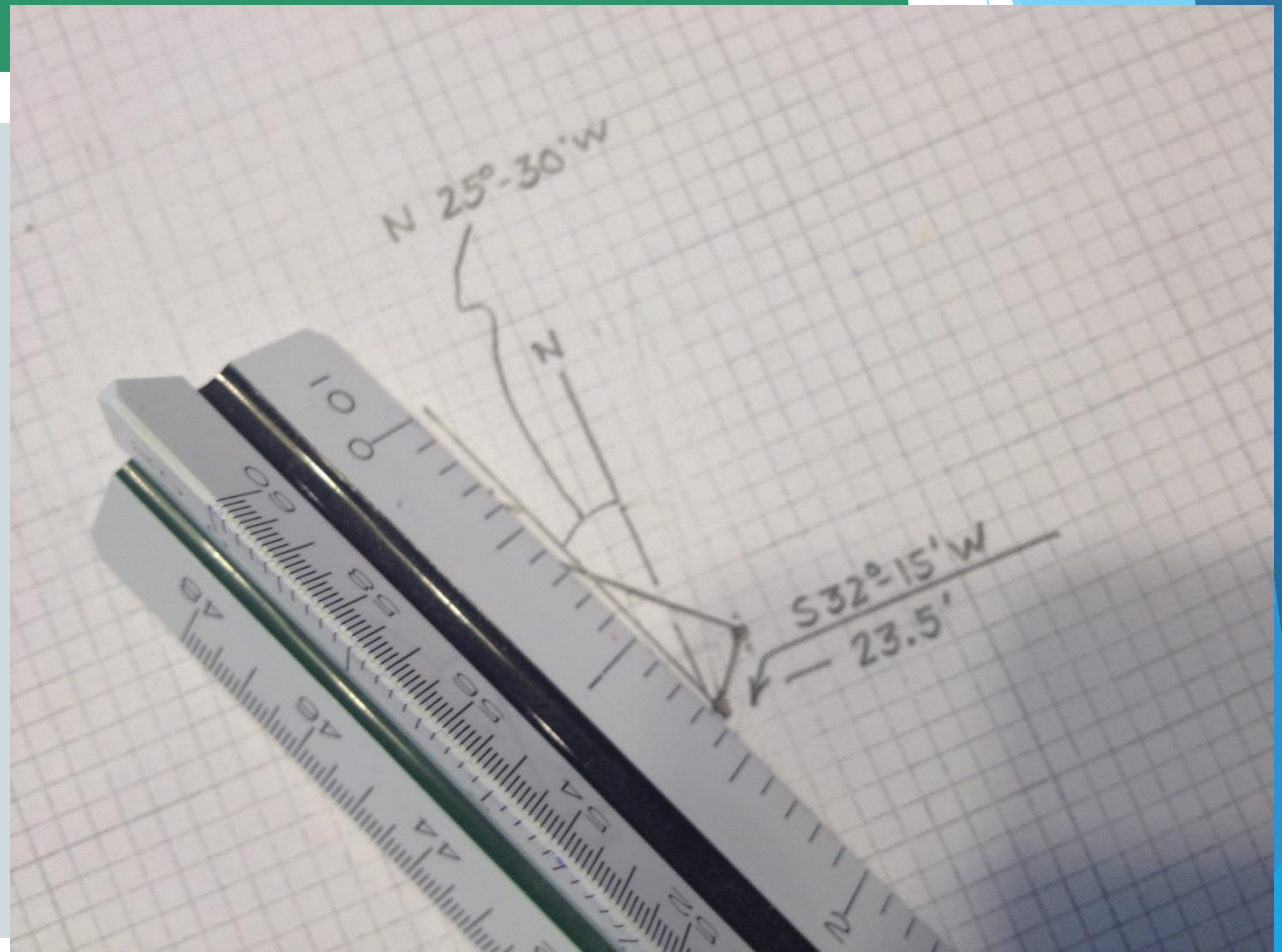
MOVE  
YOUR  
COMPASS  
AND  
MEASURE  
YOUR NEXT  
ANGLE



THENCE North 25 degrees 30 feet West 136 feet by land of said Harold E. King et ux to land now or formerly of Harold E. King;

# LETS SKETCH

MEASURE  
YOUR NEXT  
DISTANCE  
WITH THE  
ENGINEER'S  
SCALE  
 $1'' = 100'$

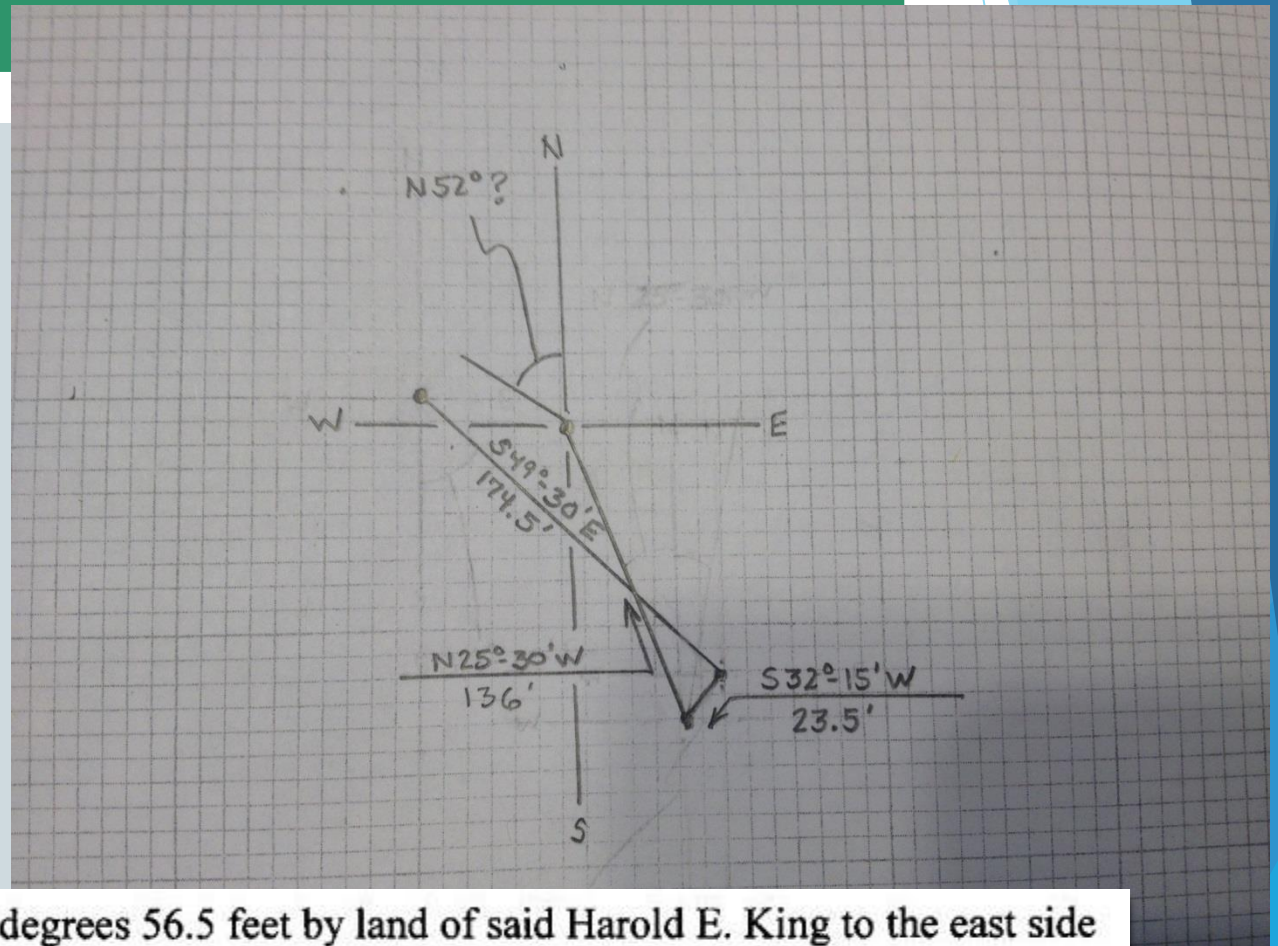


THENCE North 25 degrees 30 feet West 136 feet by land of said Harold E. King et ux to land now or formerly of Harold E. King;



# LETS SKETCH

MOVE  
YOUR  
COMPASS  
AND  
MEASURE  
YOUR NEXT  
ANGLE

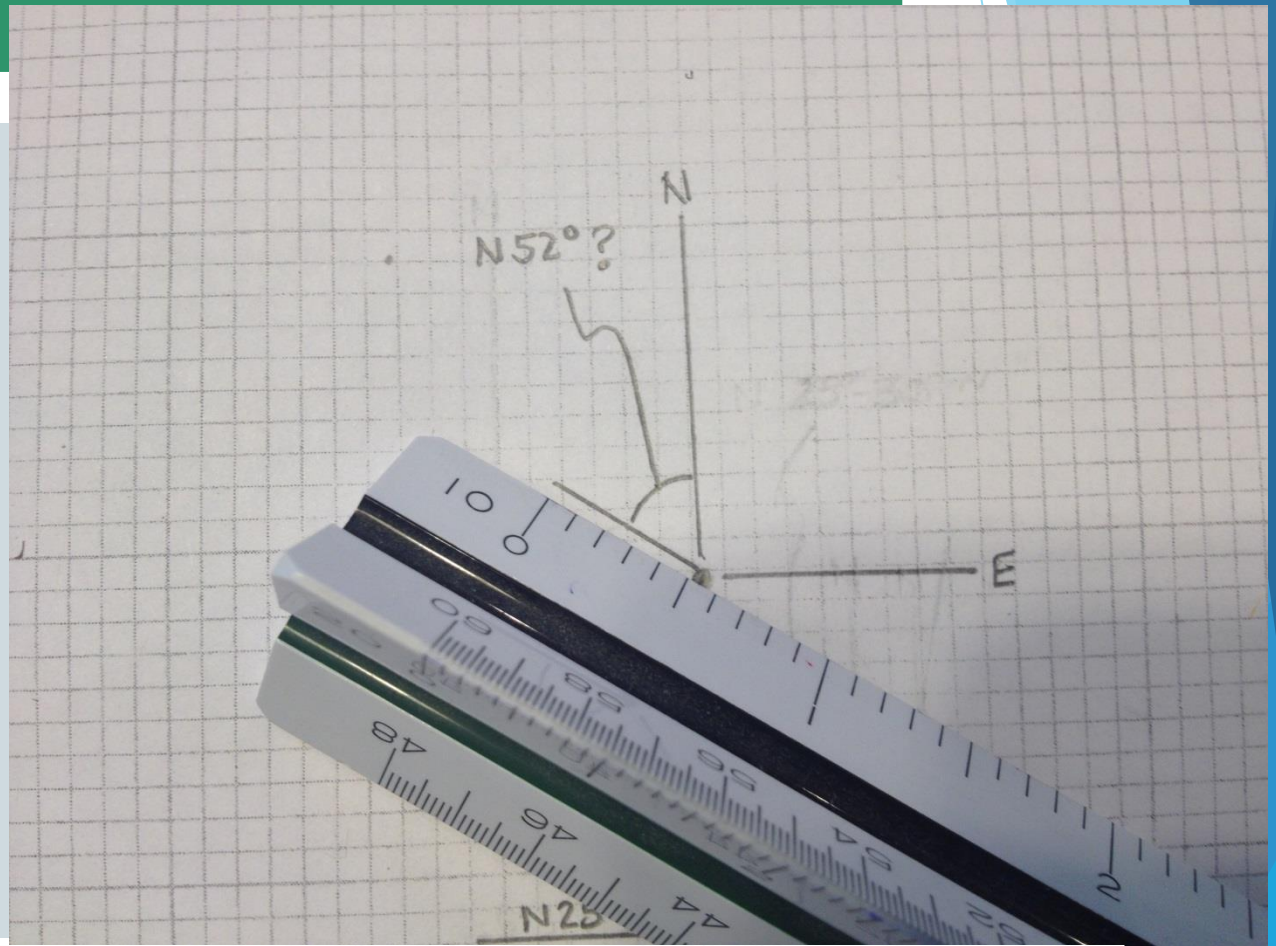


THENCE North 52 degrees 56.5 feet by land of said Harold E. King to the east side of King Court;

# LETS SKETCH

MEASURE  
YOUR NEXT  
DISTANCE  
WITH THE  
ENGINEER'S  
SCALE

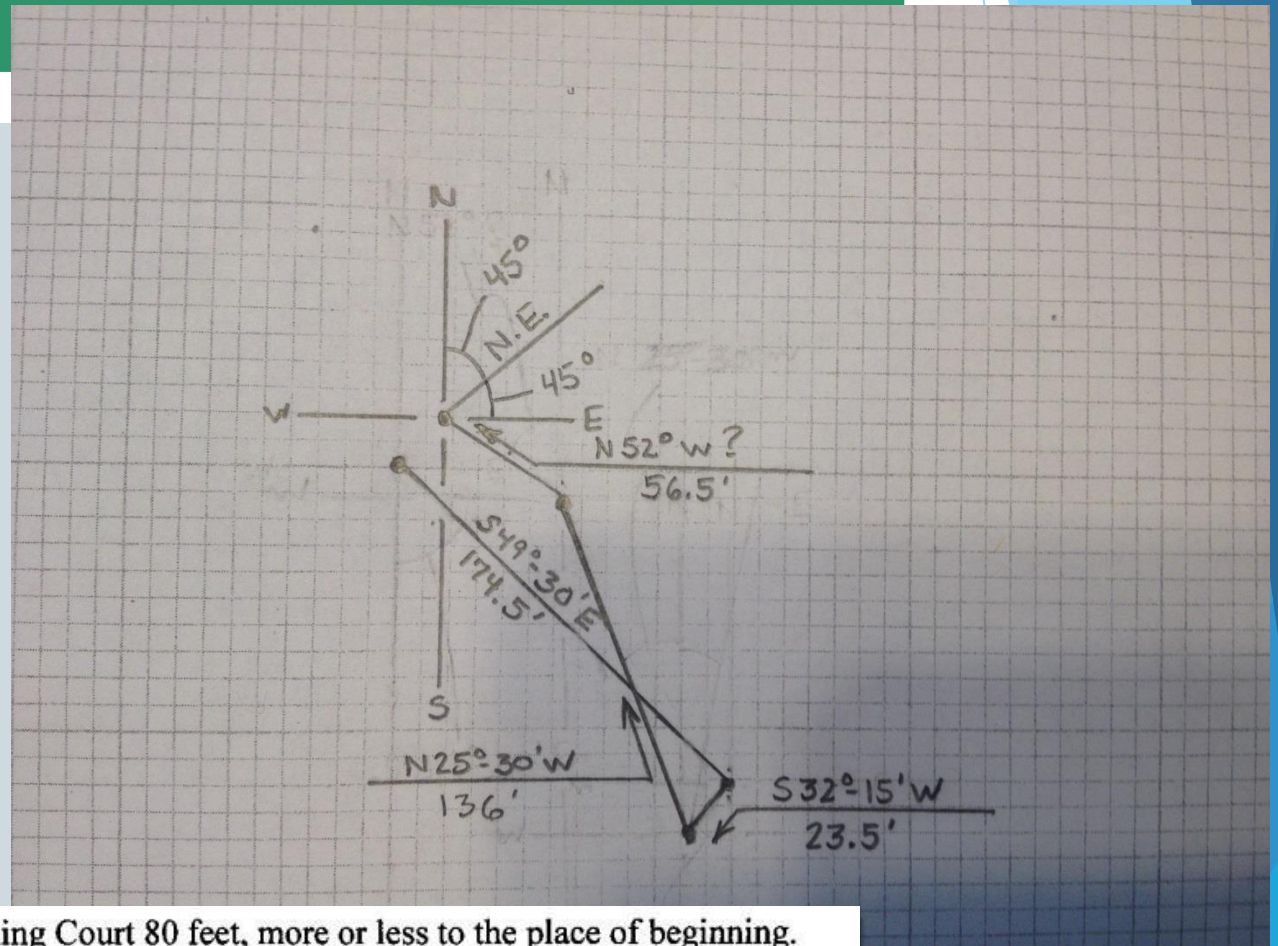
1"=100'



THENCE North 52 degrees 56.5 feet by land of said Harold E. King to the east side of King Court;

# LETS SKETCH

MOVE  
YOUR  
COMPASS  
AND  
MEASURE  
YOUR NEXT  
ANGLE



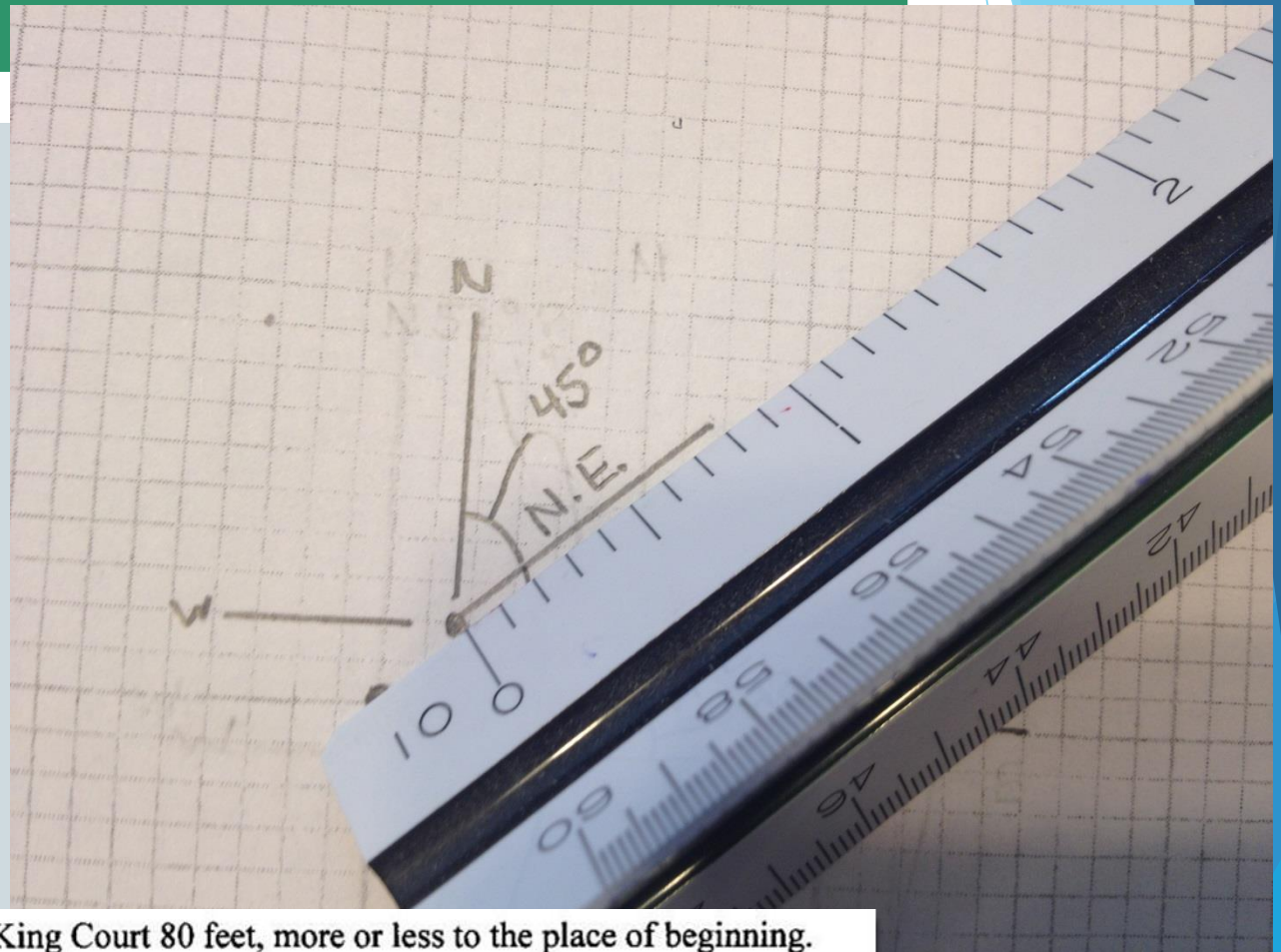
THENCE Northeast by King Court 80 feet, more or less to the place of beginning.

CONTAINING about 10,625 square feet.



# LETS SKETCH

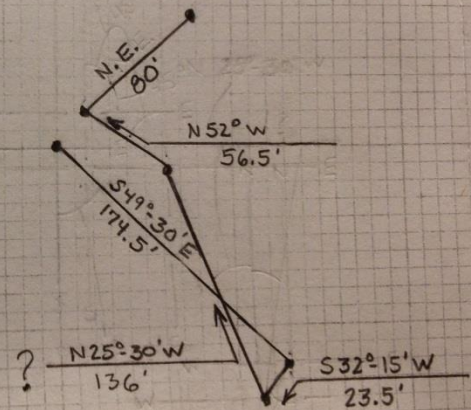
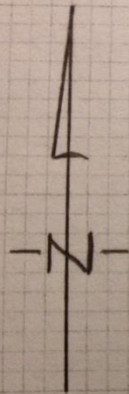
MEASURE  
YOUR NEXT  
DISTANCE  
WITH THE  
ENGINEER'S  
SCALE  
 $1"=100'$



THENCE Northeast by King Court 80 feet, more or less to the place of beginning.  
CONTAINING about 10,625 square feet.

# LETS SKETCH

WHAT'S  
WRONG  
WITH THIS  
PICTURE?





# DEED RESEARCH

- Another reason to trace back a deed would be to find errors (Remember?)



# DEED RESEARCH

Look at the deed that is referenced in our deed. (Is the description the same?)

Being the same premises known as **25 King Court, Worcester County, Leicester, MA 01524**. For title reference see deed registered at the Worcester County Registry of Deeds at Book 42102 page124.

Look at the deed that is referenced two deeds back. (The description is different?) Confirmatory Quitclaim Deed was recorded on this property in Book 34959, Page 356

Note: Our deed notes a 25 °angle instead of a 75 °angle?

OUR DEED:

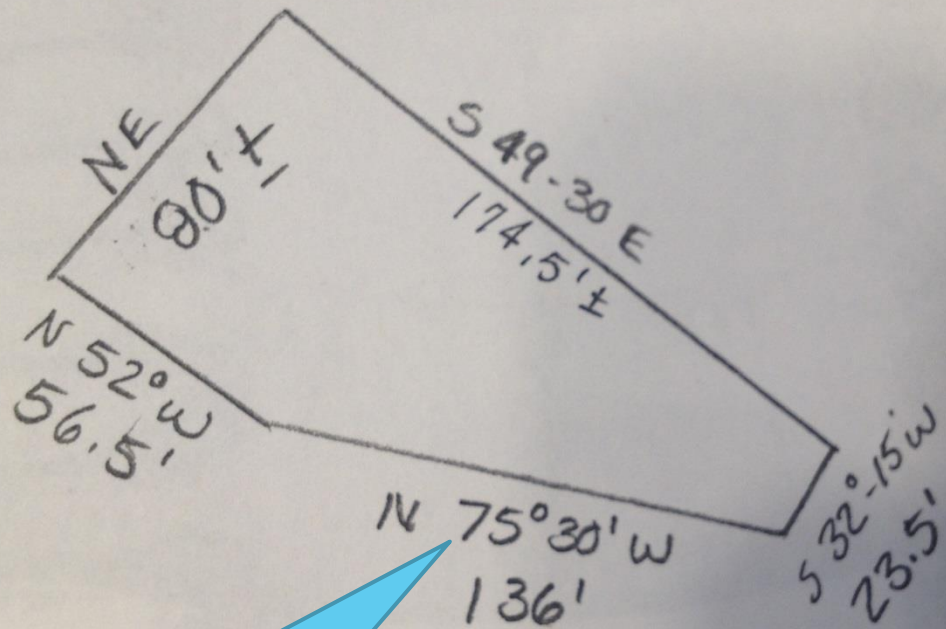
THENCE North 25 degrees 30 feet West 136 feet by land of said Harold E. King et ux to land now or formerly of Harold E. King;

REF DEED:

THENCE north 75° 30' west 136 feet by land of said Harold E. King et ux to land now or formerly of Harold E. King;

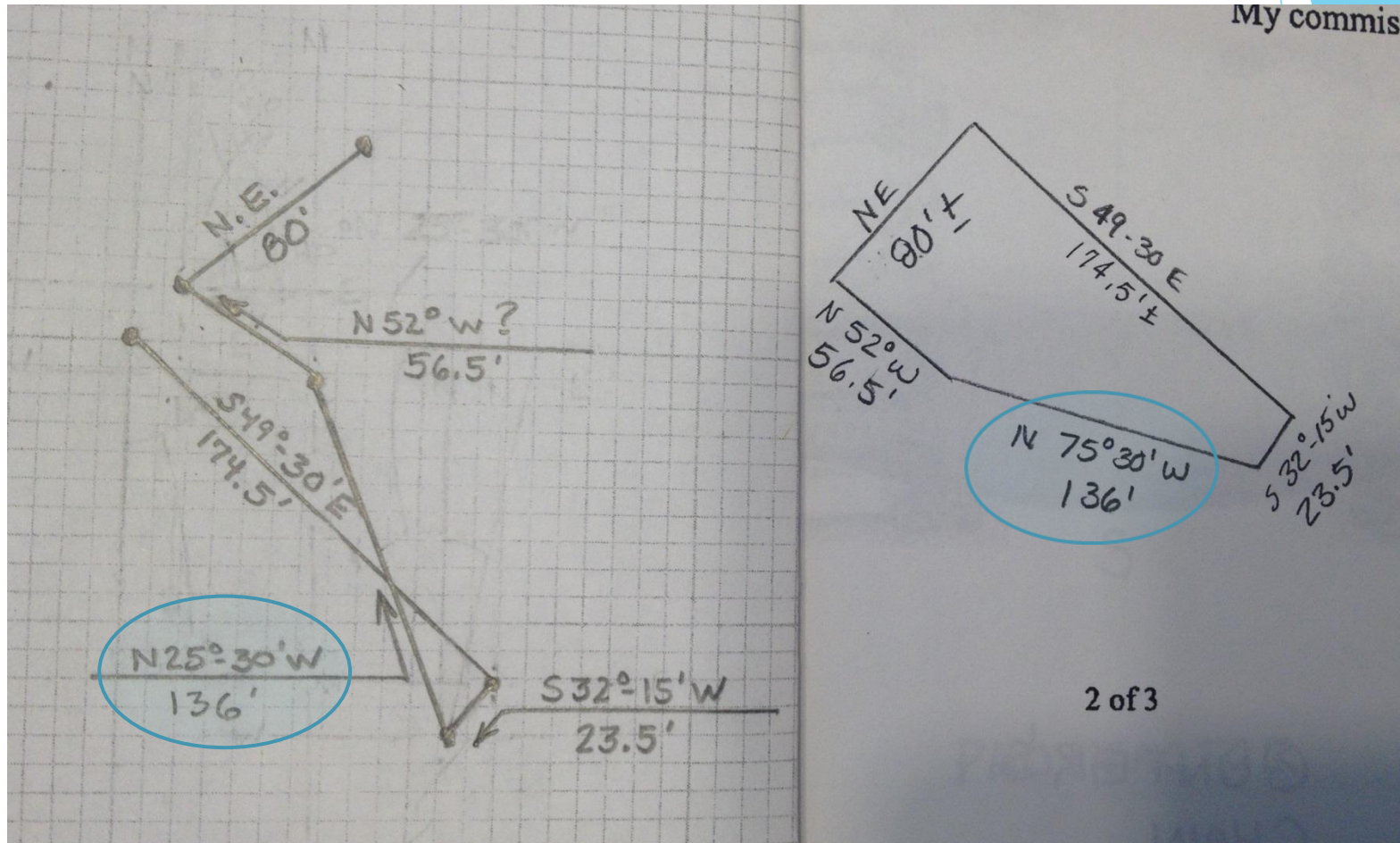
# LETS FIX IT

THAT LOOKS  
MUCH  
BETTER!



THIS IS THE  
ANGLE WE FIXED

# LETS COMPARE

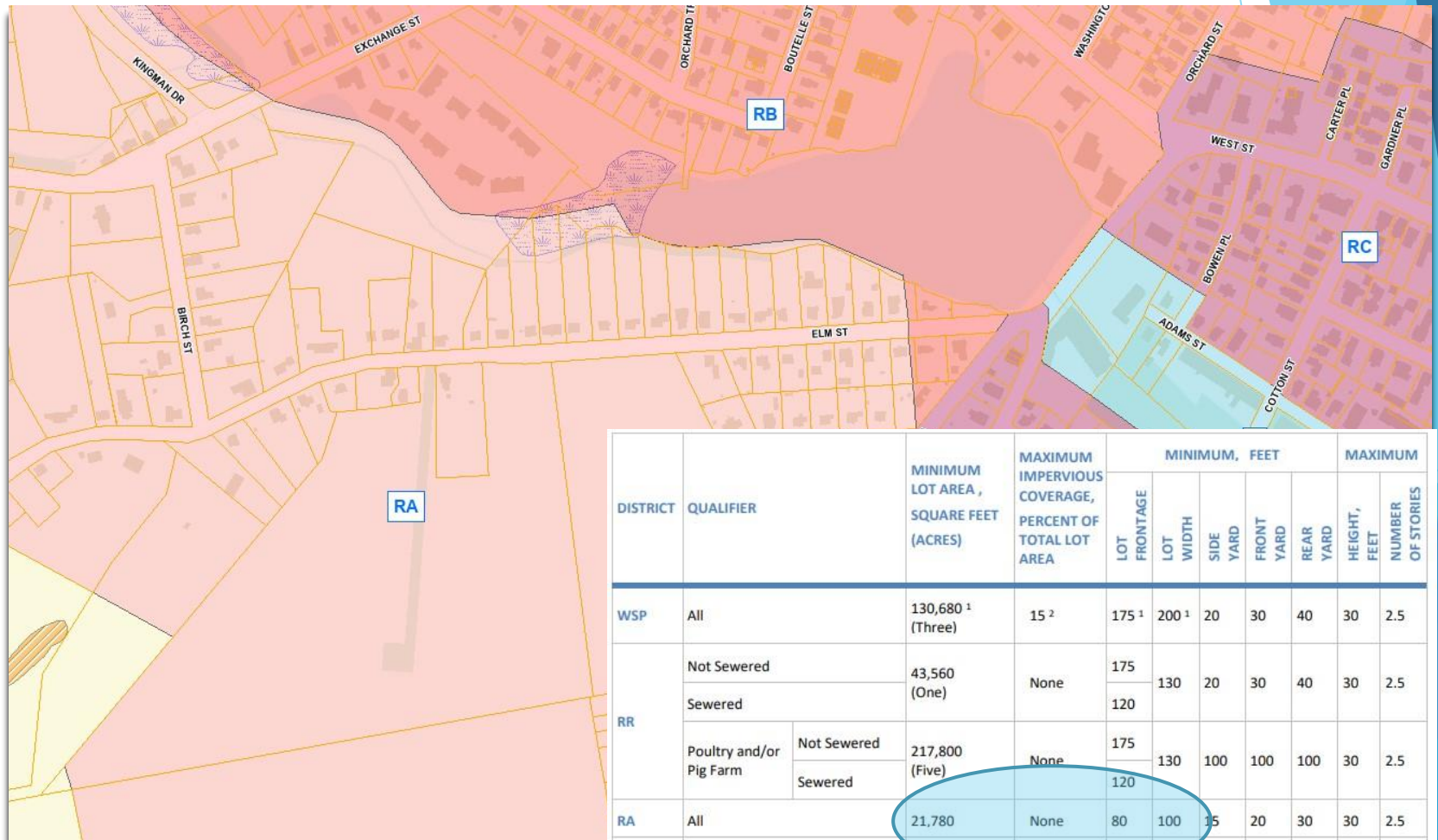


# STREET NUMBERING

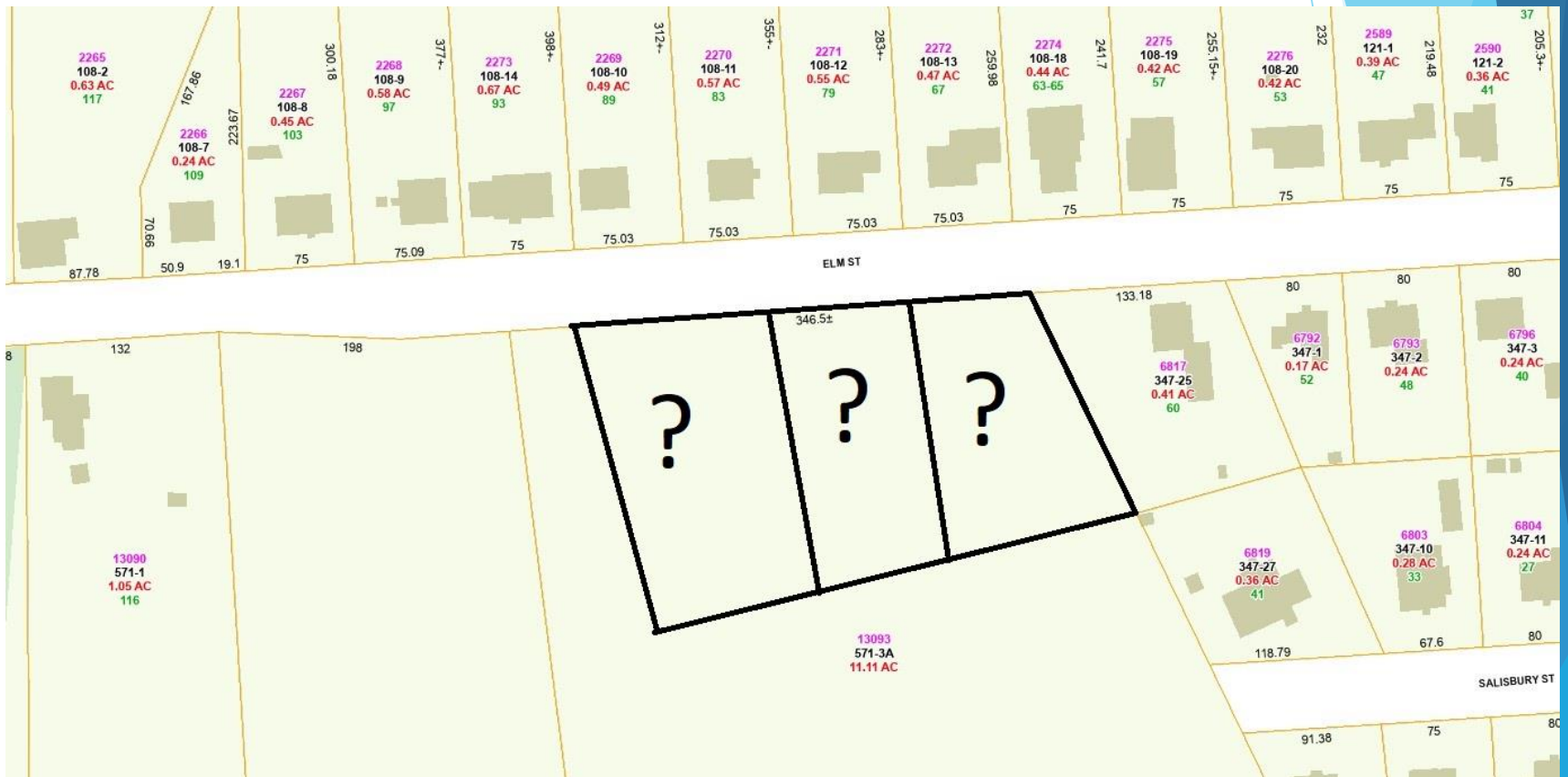




# STREET NUMBERING



# STREET NUMBERING

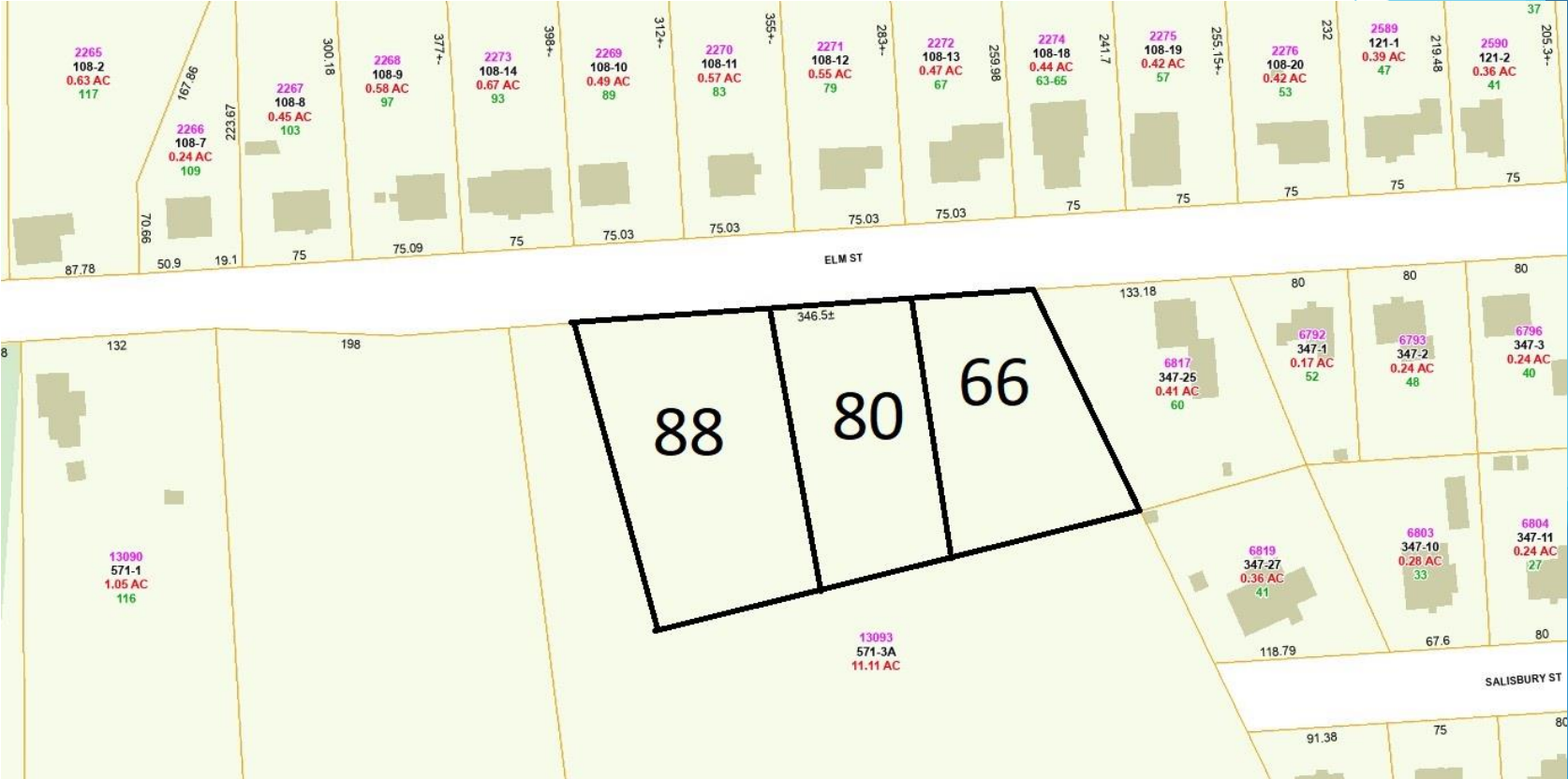


# STREET NUMBERING

## WHO DOES THIS?

- E911
- BUILDING DEPARTMENT, ASSESSORS, FIRE DEPARTMENT, POLICE?
- WHAT SHOULD YOU CONSIDER?
  - Number before parcel
  - Number after parcel
  - Future development potential
  - Numbers Across Street
  - Unit Types (Apartment, Two Family, Single Family)
  - In-Law Units
- We will consider Single Family Homes in this case

# STREET NUMBERING



# THANK YOU

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(978) 688-9566