

# RE: Shearer Cottage expansion

MacGregor Anderson <manderson@oakbluffsma.gov>

Thu 9/16/2021 8:21 AM

To: Alex Elvin <elvin@mvcommission.org>;

 2 attachments

4 Morgan and 7 and 8 Highland Highlands Plan Marked Up Final.png; 102408 Shearer Site.pdf;

Good morning Alex. After reading the deed (and a few previous deeds) for 7 Highland I agree with the applicant that this has been incorrectly mapped for assessing purposes. I recently submitted my FY22 mapping to our consultant and expect 3-119 to be enlarged to show this.

I also believe 4 Morgan will be extended further north. I've attached a very rough sketch of how it should look.

I won't have square footage until the mapping is complete. Chris Seidel might be able to help with that if it were urgent. But I'd expect the applicant could supply that information? I've attached a plan I was sent that shows the combined parcel outlines (I am not combining 7 Highland and 4 Morgan myself).

I do notice that their plan is slightly different from our expected mapping on where the top of both parcels nearly meet. On theirs, 4 Morgan goes just past 7 Highland while on the mapping I've done it is the opposite.

It is very important to remember that these are assessing records and are created for tax purposes. We often find people treating our department as unofficial surveyors, and we are not. Further, I'm not doing title work to ensure that what is granted by deed is in fact owned by the grantor. Not that I have any reason to doubt it.

Hope this helps.

Mac

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**From:** Alex Elvin [mailto:elvin@mvcommission.org]

**Sent:** Wednesday, September 15, 2021 7:02 PM

**To:** MacGregor Anderson

**Subject:** Shearer Cottage expansion

Hi Mac,

I hope all is well. We are reviewing the Shearer Cottage expansion plan, which involves these 3 properties:

4 Morgan Ave (Lot 3-132)

5 Morgan Ave (Lot 3-120)

7 Highland Ave (Lot 3-119)

The applicant has stated that the sliver of land between 4 Morgan and 7 Highland, which is shown on the assessor map (Lot 3-131), was mapped incorrectly and that 4 Morgan and 7 Highland are actually abutting properties. Are you able to confirm that, and do you know the total acreages of those 2 lots?

Thanks,

Alex

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