

SENIE & ASSOCIATES, P.C.
A T T O R N E Y S A T L A W

15 Cape Lane
Brewster, MA 02631
Phone (774) 323-3027
Cell (508) 237-1664
vdalmas@senie-law.com
WWW.SENIE-LAW.COM

December 27, 2022

BY HAND DELIVERY

Town Clerk Kaci Fullerton
Town of Truro Town Hall
24 Town Hall Road
P.O. Box 2030
Truro, MA 02666

With email copy to: esturdy@truro-ma.gov

Re: New Planning Board Applications for Two Approval Not Required (“ANR”) Plan Endorsements; 47 Old County Road (Assessor’s Parcel ID 54-11-0), and 4 Fisher Hill Way (Assessor’s Parcel ID 54-120-0)

Dear Ms. Fullerton:

Please find enclosed for filing an original and nine copies of the above referenced two ANR applications (inclusive of plans and supporting information), which are submitted on behalf of our client Sylvia Russianoff (“Applicant”). Also enclosed are two checks made payable to the Town of Truro each in the amount of \$275.

Applicant owns two abutting parcels of land as follows: 47 Old County Road (a public way), which is registered land; and 4 Fisher Hill Way, which is recorded land. Applicant’s ownership of 47 Old County Road and 4 Fisher Hill Way is reflected in enclosed Certificate of Title #174343 and Fiduciary Deed Book 18953, page 155,¹ respectively. Also enclosed is assessor data for both such abutting properties.

Applicant’s overall objectives in the proposed ANR divisions of 47 Old County Road and abutting 4 Fisher Hill Way are as follows:

¹ Fiduciary Deed Book 18953, Page 155 shows Applicant’s ownership of 4 Fisher Hill Way. The reference to 5 Fisher Hill Way is due to Applicant’s prior division of 5 Fisher Hill way into two parcels (*see* enclosed endorsed ANR Plan Book 673, Page 90). Applicant has since retained ownership of 4 Fisher Hill Way (Parcel C1-B).

- create newly combined² parcels B2 and 10 for development of one single-family residence, provided, however, B2 will be made subject to an easement (in the first deed out of combined parcels B2 and 10) requiring that it be kept in its natural state for the benefit of B1 with exception of its limited use as necessary for septic integration for the new single-family residence development on parcel 10; and
- with Applicant’s retention of ownership of newly combined parcels B1 and 9, and on which parcel 9 the Applicant’s existing single-family residence is situated and with its historical access via a title-based easement.³

To achieve Applicant’s above objectives, the proposed ANR plan for the registered land parcel at 47 Old County Road reflects the advance review and feedback of the Massachusetts Land Court Survey/Engineering Division and sets out a division into two parcels as follows: parcel 9 (with a total area of 56,780± sq. ft. and 150 ft. of public way frontage); and parcel 10 (with a total area of 74,720± sq. ft., an upland area of 25,380± sq. ft., and 219± public way frontage).

Regarding the unregistered land at 4 Fisher Hill Way, the division also is of two parcels as follows: parcel B1 (with a total area of 32,480± sq. ft.) and parcel B2 (with a total area of 14,490± sq. ft. and upland area of 10,675± sq. ft.). Parcels B1 and B2 are not intended as standalone buildable lots, which is consistent with their existing (pre-division) status (as Parcel C1-B).

The resulting total area, upland area, and public way frontage, of the newly combined unimproved abutting parcels B2 and 10 will be as follows:

Parcel B2 & 10	Total Area – Sq. Ft.	Upland Area – Sq. Ft.	Public Way Frontage
10 – registered	74,720	25,380	219+
B2 – unregistered	14,490	10,675	-
Total (merged)	89,210	36,055	219+

Applicant’s objectives are illustrated in a site plan enclosed herewith (not for endorsement), which also shows the proposed driveway (at 10% slope) of newly combined unimproved abutting parcels B2 and 10.

² The reference to “combined” refers to the common law merger effect of the contemplated ANR divisions discussed herein.

³ Enclosed Certificate of Title 21010 sets out Lot 5’s existing title-based access easement, which was created at a prior time when current Lot 5 was previously referred to as Lot 2 (in part). See enclosed Land Court Plan #25187A, which shows historical Lot 1 over which there is an access easement to historical Lot 2, and Land Court Plan #25187B, which illustrates the later division of Lots 1 and 2 into Lots 3 & 4.

Town of Truro Planning Board
ANR Applications – 47 Old County Road & 4 Fisher Hill Way
December 27, 2022
Page 3

Once you have had the opportunity to review the applications and other enclosures, please contact me should you have any questions.

Thank you.

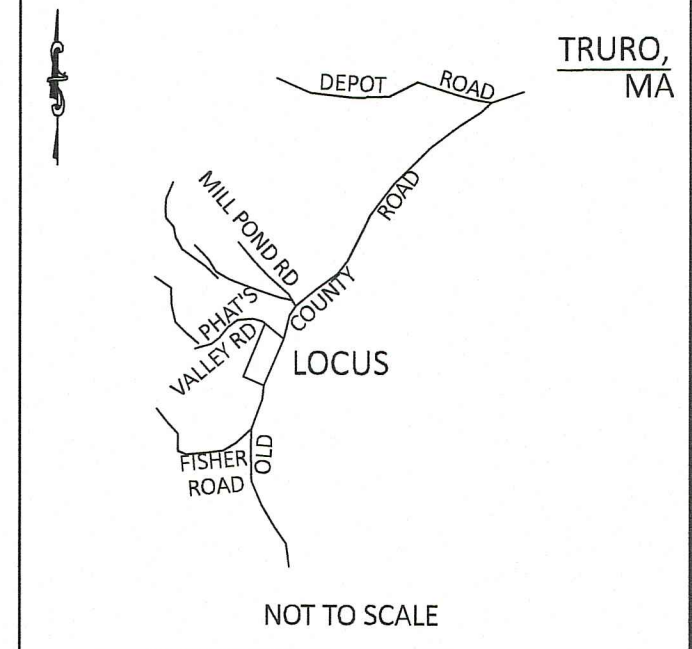
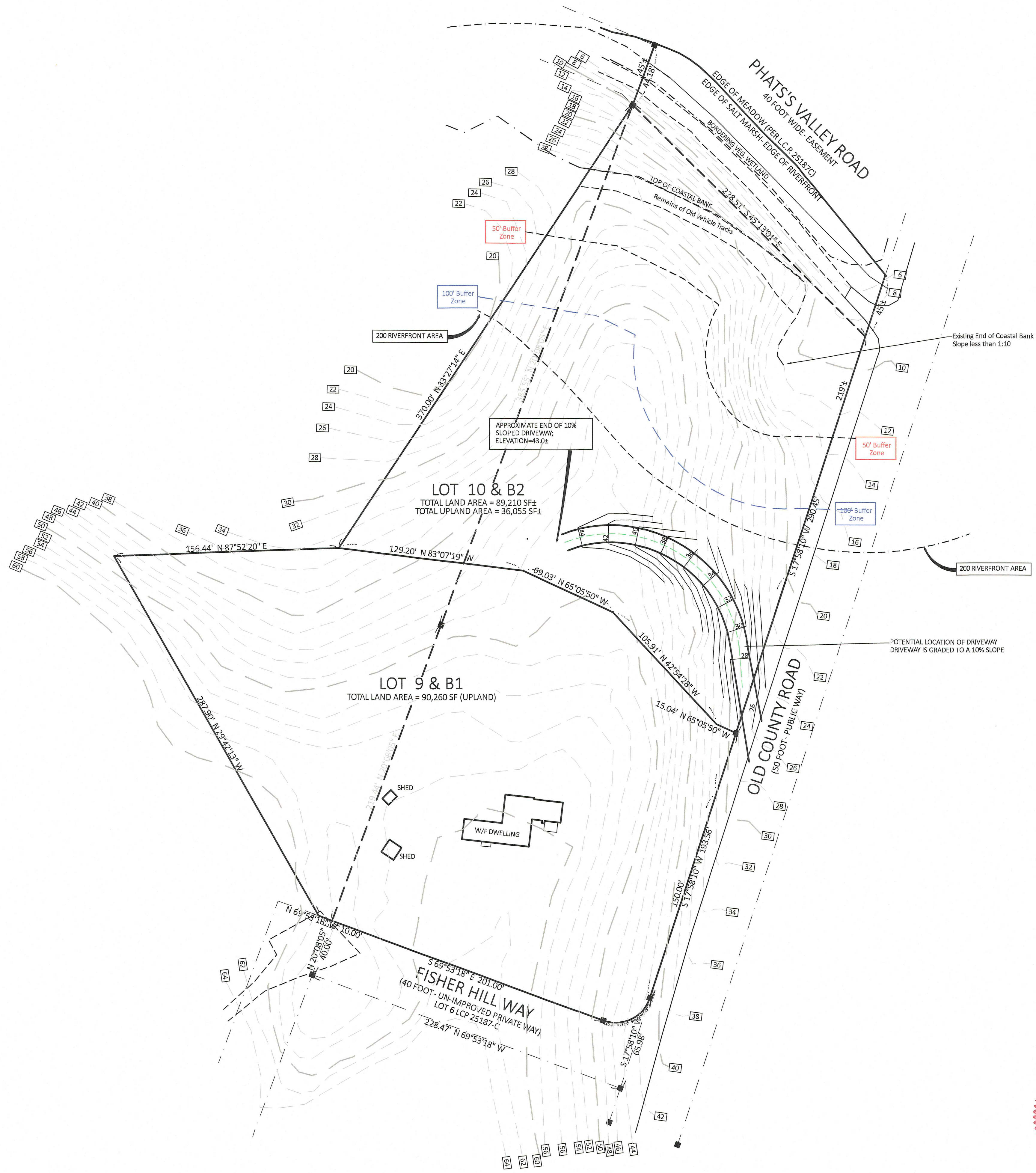
Sincerely,



Victoria A. Dalmas
Senie & Associates, P.C.

Cc: Sylvia Russianoff
John M. O'Reilly, P.E., P.L.S.
Christopher G. Senie, Esq.

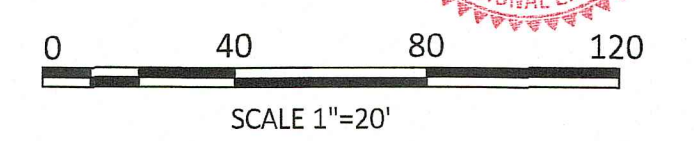
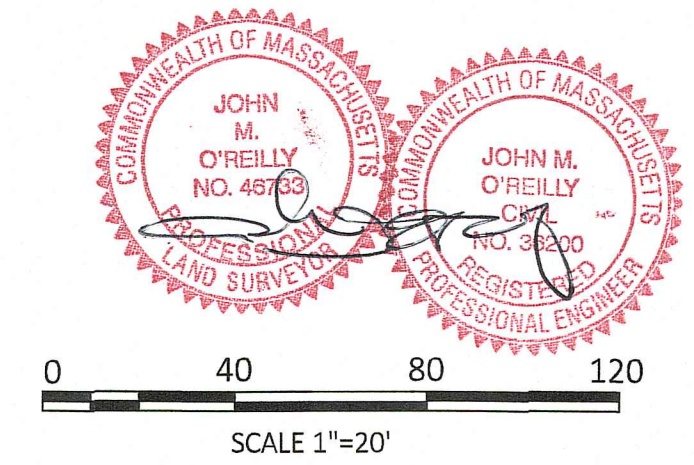
Enc. Ten ANR Applications w/Plans & Supporting Information



LAND COURT PLAN 25187-C
CERTIFICATE 174343
ASSESSORS' MAP 54 PARCEL 11

LEGEND

— 32 —	EXISTING CONTOUR
— 32 —	PROPOSED CONTOUR
— 24x5 —	EXISTING SPOT GRADE
— 24x5 —	PROPOSED SPOT GRADE
— W —	WATER SERVICE LINE
— OH —	OVERHEAD UTILITY SERVICE
— E —	ELECTRIC / COMM. SERVICE LINE
— G —	GAS SERVICE LINE
— T —	TEST HOLE / BORING LOCATION
ST	SEPTIC TANK
DB	DISTRIBUTION BOX
SAS	SOIL ABSORPTION SYSTEM
Reserve	RESERVED FOR FUTURE
U.P.	UTILITY POLE
CB	CATCH BASIN
FH	FIRE HYDRANT
W	WELL
DM	DRAINAGE MANHOLE
CB	CONCRETE BOUND, FOUND
— —	LIMIT OF WORK
— —	FENCE
— —	EDGE OF CLEARING



SYLVIA RUSSIANOFF
128 ROCHELLE AVENUE, PHILADELPHIA, PA 19128

SITE PLAN - LOT 9 & B1 AND LOT 10 & B2
SHOWING COMBINED LOTS AND DRIVE ACCESS FOR LOT 10 & B2

J.M. O'REILLY & ASSOCIATES, INC.
Professional Engineering & Land Surveying Services

1573 Main Street - Route 8A
P.O. Box 1773
Brewster, MA 02631 (508)896-6802 Fax

DATE:	SCALE:	BY:	CHECK:	JOB NUMBER:
11-18-2022	As Noted	jmo	JMO	JMO9144



Town of Truro Planning Board

P.O. Box 2030, Truro, MA 02666

FORM A

APPLICATION FOR DETERMINATION THAT PLAN DOES NOT REQUIRE APPROVAL (ANR)

To the Planning Board of the Town of Truro, MA

Date: **December 27, 2022**

The undersigned owners of all the land described herein submitted the accompanying plan entitled: **Plan of Land in Truro MA 47 Old County Road** and dated November 18, 2022, requests a determination and endorsement by said Board that approval by it under the Subdivision Control Law is not required.

Property Location: **47 Old County Road**

Map(s) and Parcel(s): **54-11-0**

Number of Lots Created: **Two (2) parcels.**

Total Land Area: **178,470 sq. ft. (4.09 acres) +/-**

The owner's title to said land is derived under deed from the **Estate of Penelope P. Russianoff, dated August 7, 2004**, and recorded in the Barnstable Registry of Deeds Book and Page _____ or Land Court Certificate of Title **No. 174343** registered in Barnstable County.

The undersigned believes that such approval is not required for the following reasons: *(check as appropriate)*

- The accompanying plan is not a subdivision because the plan does not show a division of land.
- The division of the tract of land shown on the accompanying plan is not a subdivision because every lot shown on the plan has frontage of at least such distance as is presently required by the Truro Zoning Bylaw under Section 50.1(A) which requires 150 feet for erection of a building on such lot; and every lot shown on the plan has such frontage on:
 - a public way or way which the Town Clerk certifies is maintained and used as a public way, namely **Old County Road**, or
 - a way shown on a plan theretofore approved and endorsed in accordance with the subdivision control law, namely _____ on _____ and subject to the following conditions _____; or
 - a private way in existence on December 8, 1955, the date when the subdivision control law became effective in the Town of Truro having, in the opinion of the Planning Board, sufficient width, suitable grades, and adequate construction to provide for the needs of vehicular traffic in relation to the proposed use of the land abutting thereon or served thereby, and for the installation of municipal services to serve such land and the buildings erected or to be erected thereon, namely _____.
- The division of the tract of land shown on the accompanying plan is not a "subdivision" because it shows a proposed conveyance/other instrument, namely _____ which adds to/takes away from/changes the size and shape of, lots in such a manner that no lot affected is left without frontage as required by the Truro Zoning Bylaw under Section 50.1(A), which requires 150 feet.

The division of the tract of land shown on the accompanying plan is not a subdivision because two or more buildings, specifically _____ buildings were standing on the property prior to December 8, 1955, the date when the subdivision control law went into effect in the Town of Truro and one of such buildings remains standing on each of the lots/said buildings as shown and located on the accompanying plan. Evidence of the existence of such buildings prior to the effective date of the subdivision control law as follows:

Other reasons or comments: (See M.G. L., c.41, §81-L)

All other information as required in the Rules and Regulations Governing Subdivisions of Land shall be submitted as part of the application.

(Printed Name of Owner)

(Signature)

(Printed Name of Owner)

(Signature)

(Address of Owner(s))

(Address of Owner(s))

VICTORIA DALMAS, Esq.

(Printed Name of Agent)

[Handwritten Signature]

(Signature)

Semie + Associates PC, 15 Cape Lane, Brewster MA 02631

(Address of Agent)

File twelve (12) copies each of this form and applicable plan(s) with the Town Clerk; and a complete copy, including all plans and attachments, submitted electronically to the Town Planner at planner1@truro-ma.gov

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 47 Old County Road Applicant Name: Sylvia Russianoff Date: December 27, 2022

No.	Requirement	Included	Not Included	Explanation, if needed
<u>2.2.2 Submission Requirements</u>				
Any person may submit a plan seeking endorsement that the plan does not require approval under the Subdivision Control Law by providing the Board with the following:				
a.	A properly executed application for Approval Not Required Endorsement (Form A).	X		
b.	Ten (10) paper prints of the plan. Said plan shall be prepared in such a manner as to meet the Registry of Deeds and/or Land Court requirements for recording and shall contain the following information:	X		
b.1	The boundaries, area, frontage and dimensions of the lot or lots for which ANR endorsement is sought.	X		
b.2	The date of the plan, scale, north arrow and assessor's map and parcel number of all land shown on the plan and directly abutting the land shown on the plan.	X		
b.3	The name(s) of the owner(s) of record of the lots shown on the plan and of the applicant, together with the name, address seal and signature of the land surveyor who prepared the plan.	X		
b.4	Relevant zoning classification data.	X		
b.5	A locus plan containing sufficient information to locate the land and showing streets bounding or providing access to the property.	X		
b.6	The name(s) of the way(s) on which the lots front, information as to ownership of the way(s) and the physical condition of the way(s) including actual width, surface type and condition.	X		
b.7	The location and dimension of any natural features which might affect the use of the frontage for access.	X		
b.8	The location, including setbacks to all lot lines, of all buildings and other structures on the proposed ANR lots shown on the plan.	X		
b.9	The location of any wetland on the land shown on the plan or within one hundred (100) feet of its boundaries.	X		
b.10	The location of all bounds and easements on the proposed ANR lots shown on the plan.	X		

2.2 - APPROVAL NOT REQUIRED (ANR) PLAN ENDORSEMENT REVIEW CHECKLIST - Applicant

Address: 47 Old County Road **Applicant Name:** Sylvia Russianoff **Date:** December 27, 2022

No.	Requirement	Included	Not Included	Explanation, if needed
b.11	The statement "Approval under the Subdivision Control Law Not Required", and sufficient space for the date of the application submittal and the date of endorsement, docket number and the signatures of all Board members.	X		
b.12	The statement "Planning Board endorsement of this plan indicates only that the plan is not a subdivision under MGL, Chapter 41, Section 81-L and does not indicate that a lot is buildable or that it meets Zoning, Health or General Bylaw requirements."	X		

Key: 3247

Town of TRURO - Fiscal Year 2023

9/1/2022 6:23 pm SEQ #: 3.353

LEGAL

LAND

CURRENT OWNER				PARCEL ID				LOCATION			
RUSSIANOFF SYLVIA 128 ROCHELLE AVE PHILADELPHIA, PA 19128				54-11-0				47 OLD COUNTY RD			
TRANSFER HISTORY				DOS	T	SALE PRICE		BK-PG (Cert)			
RUSSIANOFF SYLVIA				09/10/2004	99			(174343)			
RUSSIANOFF PENELOPE QPR T				04/22/1999	F			(152799+)			

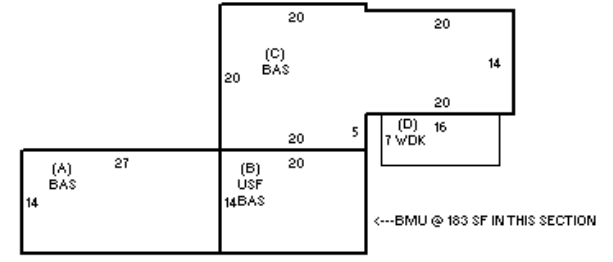
CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1010	100	SINGLE FAMILY				1	1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
05-055	04/29/2005	90	BP NVC	22,500	05/25/2007	JH	100	100
04-058	04/29/2004	90	BP NVC	2,400	05/25/2007	JH	100	100
98-083	05/01/1998	9	DECK	600	05/01/1999		100	100

CD	T	AC/SF/UN	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	A	0.775	15	1.00	1	1.00	1	1.00	V10	2.50		606,630
300	A	2.255	15	1.00	1	1.00	1	1.00	V10	2.50		134,740
400	F	300	15	1.00	1	1.00	1	1.00	V10	2.50		172,500

TOTAL	3.030 Acres	ZONING	RES	FRNT	484	ASSESSED	CURRENT	PREVIOUS
Nbhd	SOUTH TRURO	N	FY08=CHGD SHF@100 SF TO ST1 PER 5/07 BP			LAND	913,900	789,100
Inf1	NO ADJ	O	INSPEC (=1 RM+WDK BUT NO KITCH). FY11 VW INCR			BUILDING	321,600	240,800
Inf2	NO ADJ	T	PER FIELD REV=DISTANT EXPANSIVE			DETACHED	7,500	7,200
		E	UNOBSTRUCTED OF BAY+POND.			OTHER	0	0
						TOTAL	1,243,000	1,037,100

DETAILED

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD
ST1	A	1.00	A- 0.70 10*10		100	90.90	6,400
SHF	A	1.00	A- 0.70		48	16.28	500
WDK	A	1.00	A- 0.70 4*10 ATT TO		40	10.50	300
PTD	A	1.00	A 0.75 8*18+6*10		204	2.20	300



BUILDING	CD	ADJ	DESC	MEASURE	5/15/2019	LG
MODEL	1		RESIDENTIAL	LIST	9/26/2012	EST
STYLE	4	1.10	CAPE [100%]	REVIEW	12/10/2010	MR
QUALITY	A	1.00	AVERAGE [100%]			
FRAME	1	1.00	WOOD FRAME [100%]			

BLDG COMMENTS
Shares access drive with #53 and #55 Old County Rd.

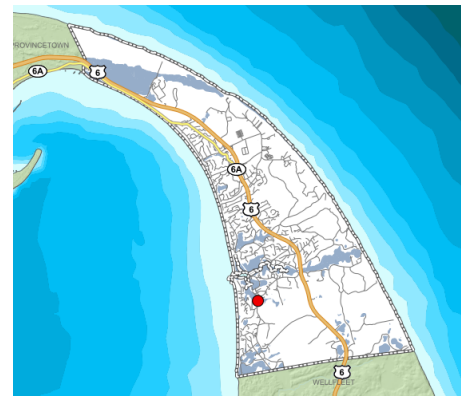
BU I L D I N G

YEAR BLT	1955	SIZE ADJ	1.020	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	479,994
NET AREA	1,618	DETAIL ADJ	1.000	FOUNDATION			1.00	+	BAS	L	BAS AREA	1,338	1955	291.22	389,659	CONDITION ELEM	CD
\$NLA(RCN)	\$297	OVERALL	1.120	EXT. COVER	1	WOOD SHINGLES	1.00	B	USF	L	UP-STRY FIN	280	1955	232.68	65,150		
				ROOF SHAPE	1	GABLE	1.00	D	WDK	N	ATT WOOD DECK	112		58.15	6,513		
				ROOF COVER	1	ASPHALT SHINGLE	1.00		BMU	N	BSMT UNFINISHED	183		79.08	14,472		
				FLOOR COVER	2	SOFTWOOD	1.00										
				INT. FINISH	1	PLASTER	1.00										
				HEATING/COOLING	2	HOT WATER	1.02										
				FUEL SOURCE	1	OIL	1.00										
CAPACITY		UNITS	ADJ														
STORIES(FAR)		2	1.00														
ROOMS		0	1.00														
BEDROOMS		3	1.00														
BATHROOMS		2	1.00														
FIXTURES		6	\$4,200														
UNITS		0	1.00														
EFF.YR/AGE		1977 / 44															
COND		33 33 %															
FUNC		0															
ECON		0															
DEPR		33 % GD 67															
RCNLD		\$321,600															

TOWN OF TRURO - PROPERTY SUMMARY REPORT

PARCEL	54-11-0	KEY:	3247	LOCATION:	47 OLD COUNTY RD
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CURRENT OWNER		FY 2023 PARCEL VALUE	
RUSSIANOFF SYLVIA,		LAND VAL:	\$913,900.00
128 ROCHELLE AVE		BUILDING VAL:	\$321,600.00
		DETACH VAL:	\$7,500.00
PHILADELPHIA, PA 19128		APPR VAL:	\$1,243,000.00
		TAX VAL:	\$1,243,000.00



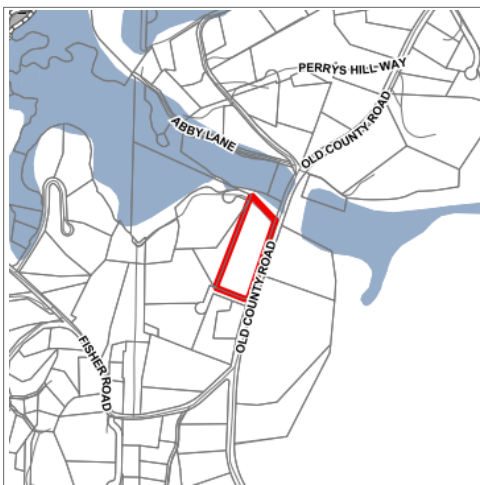
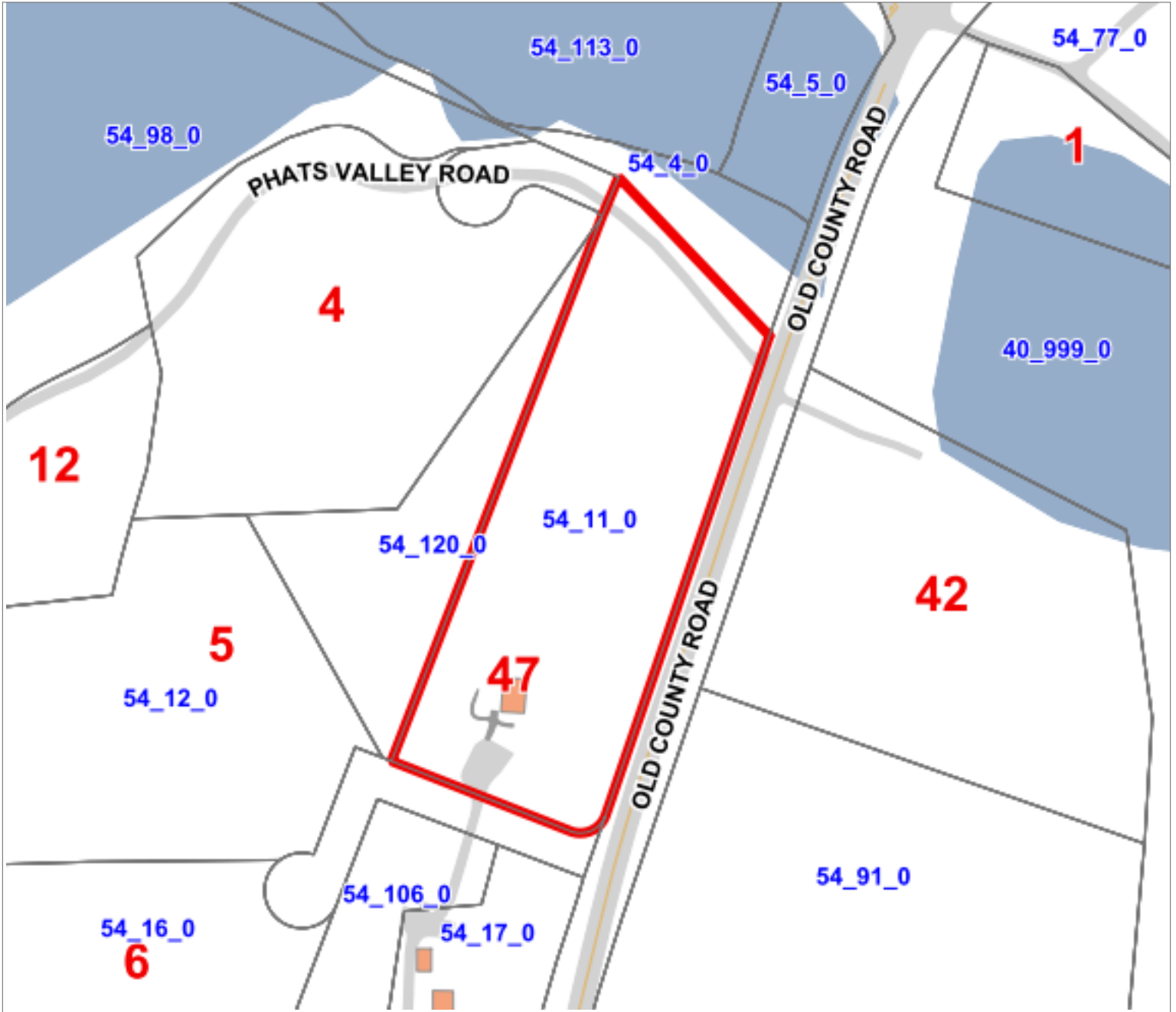
STATE CLASS:	1010	ZONING:	RESIDENTIAL
DESCRIPTION:	SINGLE FAMILY	BILL SQ FT:	131987

SALES HISTORY				
OWNER	SALE TYPE	BOOK / PAGE	SALE DATE	SALE PRICE
RUSSIANOFF SYLVIA	99	CTF 174343	10-Sep-2004	\$ 0
RUSSIANOFF PENELOPE QPR TR	F	CTF 152799+	22-Apr-1999	\$ 0

BUILDING	1	KEY:	3247	LOCATION:	47 OLD COUNTY RD
YEAR BUILT	1955				
STYLE	CAPE				
QUALITY	A				
NET SF	1618				

DATE MEASURED	15-May-2019
DATE LISTED	26-Sep-2012

ELEMENT	DESCRIPTION	CD	CAPACITY	UNIT
STORIES(FAR)		2		
EXT. COVER	WOOD SHINGLES	1	ROOMS	0
ROOF SHAPE	GABLE	1	BEDROOMS	3
ROOF COVER	ASPHALT SHINGLE	1	BATHROOMS	2
FLOOR COVER	SOFTWOOD	2	FIXTURES	6
INT. FINISH	PLASTER	1	UNITS	0
HEATING/COOL	HOT WATER	2		
FUEL SOURCE	OIL	1		



Doc. No. 979,581
Ctf. No. 174343

TRANSFER CERTIFICATE OF TITLE

From Certificate No. 152799, Originally Registered April 22,1999
in the Registry District of Barnstable County.

THIS IS TO CERTIFY that SYLVIA RUSSIANOFF, of 128 Rochelle Avenue, Philadelphia,
Pennsylvania 19128,

the owner(s) in fee simple,

of that land situated in TRURO

in the County of Barnstable and the Commonwealth of Massachusetts, described as
follows:

LOT 5

PLAN 25187-C

Said lot is subject to an electric cable easement as shown on said
plan.

So much of said lot as is included within the limits of Old
Cartway approximately shown on said plan is subject to the rights of all persons
lawfully entitled thereto in and over the same.

There is appurtenant to said lot a right of way over Lot 3 as
shown on said plan to be used as a means of access to said Lot 4, said right to be
used for all purposes for which rights of way are commonly used.

So much of said land as is included within the limits of
Proprietors Road approximately shown on said plan is subject to a right of way in
favor of land of Henry Varnum Poor and Bessie Brewer Poor as set forth in a
stipulation between the petitioners and Henry Varnum Poor filed with the papers in
this case on December 16, 1954 and to the rights of all persons lawfully entitled
thereto in and over the same.

And it is further certified that said land is under the operation and provisions of Chapter 185 of the General Laws, and that the title of said owner(s) to said land is registered under said Chapter, subject, however, to any of the encumbrances mentioned in Section forty-six of said Chapter, which may be subsisting

WITNESS KARYN F. SCHEIER, Chief Justice of the Land Court at Barnstable, in said County of Barnstable,

the tenth day of September in the year two thousand and four

at 11 o'clock and 24 minutes

Attest, with the Seal of said Court,

JOHN F. MEADE, Assistant Recorder.

MEMORANDA OF ENCUMBRANCES ON THE LAND DESCRIBED IN THIS CERTIFICATE

Ctf:174343

979,581

DOCUMENT NUMBER	KIND	RUNNING IN FAVOR OF	TERMS	DATE OF INSTRUMENT			SIGNATURE
				DATE AND TIME OF REGISTRATION	DISCHARGE		
48,754 1	N		SEE DECREE	07-25-1956 07-26-1956 9:00		<i>John F. Meade</i>	
48,755 1	N		STIPULATION	12-16-1954 07-26-1956 9:00		<i>John F. Meade</i>	
303,947 1	ES	BETSEY A BROWN (AS TR &O)	5 25187-C	11-27-1982 12-30-1982 2:19		<i>John F. Meade</i>	
532,005 1	ES	JENNY KAUFMANN	5 25187-C	07-02-1991 07-26-1991 2:57		<i>John F. Meade</i>	
1,164,433 1	N		AGREEMENT 5 & 6 25187-C	04-18-2011 04-20-2011 3:29		<i>John F. Meade</i>	
1,345,652 1	A		1,164,433 001	04-27-2018 05-07-2018 1:10		<i>John F. Meade</i>	
		Barnstable County Registry of Deeds A True Copy, Attest					
		<i>John F. Meade</i> John F. Meade, Register This Certificate is attested as to encumbrances with a date of registration prior to 02-25-2021 Encumbrances listed on this certificate after that date have not been fully verified and are not covered by the provisions of MGL Ch. 185 sec. 46.					

PLAN OF LAND IN TRURO

John R. Dyer, Surveyor

25187A

December, 1968
November 28, 1955

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY

OFFICIAL COPY
NOT AN OFFICIAL COPY

2

1

Anthony R. Francis et al.

PROPRIETORS ROAD

Old Cartway

Electric cable

430.±

Anthony R. Francis et al.

1089.±

N 69° 07' 55" W
218.50

S 18° 45' 15" W
284.62

"BY" 987.±

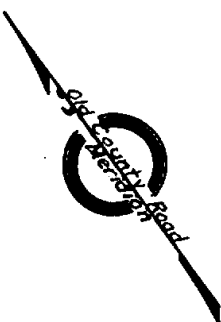
C.B. 5000 R. 1865.00

665.09

(Public) 3517.00 R. 1915.00

ROAD S 15° 00' 30" W
360.47

N 27° 56' 55" E
1588.81



281.02

N 69° 12' 05" W

John A. Mather et al.

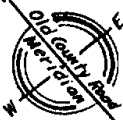
Copy of part of plan filed in
LAND REGISTRATION OFFICE
JULY 20, 1968
Scale of this plan 60 feet to an inch
O. W. Anderson, Engineer for Court /ch.
51-B-2

25187B

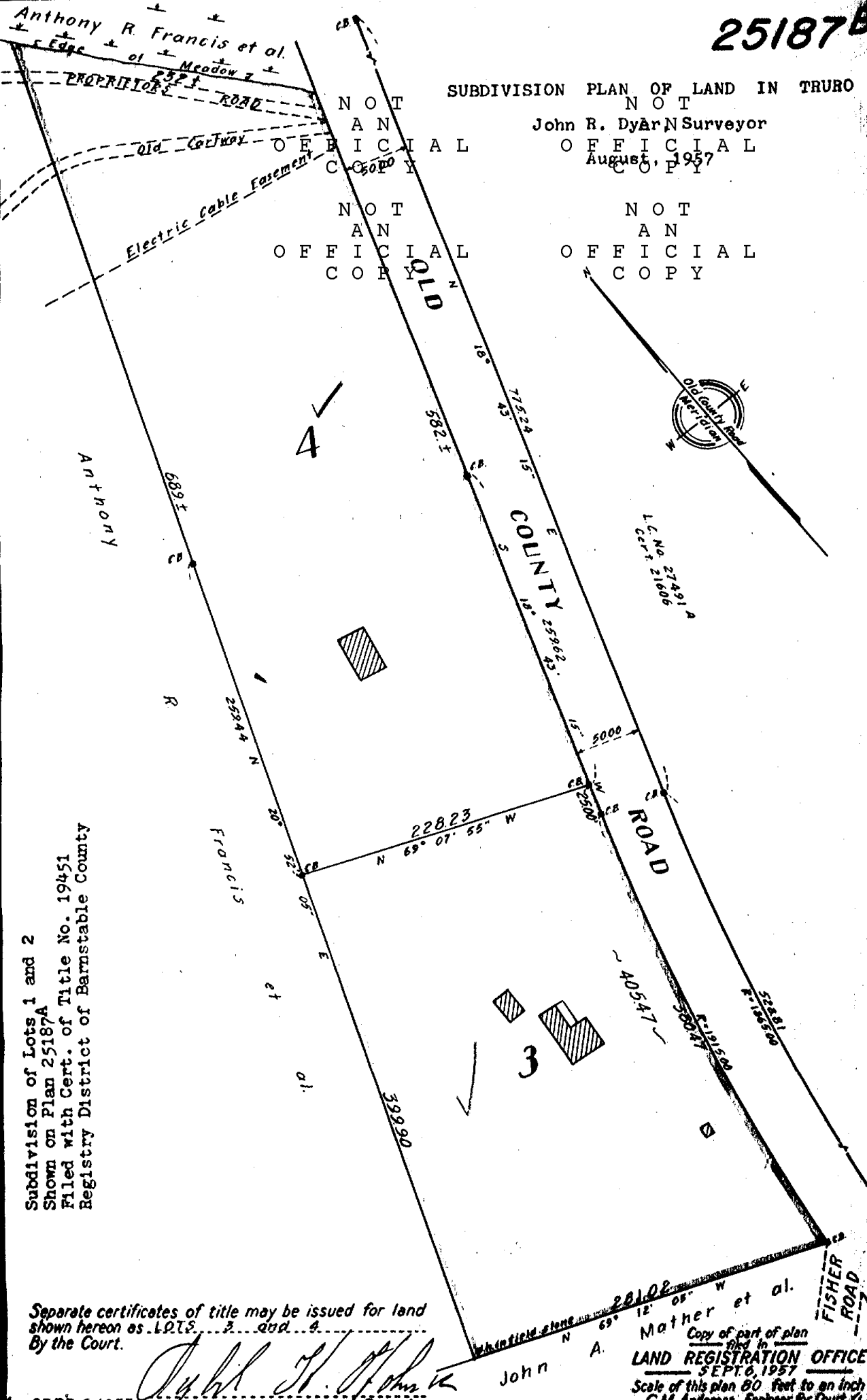
SUBDIVISION PLAN OF LAND IN TRURO

John R. Dyar N Surveyor
OFFICIAL
August, 1957
COPY

NOT AN OFFICIAL COPY
NOT AN OFFICIAL COPY



L.C. No. 27491 A
L.C. No. 21606



Subdivision of Lots 1 and 2
Shown on Plan 25187A
Filed with Cert. of Title No. 19451
Registry District of Barnstable County

Separate certificates of title may be issued for land shown hereon as L.P.T.S. 3 and 4 By the Court.

John A. Mather
Recorder.

SEPT. 6, 1957

John A. Mather et al.
Copy of part of plan filed in
LAND REGISTRATION OFFICE
SEPT. 6, 1957
Scale of this plan 80 feet to an inch
C.M. Anderson, Engineer for Court etc.

Plan See

SUBDIVISION PLAN OF LAND IN TRURO

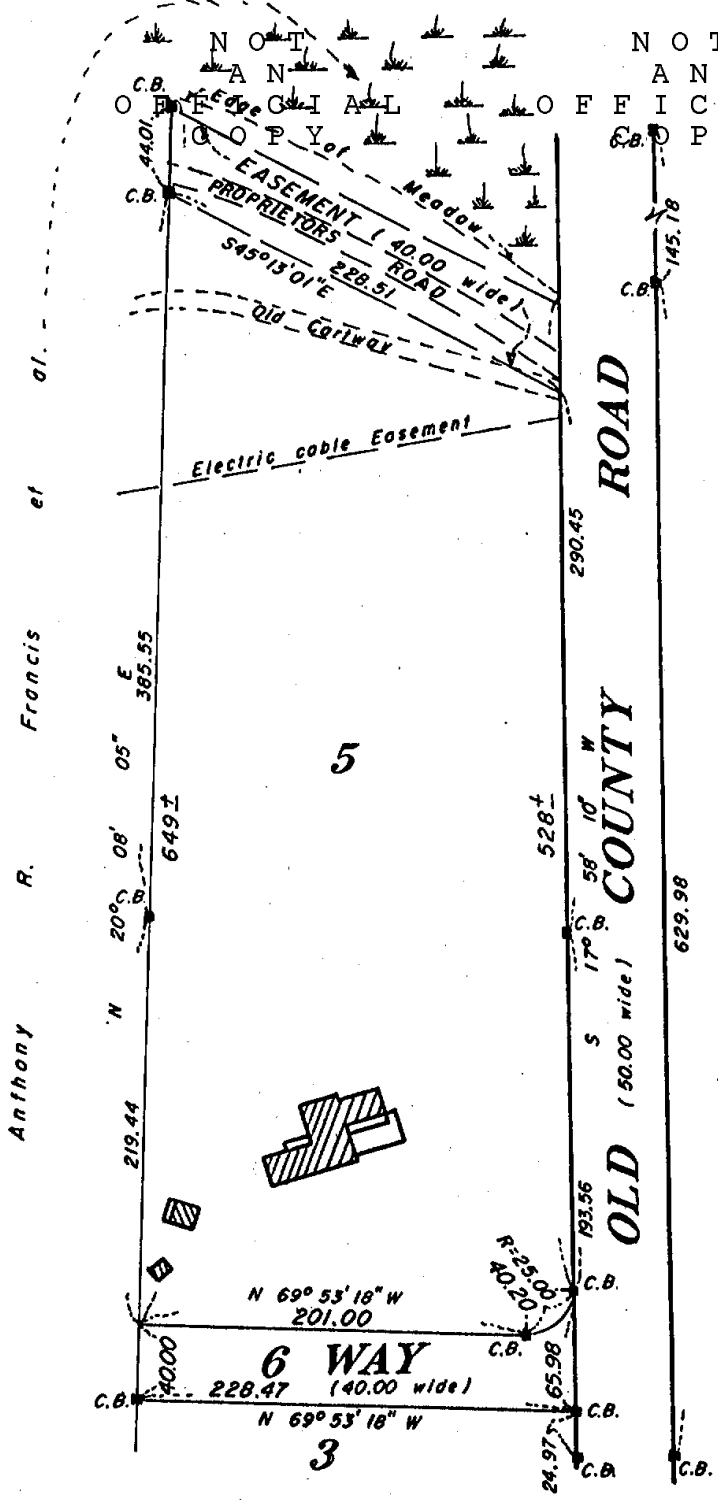
25187C

Slade Associates, Surveyors

NOT AN OFFICIAL COPY
December 1976

NOT AN OFFICIAL COPY

NOT AN OFFICIAL COPY



L. C. No. 27491A — Cert. No. 21606

Subdivision of Lot 4
Shown on Plan 25187B
Filed with Cert. of Title No. 21010
Registry District of Barnstable County

Separate certificates of title may be issued for land
shown hereon as Lots 5 and 6
By the Court.

Copy of part of plan
filed in
LAND REGISTRATION OFFICE
MAY 27, 1977
Scale of this plan 80 feet to an inch
R.L. Woodbury, Engineer for Court

MAY 27, 1977
P.P.
Margaret M. Daly
Recorder.

NO DETERMINATION OF COMPLIANCE WITH ZONING REQUIREMENTS HAS BEEN MADE OR IS INTENDED

PURPOSE OF THIS PLAN IS TO DIVIDE LOT 5 AS SHOWN ON LAND COURT PLAN 25187-C INTO PARCEL 9 AND PARCEL 10. THE TWO PARCELS ARE TO BE COMBINED WITH PARCEL B1 AND PARCEL B2 RESPECTIVELY.

APPROVAL FROM THE TRURO PLANNING BOARD IS NOT REQUIRED

TRURO PLANNING BOARD

DATE _____

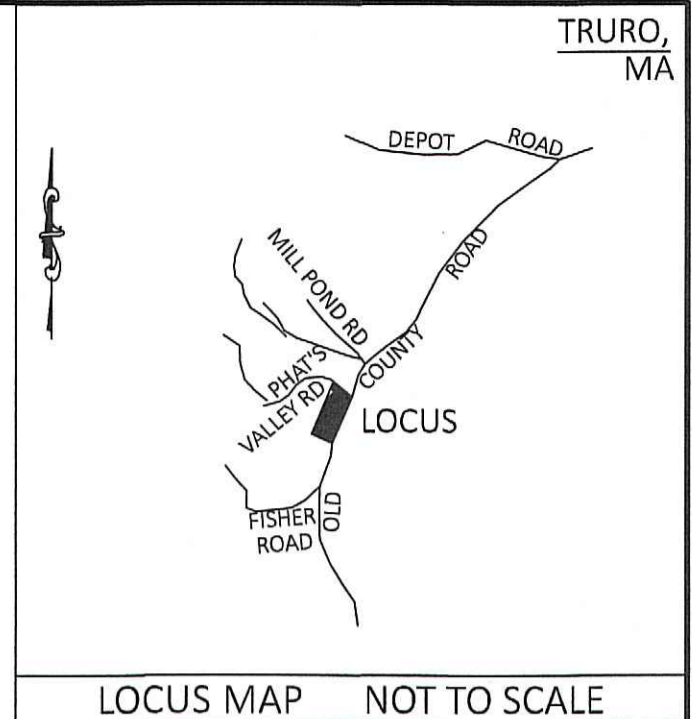


LEGEND:

- CB CONCRETE BOUND
- DH DRILL HOLE
- FND FOUND

ZONING INFORMATION:

DISTRICT: RESIDENTIAL (R)
 MINIMUM LOT SIZE: 33,750 SF
 MINIMUM FRONTAGE: 150 FEET
 SETBACKS:
 FRONT: 25 FEET
 SIDE: 25 FEET
 REAR: 25 FEET
 MAX. HEIGHT: 30 FEET



OWNER OF RECORD:

SYLVIA RUSSIANOFF
 128 ROCHELLE AVENUE
 PHILADELPHIA, PA 19128

LOCUS:

LOT 5
 47 OLD COUNTY ROAD
 TRURO, MA
 ASSR'S MAP 54, PARCEL 11
 LAND COURT PLAN 25187-C
 CERTIFICATE: 174,343 (DOC. # 979,581)

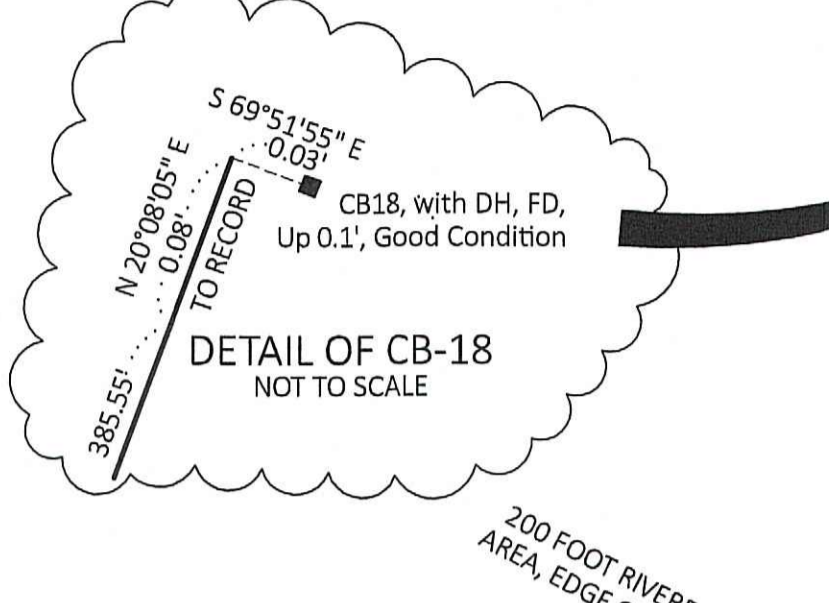
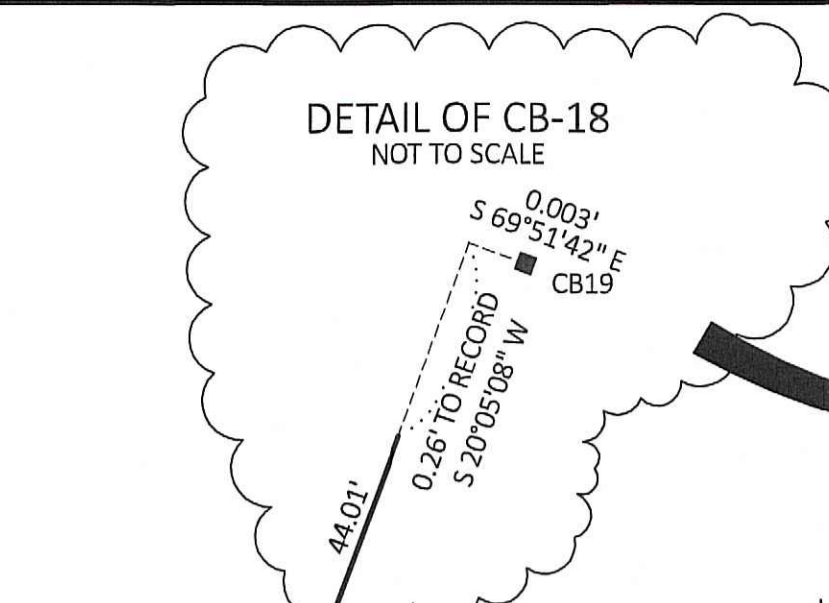
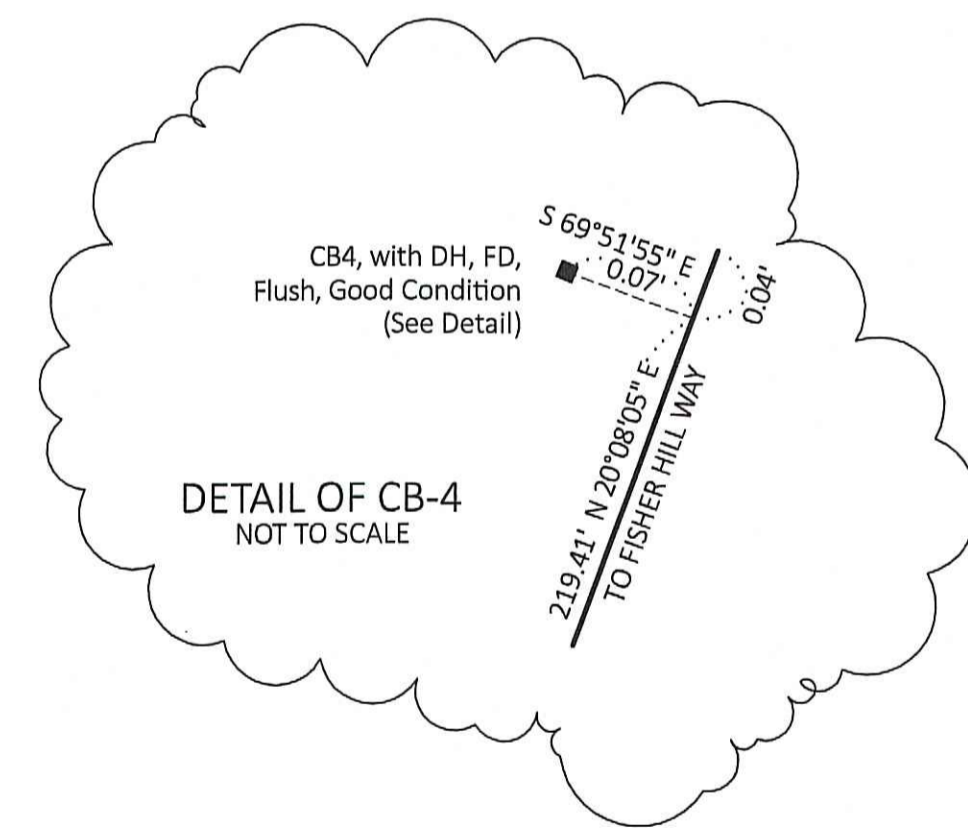
PLAN REFERENCE:

LAND COURT PLAN: 25187-C

EASEMENT REFERENCE:

40' EASEMENT ON THE NORTH:
 DOC# 303947
 DOC# 532005

Note:
 1.) All dimensions were measured with an EDM.
 2.) EDM calibration measurement is 1:437,430.4762; 918.6040' (Record Baseline) vs. 918.6061' recorded. Route 6 Baseline Ran January 20, 2022.
 3.) The Section 2.1.3.4.8 'Checking Location Measurements' was complied with. Traverse points 8 and 10 were field measured using both tape and EDM.
 4.) Traverse Closure:
 Closure Error Distance = 0.0132 feet; Azimuth of Error = 180°58'08"
 UNADJUSTED
 Closure Precision = 1 in 161551.7
 ADJUSTED
 Closure Precision = 1 in 34452.2
 Total Distance Traveled 2126.33
 Angular Error = 0°00'56"
 5.) Lot Closure:
 Parcel 9: 1 in 43,196.7
 Parcel 10: 1 in 265,774.7



SYLVIA RUSSIANOFF
 4 FISHER HILL WAY
 ASSESSORS' MAP 54, PARCEL 120

PARCEL B1
 TOTAL AREA = 32,480 SF±

PARCEL B2
 TOTAL AREA = 14,490 SF±
 UPLAND AREA = 10,675 SF±

PARCEL 10
 TOTAL AREA = 74,720 SF±
 UPLAND AREA = 25,380 SF±

PARCEL 9
 AREA = 56,780 SF± (1.304 AC±)

FISHER HILL WAY
 (40 FOOT- UN-IMPROVED PRIVATE WAY)
 LOT 6 LCP 25187-C

LOT 8- L.C.P. 25187-D
 ROSS & JUDITH AIN
 55 OLD COUNTRY ROAD
 CERT. # 170137
 ASSR'S MAP 54, PARCEL 106

LOT 7- L.C.P. 25187-D
 CAROLINE RAND HERRON
 REALTY TRUST
 53 OLD COUNTRY ROAD
 CERT# 192649
 ASSR'S MAP 54, PARCEL 17

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	40.18'	35.99'	N 63°57'52" E	92°04'38"

CURVE C1 IS NOT TANGENT
 CB12 & CB13 HELD

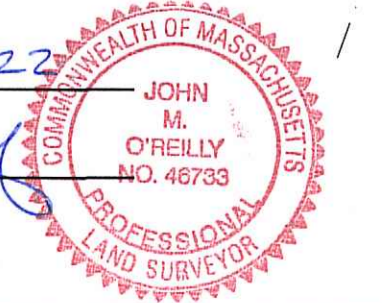
I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON FEBRUARY 24, 2022 AND MARCH 10 & 11, 2022.

I HEREBY CERTIFY THAT THE CONDITIONS ON THE GROUND ARE THE SAME NOW AS AT THE TIME OF THE ORIGINAL SURVEY ON JANUARY AND MARCH 2022.

DATE 11-18-2022
 P.L.S. [Signature]



DATE 11-18-2022
 P.L.S. [Signature]



PLAN OF LAND
 IN
 TRURO, MASSACHUSETTS
 47 OLD COUNTY ROAD
 AS SURVEYED AND PREPARED FOR
 SYLVIA RUSSIANOFF
 PARCEL BEING SUBDIVIDED IS LOT 5 AS SHOWN
 ON L.C.P. 25187-C

MADE BY
J.M. O'REILLY & ASSOCIATES, INC.
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 BREWSTER, MASSACHUSETTS 02631
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