
Plot Plan Disclosure

Congratulations on your upcoming purchase. You are receiving this notice because you are a Cash Buyer. There are several advantages to being a cash buyer that simplify the process of purchasing a piece of Real Estate. However there are additional issues that one needs to be aware of which can impact the purchase of your property.

One issue worth noting is that of a Plot Plan. The first question you may ask is, What is a Plot Plan and why do I need one? Does it cost extra? The simple answer to this question is that a Plot Plan will reveal the exact location of any major structures on a particular property, including any houses, porches, sheds and in some case driveways and access points. It will also show the approximate shape of a lot as well and the approximate location of said structures. In some cases where there are multiple lots it will also show the location of each particular lot in relation to each other.

All of these are of some importance, especially when there may be encroachments, missing lots, or the lots or property description is not what YOU think it may be. In connection with any closing this office will perform an examination of title, this will reveal the owners of the property and any encumbrances that may show on title. The one thing it does not show is the location of the property described therein or the location of any of said buildings or structures on said land.

Generally a Bank or Lender will require a Plot Plan as a condition to lending any money on property. Being a cash purchaser you are not required to purchase a Plot Plan as a condition of your purchase even though this office recommends it as it will reveal additional information about a property you may not know.

There is an additional cost to having a Plot Plan done as a licensed surveyor/engineer will have to be hired to actually draft a Plot Plan. Generally this cost is an additional \$150.00 however as mentioned above it is optional but is recommended. This letter is intended for informational purposes so as you assist you in being an informed buyer.

Please do not hesitate in contacting this office if you have additional questions or need additional information as we are happy to assist you.

For your information examples of actual plans are attached.

NEW ENGLAND LAND SURVEY

Professional Land Surveyors

25 SUTTON AVENUE
Oxford, MA 01540

PHONE: (508) 987-0025

FAX: (508) 234-7723

REGISTRY

MORTGAGE INSPECTION PLAN

NAME

LOCATION

SCALE 1"=80'

DATE

14MIP3510

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE GROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE 90A, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO:

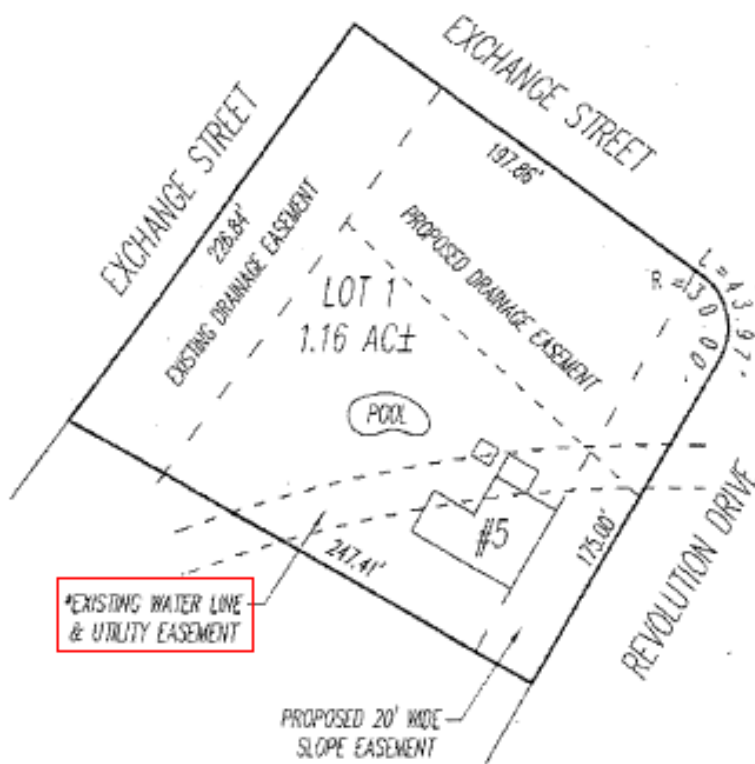
DEED REFERENCE:

PLAN REFERENCE:

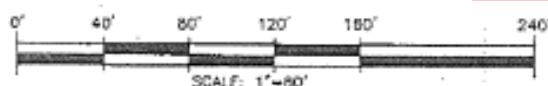
*WE CERTIFY THAT THE BUILDING(S) ARE WITHIN THE SPECIAL FLOOD ZONE A2. SEE FORM.

2503140006B DTD: 09/16/1982

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



FILE NO.: 14-05791
REQUESTED BY: DAVID R. ROCHEFORD JR
DRAWN BY: DLM
CHECKED BY: ALB
FILE: 14MIP3510



NEW ENGLAND LAND SURVEY

Professional Land Surveyors

25 SUTTON AVENUE
Oxford, MA 01540

PHONE: (508) 987-0025

FAX: (508) 234-7723

REGISTRY

MORTGAGE INSPECTION PLAN

NAME

LOCATION

, MA

SCALE 1"=50'

DATE

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE ENCROACHMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO:

DEED REFERENCE:

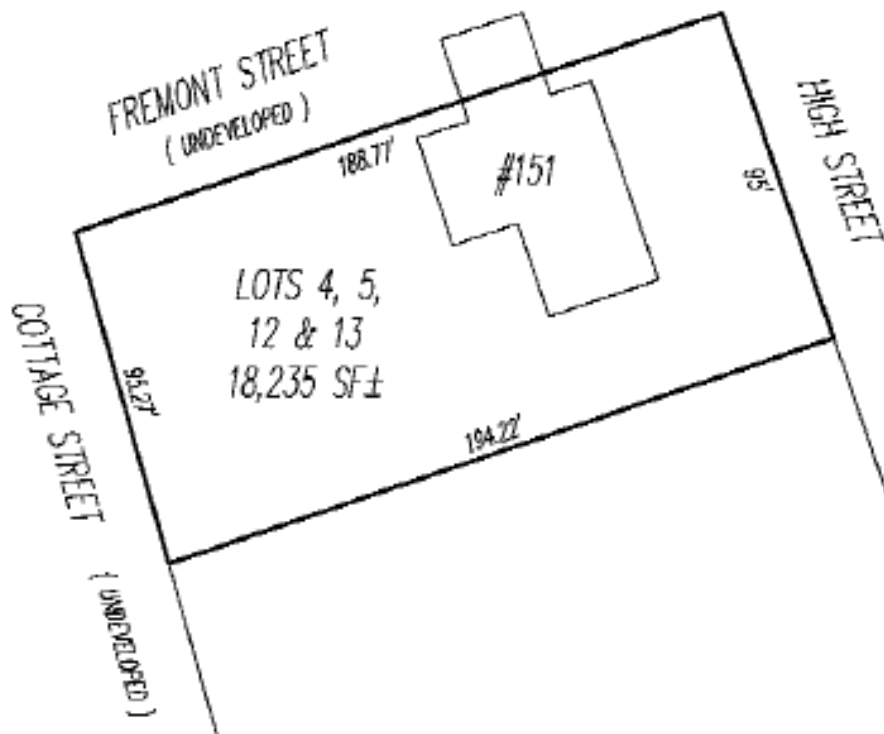
PLAN REFERENCE:

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

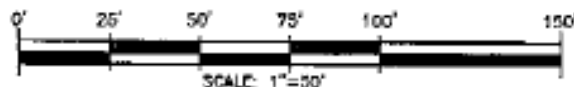
2503480018B DTG: 6/15/82

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.


*POSSIBLE ENCROACHMENT OF HOUSE. AN INSTRUMENT SURVEY IS RECOMMENDED.



FILE No.: 14-05731
REQUESTED BY: DAVID R. ROCHEFORD JR
DRAWN BY: CAC
CHECKED BY: ALB
FILE: 14MP2103



14MP2103

NEW ENGLAND LAND SURVEY
Professional Land Surveyors
 **25 SUTTON AVENUE**
Oxford, MA 01540
PHONE: (508) 987-0025
FAX: (508) 234-7723
REGISTRY _____

MORTGAGE INSPECTION PLAN

NAME _____
LOCATION _____
SCALE 1"=60' **DATE** _____

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.

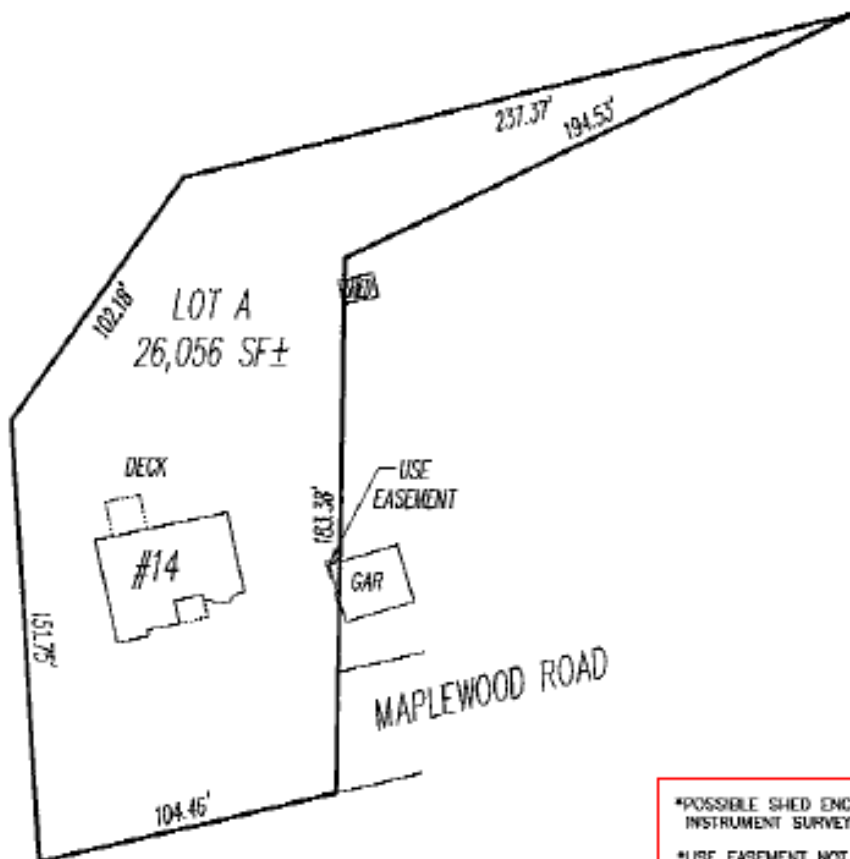


CERTIFY TO: _____
DEED REFERENCE: _____
PLAN REFERENCE: _____

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FRM:

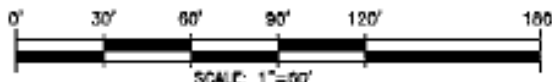
25027C0637E dtd: **07/04/2011**

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



*POSSIBLE SHED ENCROACHMENT. AN INSTRUMENT SURVEY IS RECOMMENDED.
 *USE EASEMENT NOT MENTIONED IN DEED. SHOWN ON AS-BUILT PLAN.

FILE NO.: 14-05559
 REQUESTED BY: DAVID R. ROCHEFORD JR.
 DRAWN BY: LAS
 CHECKED BY: ALB
 FILE: 14MP1810



NEW ENGLAND LAND SURVEY
Professional Land Surveyors

5 Wheelock Street
Oxford, MA 01540

PHONE: (508) 987-0025

FAX: (508) 234-7723

MORTGAGE INSPECTION PLAN

NAME

LOCATION

SCALE 1"=30'

DATE 9/10/2010

REGISTRY NORTHERN WORCESTER

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN, IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE, THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



LENDER: Cash

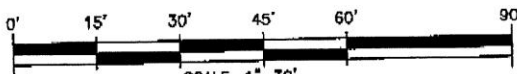
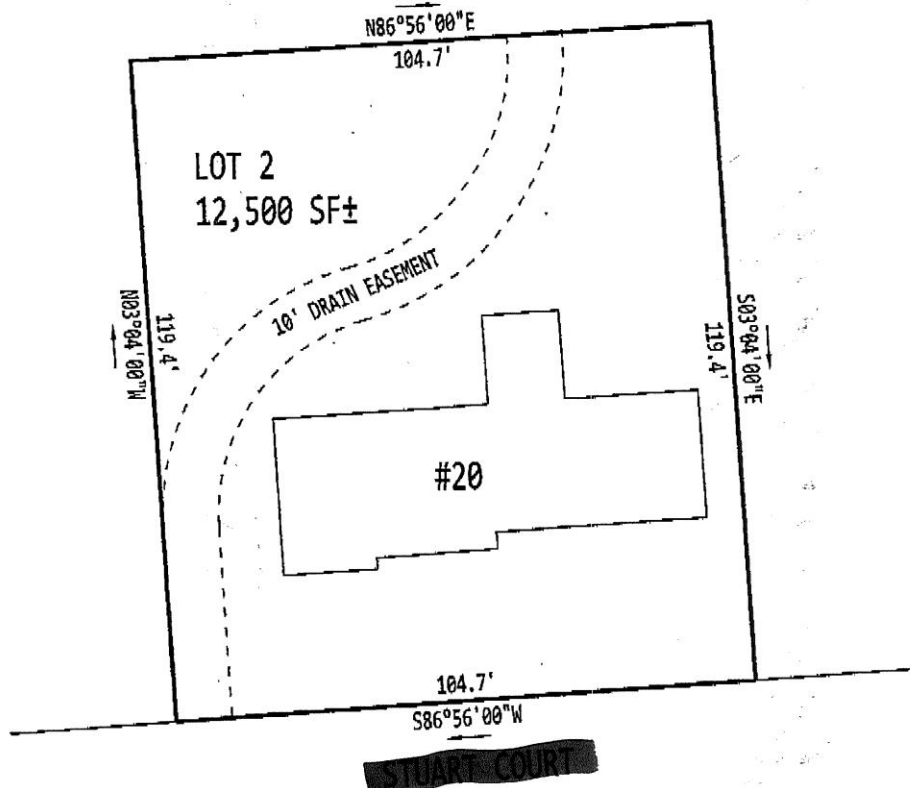
DEED BOOK/PAGE: 6683 / 12

PLAN BOOK/PLAN 132/6

WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

2503140001B DTD: 09/16/1982

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: ROCHEFORD
DRAWN BY: AJD
CHECKED BY: GES

File: 10MIP7219

NEW ENGLAND LAND SURVEY

Professional Land Surveyors

5 Wheelock Street
Oxford, MA 01540

PHONE: (508) 987-0025

FAX: (508) 234-7723

REGISTRY

MORTGAGE INSPECTION PLAN

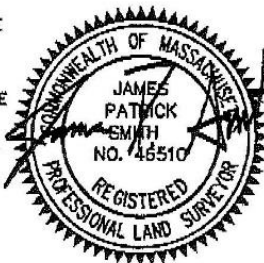
NAME

LOCATION

SCALE 1"=60'

DATE

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VII, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



LENDER: GFA FEDERAL CREDIT UNION

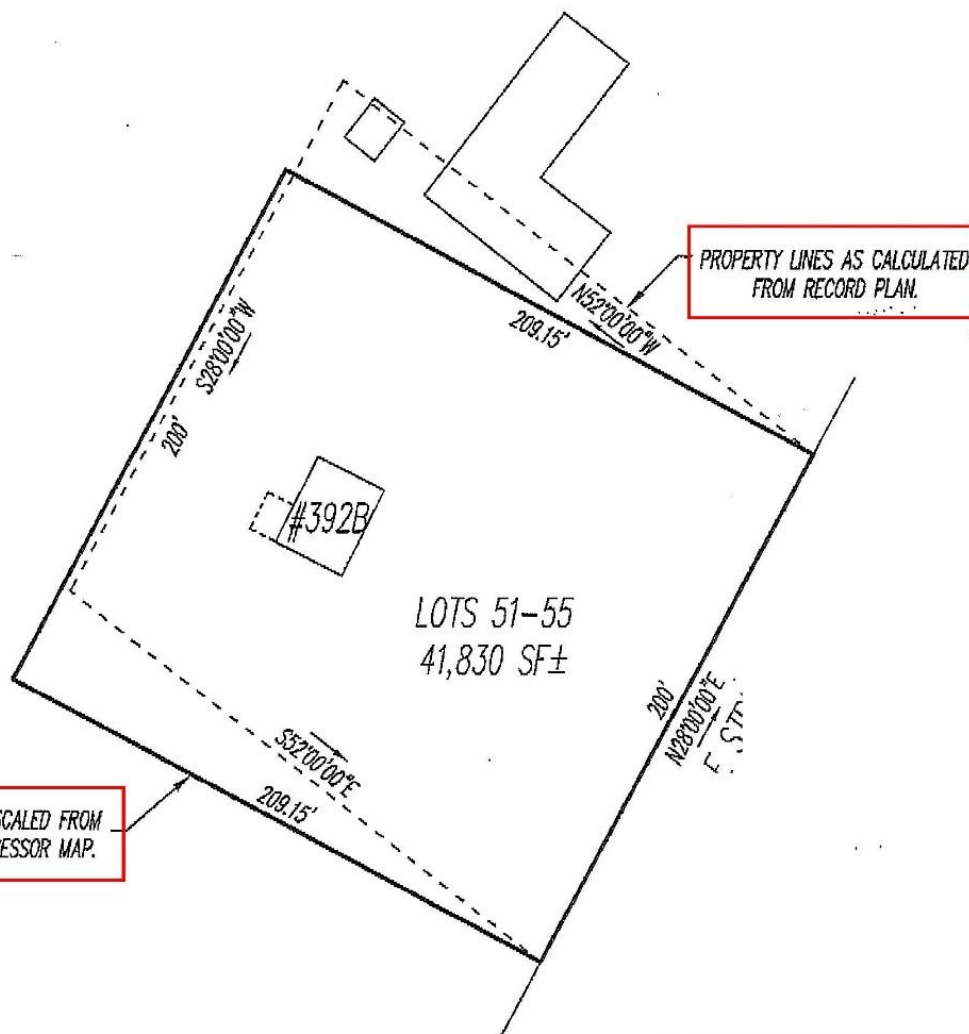
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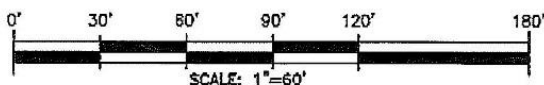
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP:

DTG:

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REQUESTED BY: ROCHEFORD
DRAWN BY: AJD
CHECKED BY: GES



*AN INSTRUMENT SURVEY IS RECOMMENDED.

File: 11MIP316

NEW ENGLAND LAND SURVEY

Professional Land Surveyors



25 SUTTON AVENUE
Oxford, MA 01540

PHONE: (508) 987-0025

FAX: (508) 234-7723

REGISTRY

MORTGAGE INSPECTION PLAN

NAME

LOCATION

SCALE 1"=80'

DATE

14MIP3160

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE INSPECTION PLAN. IN OUR JUDGMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTGAGE INSPECTION PLAN, NOT AN INSTRUMENT SURVEY. DO NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. G.L. TITLE VI, CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.



CERTIFY TO:

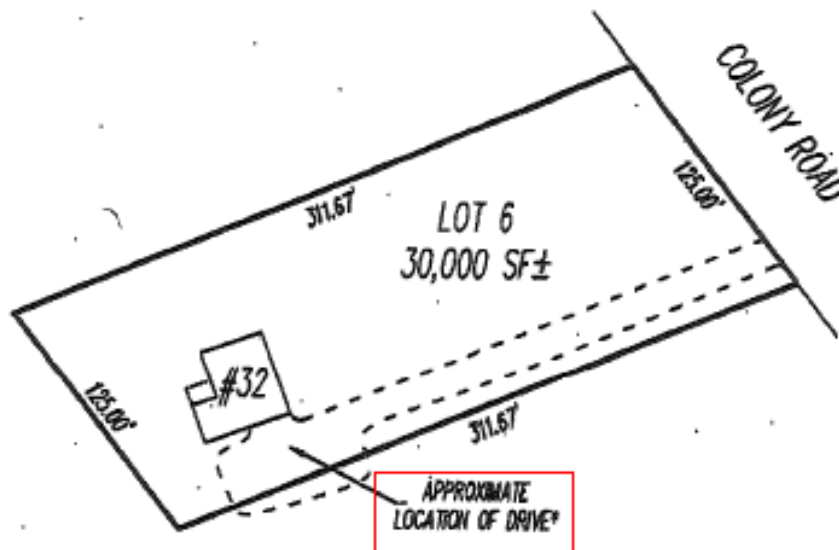
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PLAN REFERENCE:

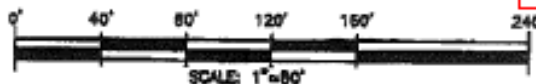
WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FIRM:

2503470007B DTD 07/19/1982

FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PLEASE ELEVATIONS CANNOT BE DETERMINED.



REQUESTED BY: [REDACTED]
DRAWN BY: JPT
CHECKED BY: ALB
FILE: 14MIP3160



*POSSIBLE ENCROACHMENT BY DRIVE, AN INSTRUMENT SURVEY IS RECOMMENDED.