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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.

14MIP35 MORTGAGE INSPECTION PLAN NEW ENGLAND LAND SURVEY Professional Land Surveyors 25 SUTTON AVENUE NAME Oxford, MA 01540 LOCATION PHONE: (508) 987~0025 FAX: (508) 234-7723 1"=80" SCALE DATE REGISTRY BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE CERTIFY TO: WADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGAGE.
MSPECTION PLAN, IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE
SHOWN AND THERE ARE NO VIDLATIONS OF ZONING REQUIREMENTS. TH OF MSS DÉÉD REFERENCE: RECARDING DWELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS RECARDING DIRELLING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERWISE NOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVE CROUND POOLS, CRIMEWAYS, OR SHEDS WITH NO FOUNDATIONS, ETC.

THS IS A MORTGAGE INSPECTION PLANE NOT AN INSTRUMENT SURVEY, OO NOT USE TO EXECT FENCES, CITHER BOUNDARY STRUCTURES, OR TO PLANT SHRUGS. LOCATION OF THE STRUCTURES(S) SHOWN HEXCON IS ETHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET RECUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT ACTION UNDER MASS. CL. TITLE UL CHAP, 40A, SEG. 7, UNLESS OTHERWISE MOTION, THIS CERTIFICATION IS NON-TRANSPERMBLE. THE ABOVE ORRIFICATION WITH MORE WITH THE PROMISON THAT THE INFORMATION PROVIDED IS ACCURATE AND THAT THE MEASUREMENTS USED ARE ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES. PATE PLAN REFERENCE: "WE CERTIFY THAT THE BUILDING(S) ARE NOTHIN THE SPECIAL NO. FLOOD. ZONE A2, SEE FIRM. FOISTER SPONUL LAND 2503140006B ms 09/16/1982 PLOOD HAZARD ZONE HAS BEEN OCTEMBRIED BY SCALE AND IS NOT RECESSARLY ACCURATE. LOTA, DEPRINE PLANS ARE ISSUED BY HUD AND/OR A VENTICAL CONTROL SURVEY IS PORTORNED, PRICIAE ILLUMIDAS DINNOT BE DELERANDO. EXCHANGE SPREET on the state of th 1.16 AC± POOL 247.41 *EXISTING WATER LINE & UTILITY EASEMENT PROPOSED 20' MOE SLOPE EASEMENT *POSSIBLE ENCROACHMENT INTO EXISTING WATER LINE & UTILITY EASEMENT, AN INSTRUMENT SURVEY IS RECOMMENDED. FILE NO.: 14-05791 1801 240 FILE NOW: 14-05/91 REQUESTED BY: DAVID R ROCHEFORD JR DRAWN BY: QUA CHECKED BY: ALB FILE: NEWP3510 SCALE: 1"-80"

MORTGAGE INSPECTION PLAN NEW ENGLAND LAND SURVEY AMP. Professional Land Surveyors NAME = 25 SUTTON AVENUE 2103 LOCATION Oxford, MA 01540 PHONE: (508) 987-0025 FAX: (508) 234-77231"=50" SCALE DATE REGISTRY 1 BASED UPON DOCUMENTATION PROVIDED. REQUIRED MEASUREMENTS WERE AND E OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MORTGADE INSPECTION PLAN, IN OUR JUDGEMENT ALL MISHELE EAGEVERS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS, REDARDING 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 MORTGACE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY, DO NOT USE TO ERECT VENCES, OTHER BOUNDARY STRUCTURES, OR TO PLANT SHRURS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS ETHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENGREEMENT ACTION UNDER MASS. GL. TITLE VIL CHAP. 40A, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ADVAC CRETIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ADDURATE AND THAT THE PROPERTY LINES. CERTIFY TO: DEED REFERENCE: PLAN REFERENCE: WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOCO HAZARD AREA SEE FIRM: 2503480018B ms_ 6/15/82 PLOCD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE, UNTIL DEFINITIVE PLAYS ARE ISSUED BY HUD AND/OR A VETTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED. *POSSIBLE ENCROACHMENT OF HOUSE, AN INSTRUMENT SURVEY IS RECOMMENDED. FREMONT STREET (UNDENELOPED) 188.77 #151 LOTS 4, 5, 12 & 13 18,235 SF± FILE No.: 14-05731 50" 100 150 REQUESTED BY: DAVID R. ROCHEFORD JR DRAWN BY: CBC CHECKED BY: ALB FILE: 14MP2103 SCALE: 1"=50"

MORTGAGE INSPECTION PLAN 4MP1 NEW ENGLAND LAND SURVEY Professional Land Surveyors 25 SUTTON AVENUE NAME 1510 LOCATION PHONE: (508) 987-0025 FAX: (508) 234-77231"=60" SCALE DATE REGISTRY BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS WERE MADE OF THE FRONTACE AND BULDING(S) SHOWN ON THIS MORTICAGE INSPECTION PLAN. IN OUR JUDGEMENT ALL VISIBLE EASEMENTS ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENTS. CERTIFY TO: TH OF MISS DEED REFERENCE: REDARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS OTHERMISE RECARDING STRUCTURES TO PROPERTY LINE OFFSETS (URLESS OTHERMISE MOTED IN DRAMING BELOW). NOTE: NOT DEFINED ARE ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS, THIS IS A MORRISAGE INSPECTION PLAN; KOT 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 COUPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VOLKTION ENFORCEMENT ACTION INDEED MASS CALL TIDE ME CALL AND SEC OF LINESS COLLEGARDS. PLAN REFERENCE: WE CERTIFY THAT THE BUILDINGS) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FRAM: 25027C0637E m: 07/04/2011 FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT INCOSSARILY ACCURATE UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/OR A YERROAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED. NEODIFICATION, ON IS SEARCH PHOR VOLATION ENFORCEMENT ACTIVITY UNDER MISS. GL. TITLE VIL CHAP. 40A. SEC. 7. UNLESS OTHERWISE MOTED. THIS CENTIFICATION IS NON-TRANSPERABLE. THE ABOVE CENTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORMATION PROVIDED IS ACCUMULE AND THAT THE MESCUREMENTS USED ARE ACCUMUNELY LOCATED IN RELATION TO THE PROPERTY LINES. 194.55 237.37 LOT A 26,056 SF± DECK USE EASEMENT 8 GAR 51.75 MAPLEWOOD ROAD 104.45 *POSSIBLE SHED ENCROACHMENT, AN INSTRUMENT SURVEY IS RECOMMENDED. *USE EASEMENT NOT MENTIONED IN DEED. SMOWN ON AS-BUILT PLAN. FILE NO.: 14-05559 1201 60' 200 180 REQUESTED BY: DAVID R. ROCHEFORD JR. DRAWN BY: LAS CHECKED BY: ALB FILE: 14MP1810

MORTGAGE INSPECTION NEW ENGLAND LAND SURVEY Professional Land Surveyors NAME ! 5 Wheelock Street Oxford, MA 01540 LOCATION 01540 PHONE: (508) 987-0025 (508) 234-7723 FAX: 1"=30" DATE SCALE REGISTRY NORTHERN WORCESTER REGISTRY NORTHERN WORCESTER

BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMENTS
WERE MADE OF THE FRONTAGE AND BUILDINGS) SHOWN ON THIS
MORTGAGE INSPECTION PLAN, IN OUR JUDGEMENT ALL VISIBLE EASEMENTS
ARE SHOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMENT'S
REGARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS
OTHERWISE NOYED IN DRAWING BELOW), NOTE: NOT DEFINED ARE
ABOVEGROUND POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS.
THIS IS A MORTGAGE INSPECTION PLAN; NOT AN INSTRUMENT BURVEY, DO
NOT USE TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO
PLANT SHAUBS, LOCATION OF THE STRUCTURES, SHOWN HEREON IS
EITHER IN COMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET
REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFONCEMENT ACTION
UNDER MASS, GL. TITLE VII. CHAP. 40A, SEC. 7, UNLESS OTHERMISE 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: OF MAS DEED BOOK/PAGE: PLAN BOOK/PLAN WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP: DTD: FLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HID AND/OR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED. N86°56'00"E 104.7 LOT 2 12,500 SF± N03°64'00"W 503°64'00"E #20 104.7 S86°56'00"W 60' requested by: Rocheford Drawn by: AJD Checked by: GES SCALE: 1 = 30 File: 10MIP7219

NEW ENGLAND LAND SURVEY Professional Land Surveyors 5 Wheelock Street Oxford, MA 01540 PHONE: (508) 987-0025	MORTGAGE INSI	PECTION PLAN
PHONE: (508) 987-0025 FAX: (508) 234-7723 REGISTRY	SCALE 1"=60'	DATE
BASED UPON DOCUMENTATION PROVIDED, REQUIRED MEASUREMEN MADE OF THE FRONTAGE AND BUILDING(S) SHOWN ON THIS MOR INSPECTION PLAN, IN OUR JUDGEMENT ALL VISIBLE EASEMENTS AS HOWN AND THERE ARE NO VIOLATIONS OF ZONING REQUIREMEN RECARDING STRUCTURES TO PROPERTY LINE OFFSETS (UNLESS CONOTED IN DRAWING BELOW). NOTE: NOT DEFINED ARE ABOVEGRI POOLS, DRIVEWAYS, OR SHEDS WITH NO FOUNDATIONS. THIS IS A MORTIGAGE INSPECTION PLAN; NOT AN INSTRUMENT SURVEY. DO TO ERECT FENCES, OTHER BOUNDARY STRUCTURES, OR TO PLASHRUBS. LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS EXCOMPLIANCE WITH LOCAL ZONING FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION ENFORCEMENT AS UNDER MASS. GL. TITLE VII. CHAP. 40A, SEC. 7, UNLESS OTHER MOTED. THIS CERTIFICATION IS NON-TRANSFERBLE. THE ABOVE CERTIFICATIONS ARE MADE WITH THE PROVISION THAT THE INFORPROVIDED IS ACCURATE AND THAT THE MEASUREMENTS. USED AR ACCURATELY LOCATED IN RELATION TO THE PROPERTY LINES.	TGAGE ARE TIS JAMES THERWISE OUND NOT USE NOT USE INT THERE IN CTION WISE MATION	DEED BOOK/PAGE: PLAN BOOK/PLAN WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE HUD MAP. PLOOD HAZARD ZONE HAS BEEN DETERMINED BY SCALE AND IS NOT NECESSARILY ACCURATE. UNTIL DEFINITIVE PLANS ARE ISSUED BY HUD AND/GR A VERTICAL CONTROL SURVEY IS PERFORMED, PRECISE ELEVATIONS CANNOT BE DETERMINED.
	200.15	PROPERTY LINES AS CALCULATED FROM RECORD PLAN.
PROPERTY LINES AS SCALED FROM	LOTS 51-55 41,830 SF±	
REQUESTED BY: ROCHEFORD DRAWN BY: AJD CHECKED BY BY: GES S	90' 120' 1 CALE: 1"=60'	80' *AN INSTRUMENT SURVEY IS RECOMMENDED. File: 11MIP316

280

(80)

SHRUBS, LOCATION OF THE STRUCTURE(S) SHOWN HEREON IS ETHER IN CONPLIANCE WITH LOCAL ZONNE FOR PROPERTY LINE OFFSET REQUIREMENTS, OR IS EXEMPT FROM VIOLATION DIFFORMENT ACTION UNDER MASS, G.L. TITLE VI. CHAP, 404, SEC. 7, UNLESS OTHERWISE NOTED. THIS CERTIFICATION IS NON-TRANSFERABLE. THE ABOVE CERTIFICATIONS ARE MASS WITH THE PROVISION THAT THE INFORMATION.	NCE:
JILST LOT 6 30,000 SF± APPROXIMATE LOCATION OF DRIVE*	M ROW
REQUESTED 811: DRAWN 811: JPT CHECKED BIT ALB FR.S. 14MP3160 SCALE: 1°=80°	POSSIBLE ENCROACHMENT BY DRIVE, AN DISTRUMENT SURVEY IS RECOMMENDED.