

Plot Plan Frequently Asked Questions

Where can I get a Plot Plan?

A “Plot Plan” is a plan created by a land surveyor which will show the features of your property (house, driveway, etc) as well as boundary information such as property lines and recorded easements. To get a plot plan, you will need to hire a private land surveyor to create one for you.

Our office has kept records of “Registry Plans” which are plans recorded at the Registry of Deeds. The difference between a “registry” plan and “plot” plan is that generally registry plans only show property line information with no physical features. A surveyor will use a registry plan, as well as other research, in order to create a plot plan. Generally registry plans alone do not provide the homeowner much information to estimate the location of their property line.

Where can I get my Registry Plan?

The Registry of Deeds keeps copies of the plans both physically at their office (200 Cambridge St, Cambridge MA) and online at www.masslandcords.com/middlesexsouth/ Registry Plans are organized by the year they were recorded at the Registry and by the order the plan was received in that year. For example, the 5th plan recorded at the registry in 2012 would be recorded as “Plan 5 of 2012”.

The Registry of Deeds has their Registry Plans online going from 1952 through the current year as of this writing. Our office maintains Registry Plans from the mid-19th century up to the year 2008. The Registry adds new plans every year and is consistently adding plans older than 1952, therefore our office stopped maintaining copies of plans already available online.

Important note: Not every property necessarily has a Registry Plan. Some properties predate the creation of plot plans and have been sold by deed only.

How do I find my plan online?

There are a few ways to do the find the plan reference for your Registry Plan:

Step 1: Visit the Acton Assessors Department. Obtain a copy of the VISION card for the property. Under “Supplemental Data” find plan reference (EX: 1723 of 1963) in section titled “P.Plan” (see example). If plan reference listed, skip to Step 4.

Step 2: If no plan reference provided on VISION card, visit www.masslandcords.com/middlesexsouth/. Find a copy of your deed. Click “Search

Criteria”, click “Name Search” (Recorded Land or Registered Land). For Recorded Land proceed to Step 3. For Registered Land, skip to Step 5

Step 3: Once you’ve obtained a copy of your deed, search the body of the deed for a description of the land and a plan reference within that description (EX: “land in Acton described as the following.....recorded at Middlesex Registry of Deeds as Plan 1723 of 1963). If no plan reference given, there is likely no registry plan on file. The Plan reference may also be given by a Book/Page reference.

Step 4: Once the plan reference is obtained, click “Search Criteria”, click “Book(Year) Search” under the section titled “Plans”. Enter Year (EX: 1963) in box labeled “*Book/Year:” and Plan # (EX: 1723) in “Page#/Plan#”, click “search”.

To search by Book/Page, follow the same procedure and enter the Book number in “Book/Year” and Page number in “Page#/Plan#”. If no plan listed, proceed to Step 5.

Step 5: If no plan found online, there are two possible explanations: the plan is older than what the Registry has online or the plan is Registered Land Court land. Contact the Acton Engineering Department at engineering@acton-ma.gov with your request for our plan records. We will respond with an electronic copy of our Registry Plan on file.

Examples

Vision Card/Registry Plan Reference

CURRENT OWNER		TOPO	UTILITIES	STRT/ROAD	LOCATION	CURRENT ASSESSMENT		VISION			
Property Location: 66 HARRIS ST Vision ID: 924 Account # _____ Bldg #: 1 of 1 Bldg Name: _____ State Use: 9110 COMMONWEALTH OF MASS DIVISION OF FISHERY & GAME 66 HARRIS STREET ACTON, MA 01720 Additional Owners: _____						Description	Code	Appraised Value	Assessed Value	201 ACTON, MA	
SUPPLEMENTAL DATA Other ID: 000C5 00090 00002 SBU Oz Perm Hist Dist Photo RSist Ward P.Plan# 1723 OF 1963 Prec Lot# Sew Zone GIS ID: _____ ASSOC PID# _____							9110	5,000	5,000	VISION	
RECORD OF OWNERSHIP COMMONWEALTH OF MASS BK-VOL/PAGE 10928/0156 SALE DATE 09/14/1965 q/u w/ SALE PRICE V/C 0						PREVIOUS ASSESSMENTS (HISTORY) Yr Code Assessed Value Yr Code Assessed Value Yr Code Assessed Value 2014 9110 5,000 2013 9110 5,000 2012 9110 5,000		Total: 5,000 Total: 5,000 Total: 5,000			
EXEMPTIONS Year Type Description Amount Code Description Number Amount Comm. Int.		OTHER ASSESSMENTS This signature acknowledges a visit by a Data Collector or Assessor		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised XF (B) Value (Bldg) 0 Appraised OB (L) Value (Bldg) 0 Appraised Land Value (Bldg) 5,000 Special Land Value 0 Total Appraised Parcel Value 5,000 Valuation Method: C Adjustment: 0 Net Total Appraised Parcel Value 5,000		BUILDING PERMIT RECORD Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments		VISIT/CHANGE HISTORY Date Type IS JD C/L L/S Purpose/Result 1/1/1968 00 Measure/Listed		LAND LINE VALUATION SECTION B Use Description Zone D Frontage Depth Units Unit Price L Factor S.A. Acre C Factor ST Ids Adj. Notes-Adj. Special Pricing Adj. Unit Price Land Value 1 911V DFW MDL-00 R-2 0.50 AC 10,000.00 1.00 4 1.0000 1.00 0.00 RESIDUAL 10,000.00 5,000	
Total Card Land Units: 21,780 SF Parcel Total Land Area: 21,780 SF Total Land Value: 5,000											

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Bk: 64593 Pg: 203 Doc: DEED
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DEED

***No Title Examination Performed**

ASHISH G. KUMAR and PRAJNA P. KUMAR, of 35 Canterbury Hill Road, Acton, Massachusetts,

in consideration of ONE and 00/100 (\$1.00) DOLLAR,

grant to ASHISH G. KUMAR and PRAJNA P. KUMAR, as Trustees of THE ANJIKASH LIVING TRUST, U/A dated September 19, 2014, of 35 Canterbury Hill Road, Acton, Massachusetts, a certificate of which is recorded herewith

with QUITCLAIM COVENANTS

That certain parcel of land with the buildings thereon, situated at 35 Canterbury Hill Road, Acton, Massachusetts, and being shown as Lot 51 on a plan entitled, "Definitive Subdivision Plan, Robbins Mill Estates, a Planned Conservation Residential Community, Acton, MA" dated March 25, 2002, revised through October 26, 2004, drawn by Stamski and McNary, Inc., 80 Harris Street, Acton, Mass., Engineer/Surveyor, and recorded with the Middlesex South District Registry of Deeds as Plan Number 1310 of 2004.

Said Lot 51 contains 39,205 square feet, more or less, according to said Plan.

There is reserved unto the grantor the fee in Canterbury Hill Road and all of the streets and ways as shown on the said Plan. However, this conveyance is made together with the right to use the streets and ways as shown on the Plan, for all purposes for which streets and ways are commonly used in the Town of Acton, in common with all others entitled thereto.

There is further reserved unto the Grantor the Utility, Construction and Slope Easements that run parallel to all of the roads on said plan.

Property Address: 35 Canterbury Hill Road, Acton, MA

Return to:
Feakes Associates
179 Great Road, Suite 208
Acton, MA 01720