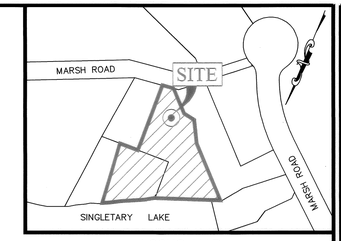
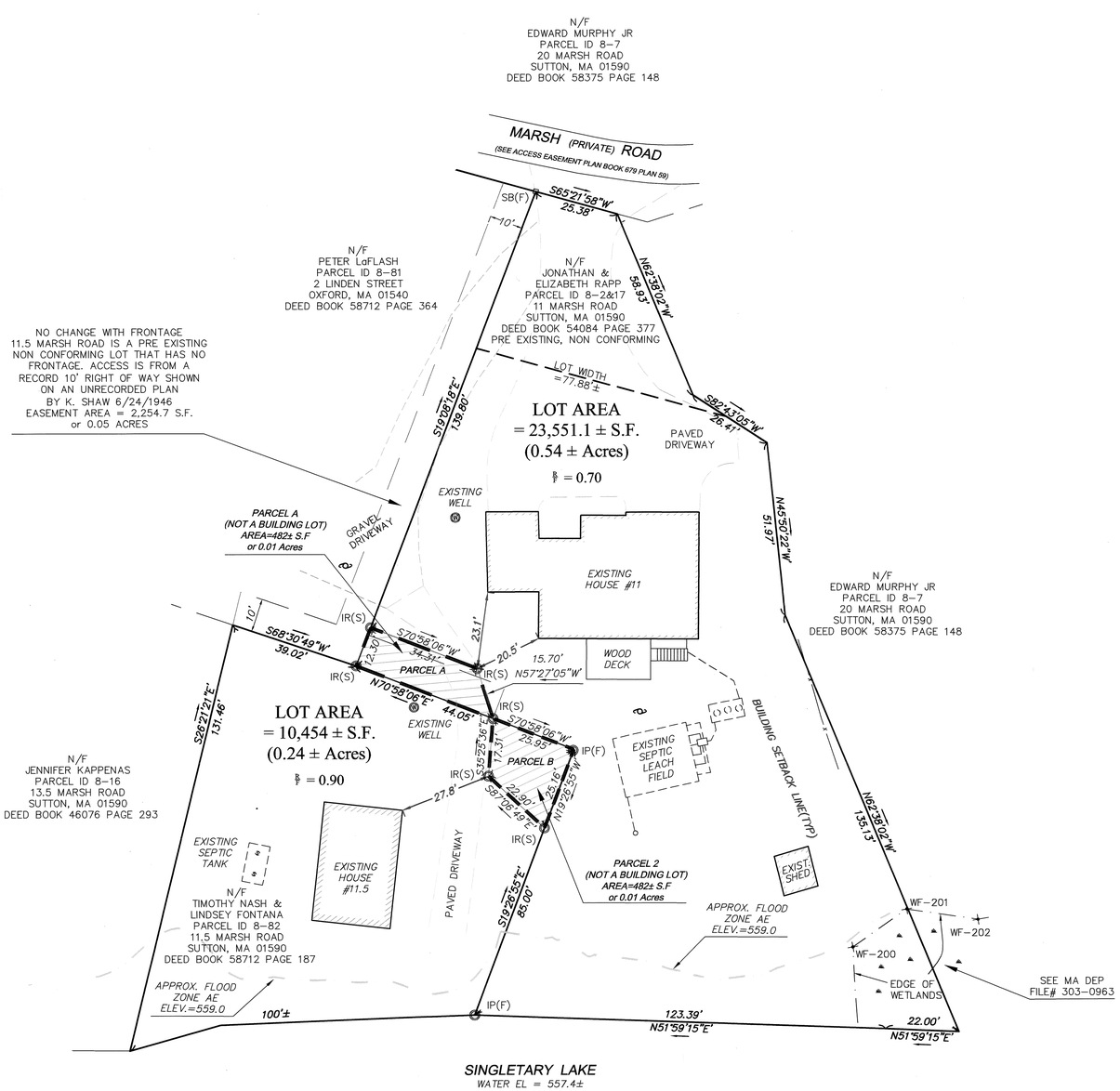
RESERVED FOR REGISTRY



LOCUS MAP
N.T.S.



APPROVAL UNDER THE SUBDIVISION
CONTROL LAW IS NOT REQUIRED.

SUTTON PLANNING BOARD

DATE: _____

PLANNING BOARD ENDORSEMENT IS NOT
A DETERMINATION AS TO CONFORMANCE
WITH THE ZONING BYLAW.

CONSTRUCTION ON THIS LOT IS SUBJECT
TO ANY EASEMENTS, RIGHTS OF WAY,
RESTRICTIONS, RESERVATIONS OR OTHER
LIMITATIONS WHICH MAY BE REVEALED BY
AN EXAMINATION OF THE TITLE.

NOTES:

THE PURPOSE OF THIS PLAN

1) PARCEL A WITH AN AREA OF 482± SQUARE FEET (NOT A BUILDING LOT) TO BE CONVEYED FROM JONATHAN & ELIZABETH RAPP (11 MARSH ROAD) TO TIMOTHY NASH & LINDSEY FONTANA (11.5 MARSH ROAD).

2) PARCEL B WITH AN AREA OF 482± SQUARE FEET (NOT A BUILDING LOT) TO BE CONVEYED FROM TIMOTHY NASH & LINDSEY FONTANA (11.5 MARSH ROAD) TO JONATHAN & ELIZABETH RAPP (11 MARSH ROAD).

UPLANDS

THE NASH/FONTANA LOT HAS NO WETLANDS.

THE RAPP LOT HAS LESS THAN 10% WETLANDS WHICH ARE NOT INVOLVED IN THE LAND SWAP.

NOTES

1. SUTTON ASSESSORS MAP 8, BLOCK 2&17
   MAP 8, BLOCK 82
2. DEED REFERENCE: WORCESTER COUNTY
   BOOK: 54084 PAGE: 377
   BOOK: 58712 PAGE: 187
3. PLAN REFERENCE: WORCESTER COUNTY
   PLAN BOOK: 894 PAGE: 38
4. ZONING INFORMATION:
   DISTRICT: RESIDENTIAL RURAL (R1)
   AREA: 80,000 S.F.
   WIDTH & FRONTAGE: 250 FT
   SETBACKS: FRONT & REAR: 50 FT, SIDE: 20 FT.
4. 11 & 11.5 MARSH ROAD ARE OVER 60% CONTIGUOUS UPLAND.

LEGEND

N/F	NOW OR FORMALLY
	EXISTING STONEWALL
	APPROX. WETLAND BOUNDARY
	EXISTING FENCE
IP(F)	IRON PIPE FOUND
IR(S)	IRON ROD SET
SB(F)	STONE BOUND FOUND
	REGULARITY FACTOR
	UTILITY POLE

OWNER/APPLICANTS:

JONATHAN & ELIZABETH RAPP
11 MARSH ROAD
SUTTON, MA 01590

TIMOTHY NASH &
LINDSEY FONTANA
11.5 MARSH ROAD
SUTTON, MA 01590

TITLE:

PLAN OF LAND
For
11 & 11.5 MARSH ROAD
In
SUTTON, MA

THIS PLAN HAS BEEN PREPARESD IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS UNDER SECTION 250 CMR 6.00. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF LAND AND HEREON.

COMMONWEALTH OF MASSACHUSETTS
WALTER R. KNAPIK
NO. 36083
PROFESSIONAL LAND SURVEYOR

5.18.23

PROFESSIONAL LAND SURVEYOR

PREPARED BY:

ALLEN ENGINEERING
& ASSOCIATES
Civil Engineers · Surveyors
Land Development Consultants
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www.allen-ea.com

SCALE: 1"=20 FEET

0 20 40 60

MAY 18, 2023

REVISIONS

#	DATE	DESCRIPTION	INIT

JOB NO: 00375

SHEET: 1 OF 1