

THE PURPOSE OF THIS PLAN IS TO:

- 1 - CREATE PARCEL B (NON-BUILDABLE PARCEL) FROM # 91 BURBANK ROAD (MAP 10 PARCEL 3) AND TO BE COMBINED WITH PARCEL A (MAP 10 PARCEL 6) AND BECOME ONE RETREAT LOT.
- 2 - CREATE LOT 1 FROM #91 BURBANK ROAD (MAP 10 PARCEL 3)

REFERENCES:

- LOCUS ASSESSORS MAP 10, LOT 6
MAP 10, LOT 3
LOCUS DEED BK. 68310, PG.261
DEED BK. 45638, PG. 43
PLAN BK. 972, PL.68

OTHER REFERENCES:

- BK.203 , PL.9
BK.287 , PL.97
BK.288 , PL.5
BK.557 , PL.111
BK.631 , PL.109
BK.675 , PL.120
BK.750 , PL.113
BK.971 , PL.17

SCENIC ROAD REQUIREMENTS:

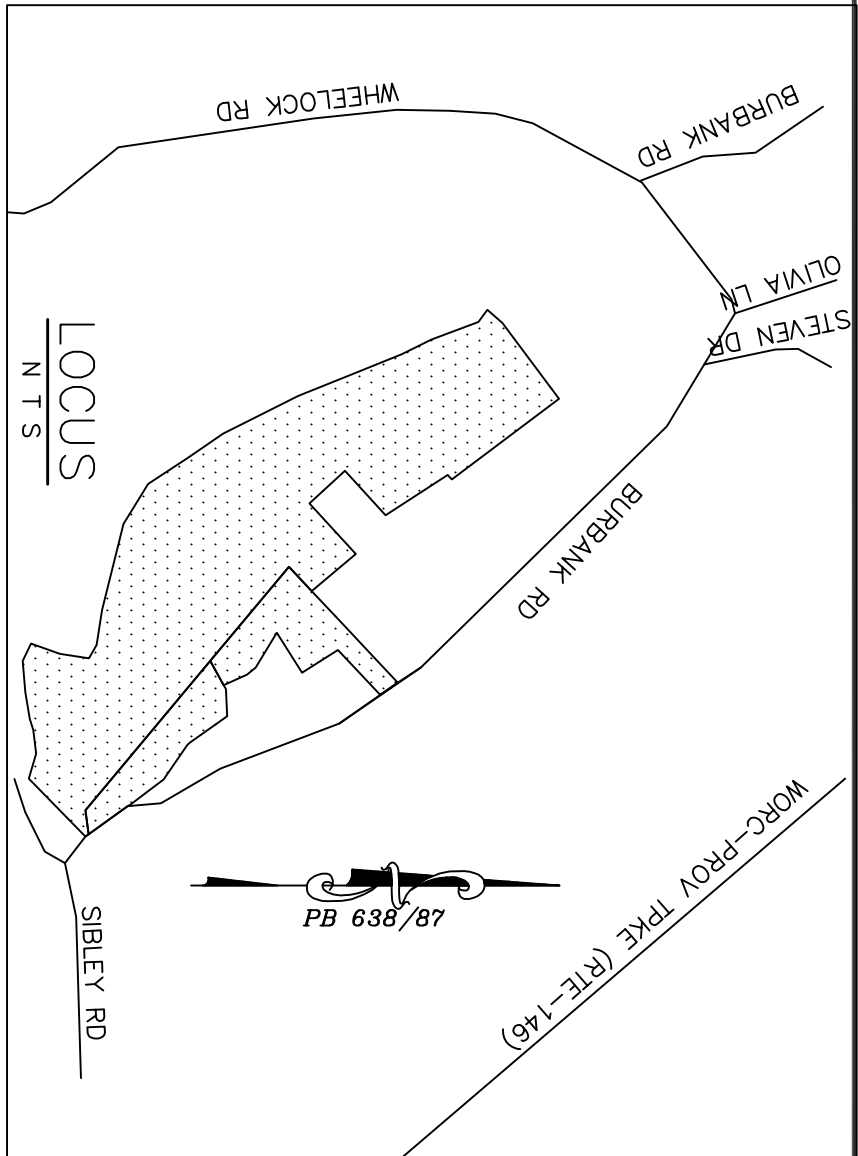
1. BURBANK RD HAS BEEN DESIGNATED AS A SCENIC ROAD IN THE TOWN OF SUTTON.
2. ALL PROPOSED DRIVEWAYS ARE TO MEET THE REQUIREMENTS FOR GAINING ACCESS TO A SCENIC ROAD IN THE TOWN OF SUTTON.

NOTES

- ALL INTERIOR WALLS EXISTING ON THE PREMISES HAVE NOT BEEN SHOWN HEREON.
- A TITLE EXAMINATION WHICH WOULD DISCLOSE ALL MATTERS OF RECORD WAS NOT PROVIDED, AS SUCH, OTHER ENCUMBRANCES COULD EXIST AND NOT BE SHOWN HEREON.
- A TITLE EXAMINATION IS RECOMMENDED PRIOR TO ANY CONSTRUCTION.
- WETLAND LINE WAS APPROVED BY THE TOWN SUTTON CONSERVATION COMMISSION ON JULY 26, 2023.

RETREAT LOT:

- THE RETREAT LOT DEPICTED ON THIS PLAN SHALL NEVER BE FURTHER DIVIDED IN ACCORDANCE WITH A COVENANT DATED _____ RECORDED HERewith.
- THE ACCESS FROM THE FRONTAGE OF THE RETREAT LOT TO THE PRINCIPAL STRUCTURE (DRIVEWAY) SHALL BE OF BITUMINOUS SURFACE, NO GREATER THAN TWELVE PERCENT (12%) GRADE WITH A MINIMUM PAVED WIDTH OF TWELVE (12) FEET AND CLEARED WIDTH OF FIFTEEN (15) FEET.
- THE RETREAT LOT IS TO BE SERVICED WITH UNDERGROUND UTILITIES.
- THE SIGHT DISTANCE EXCEEDS 200 FEET.



FOR REGISTRY OF DEEDS USE ONLY

COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

SUTTON PLANNING BOARD

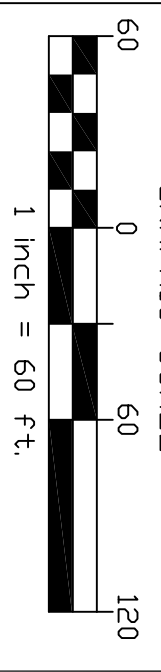
DATE

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS 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. I, THE SURVEYOR, INTEND TO MEET THE REQUIREMENTS FOR REGISTRATION AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.



GRAPHIC SCALE

1 inch = 60 ft.



DIVISION OF LAND LOCATED AT BURBANK ROAD SUTTON, MA

PREPARED FOR SIBLEY RESERVOIR LLC AND 120 BURBANK ROAD, LLC

8/3/2023 91 & 125 BURBANK ROAD SUTTON, MA

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