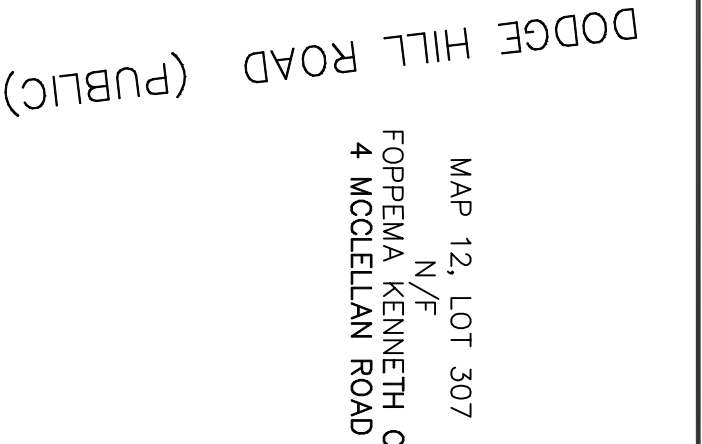
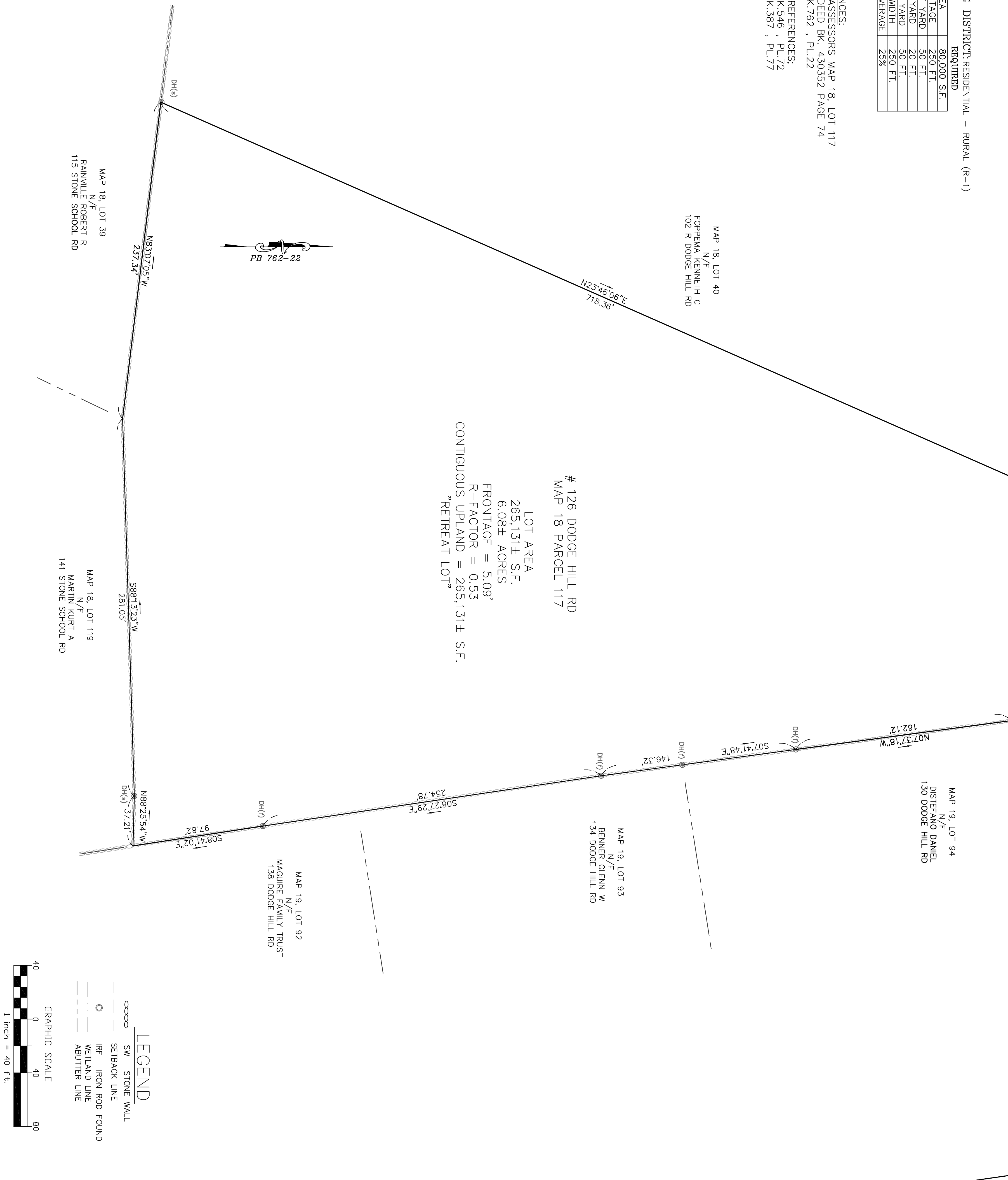


ZONING DISTRICT: RESIDENTIAL - RURAL (R-1)	
REQUIRED	
AREA	80,000 S.F.
FRONTAGE	250 FT.
FRONT YARD	50 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.
LOT WIDTH	250 FT.
LOT COVERAGE	25%

REFERENCES:
LOCUS ASSESSORS MAP 18, LOT 117
LOCUS DEED BK. 430352 PAGE 74
PLAN BK.762 , PL.22

OTHER REFERENCES:
PLAN BK.546 , PL.72
PLAN BK.387 , PL.77

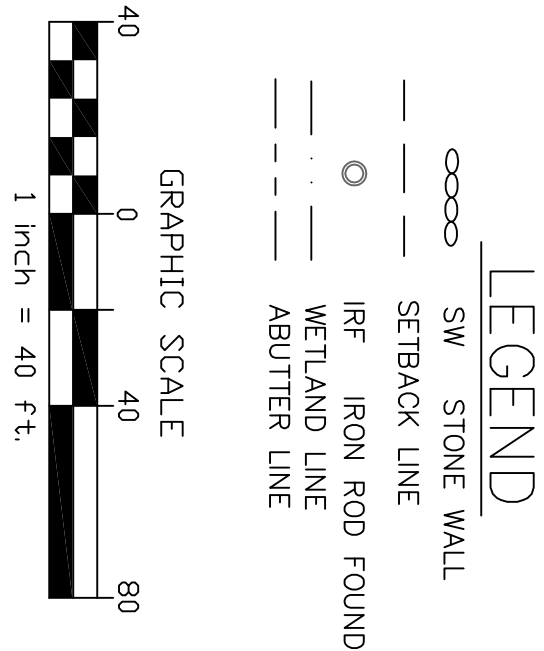


THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRARS OF DEEDS IN THE COMMONWEALTH OF MASSACHUSETTS AND IN COMPLIANCE WITH THE RULES AND REGULATIONS FOR THE PRACTICE OF LAND SURVEYING IN THE COMMONWEALTH OF MASSACHUSETTS. THIS CERTIFICATION IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

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

- 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.

- 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.



RETREAT LOT PLAN
LOCATED AT
126 DODGE HILL ROAD
SUTTON, MA
PREPARED FOR
NEIL THIBODEAU
296 PURGATORY ROAD
WHITINSVILLE, MA
OWNER OF RECORD
JANE A OLIVER
10/12/2021

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JON L. FAGERSTROM P.L.S. #49205
#21-0566
SHEET 1 OF 1