

THIS LAND IS SUBJECT TO ANY CHANGES, EASEMENTS, RIGHTS-OF-WAY, RESTRICTIONS, COVENANTS, OR OTHER LIMITATIONS WHICH MAY BE DISCLOSED BY A TITLE EXAMINATION.



MANCHAUG POND

REMAINING AREA
MAP 42, PARCEL 82
NOT A BUILDABLE PARCEL

REMAINING AREA=0.74
ACRES± (PER TOWN GIS;
DOES NOT INCLUDE
LAND UNDER WATER)

REGULARITY
FACTOR NOT
DETERMINED.

MAP 42, PARCEL 55 & 83
N/F
MARJORIE DUFF
153 MANCHAUG ROAD
D.B. 6453, PG. 360

APPROXIMATE LOCATION OF SHORELINE
PER FIELD SURVEY BY ANDREWS
SURVEY & ENGINEERING, INC. ON
5/14/18.

MAP 42, PARCEL 42
N/F
MARJORIE DUFF
47 LACKEY ROAD
D.B. 13199, PG. 327

APPROXIMATE LOCATION OF
SHORELINE PRIOR TO 1836.
LOCATION TAKEN FROM
UNRECORDED PLAN PREPARED
BY G. BERTRAND BIBEAULT,
C.E., DATED JUNE 16, 1952.

NEW PARCEL C
(NOT A BUILDABLE PARCEL)
16,696 S.F.± / 0.38 AC.±
(AREA UNDER WATER)
(NO UPLAND AREA)
REGULARITY FACTOR=0.69

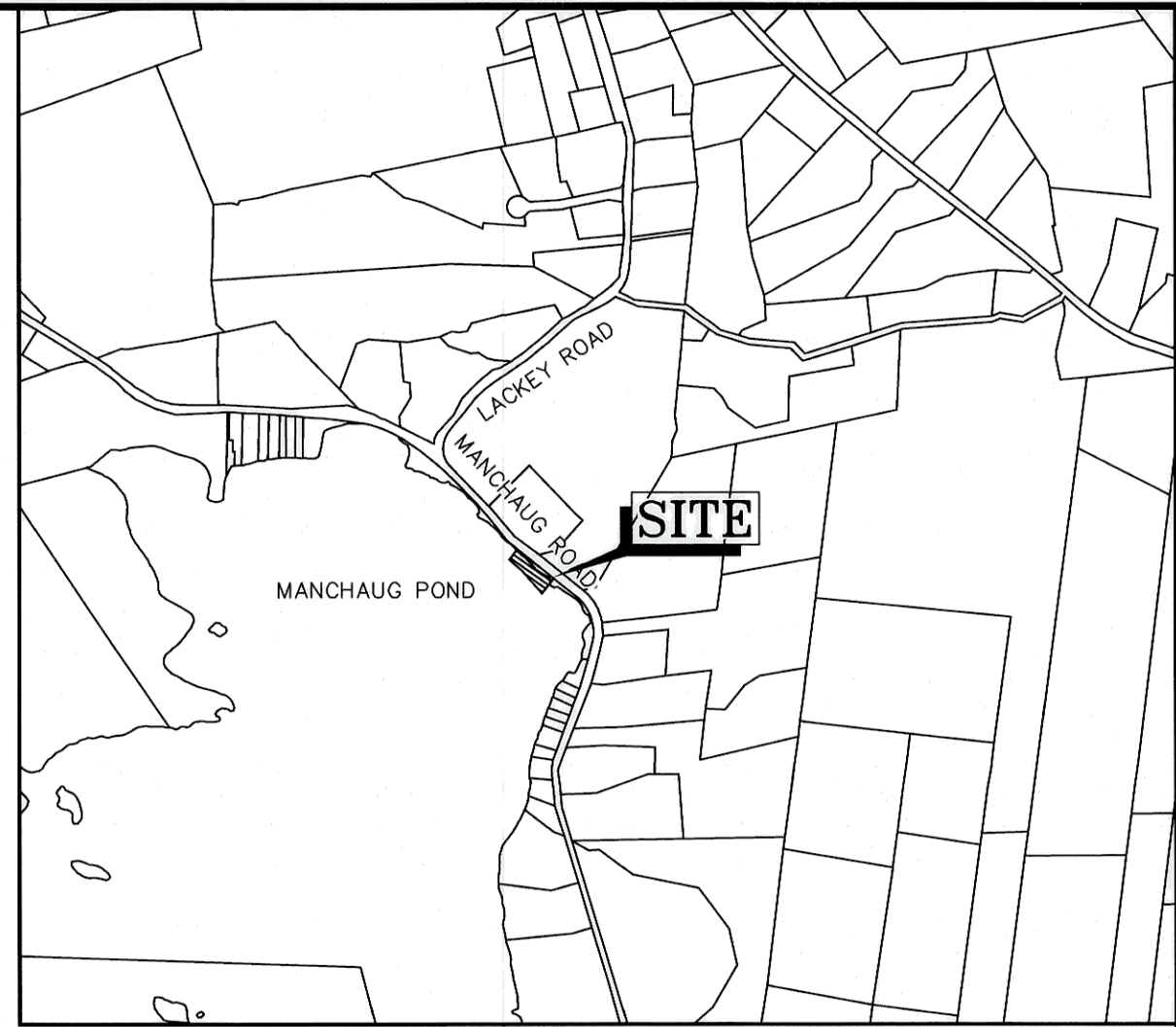
MAP 42, PARCEL 99
N/F
KYLE J. BRENNER
162 MANCHAUG ROAD
D.B. 59487, PG. 2

MAP 42, PARCEL 65
N/F
MARK J. LAROCHELLE
168 MANCHAUG ROAD
D.B. 56802, PG. 146

MAP 42, PARCEL 62
N/F
HALFORD M. WELCH
163 MANCHAUG ROAD
D.B. 41334, PG. 89

MAP 42, PARCEL 78
N/F
KYLE J. BRENNER
165 MANCHAUG ROAD
D.B. 26820, PG. 152

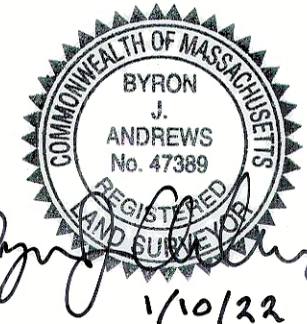
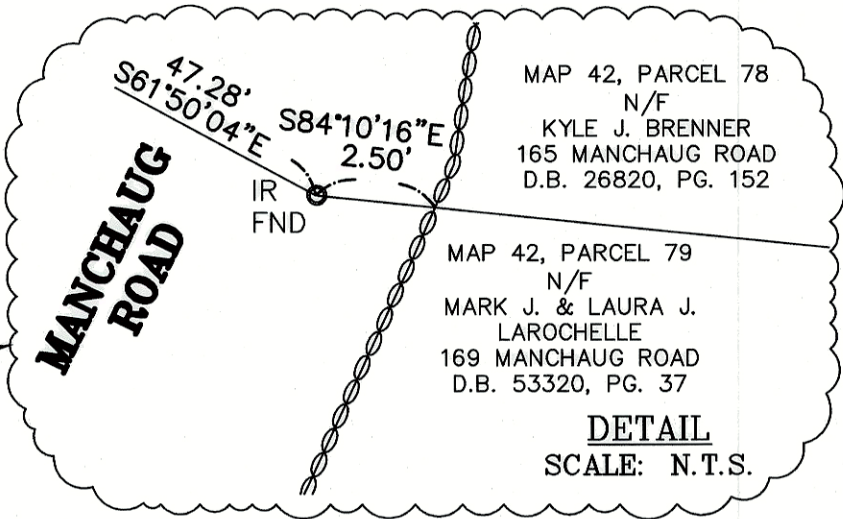
MAP 42, PARCEL 79
N/F
MARK J. & LAURA J.
LAROCHELLE
169 MANCHAUG ROAD
D.B. 53320, PG. 37



LOCUS MAP
SCALE: 1" = 1,000'

LEGEND

NOW OR FORMERLY	N/F
DRILL HOLE	D.H.
SQUARE FEET	S.F.
FOUND	FND
DRILL HOLE	● D.H.
IRON PIPE	○ I.P.
STONE BOUND W/D.H.	□ S.B.
STONEWALL	=====



GENERAL NOTES

- REFERENCE IS MADE TO LETTER FROM JAMES C. DONNELLY, JR. OF MIRICK, O'CONNELL, DEMALLIE & LOUGEE, ATTORNEYS AT LAW, DATED FEBRUARY 7, 1986, REGARDING OWNERSHIP, RIGHTS AND ENCUMBRANCES OF LAND BETWEEN CURRENT HIGH WATER LEVEL AND LOW WATER LEVEL OF MANCHAUG POND IN ITS NATURAL STATE. THIS PLAN IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.
- THE PARCEL IS FOUND ON ASSESSOR'S PLAT 42, LOT 82 IN THE TOWN OF SUTTON, WORCESTER COUNTY, MASSACHUSETTS.
- THIS PARCEL CONSISTS OF LAND UNDER WATER AND DOES NOT CONTAIN ANY UPLAND AREA.
- THE PARCEL IS ZONED RESIDENTIAL-RURAL (R-1) BASED ON THE ZONING BYLAW, SUTTON, MA, AS AMENDED THROUGH OCTOBER 16, 2017.
- THERE WERE NO CEMETERIES, GRAVE SITES AND OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
- FIELD SURVEY PERFORMED BY DIPRETE ENGINEERING ON NOVEMBER 13 & 18, 2021. THIS PLAN REFLECTS ON THE GROUND CONDITIONS AS OF THAT DATE.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. DIPRETE ENGINEERING IS NOT RESPONSIBLE FOR ANY UNKNOWN OR UNRECORDED EASEMENTS, DEEDS OR CLAIMS THAT A TITLE REPORT WOULD DISCLOSE.
- REMAINING FRONTAGE OF MAP 42, PARCEL 82 = 1100'±.
- REMAINING LOT LINES OF MAP 42, LOT 82 REMAIN UNCHANGED.
- HORIZONTAL DATUM IS NAD 83 MASS. STATE PLANE.
- NO BUILDINGS, WELLS, SEPTIC SYSTEMS OR OTHER STRUCTURES WERE OBSERVED ON ON PARCEL C OR THE REMAINDER OF MAP 42, LOT 82 DURING THE COURSE OF THE SURVEY.



Andrews Survey & Engineering, Inc.
Land Surveying - Civil Engineering - Site Planning

P.O. Box 312, 104 Mendon Street
Uxbridge, Massachusetts 01569-0312
P: 508-278-3897 F: 508-278-2289

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OWNERS OF RECORD:
MARJORIE DUFF
153 MANCHAUG ROAD
SUTTON, MA 01590

SUTTON ASSESSORS INFORMATION:
A.P.O. MAP 42, LOT 82

SUTTON ZONING INFORMATION:
ZONE: R-1
MINIMUM AREA: 80,000 S.F.
MINIMUM FRONTAGE: 250'
SETBACKS: FRONT 50', SIDE 20', REAR 50'

DEED REFERENCE:
BK. 39059, PG. 345
BK. 44371, PG. 315
BK. 656, PG. 139

PLAN REFERENCE:
P.B. 645, PL. 16 P.B. 769, PL. 40
P.B. 925, PL. 68 P.B. 938, PL. 15
UNRECORDED PLAN BY G. BERTRAND BIBEAULT,
DATED JUNE 16, 1952

APPROVAL UNDER SUBDIVISION CONTROL LAW
NOT REQUIRED. SUTTON PLANNING BOARD

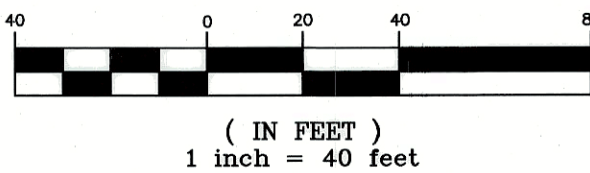
BEING A MAJORITY DATE:

PLANNING BOARD ENDORSEMENT DOES NOT
NECESSARILY MEAN THAT THIS PLAN CONFORMS TO
THE CURRENT ZONING REQUIREMENTS.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE
WITH THE REQUIREMENTS OF 250 CMR 6.00
INCLUDING, BUT NOT LIMITED TO, THE EXISTING
BOUNDARY WITH REFERENCE TO AT LEAST TWO
PERMANENT BOUNDARY MONUMENTS ON OR OFF THE
LAND TO WHICH THE PLAN RELATES, PROVIDING A
REFERENCE TO PREVIOUS SUBMITTALS OR PLANS IS
NOT ADEQUATE TO SHOW A RELATIONSHIP TO THE
RELEVANT MONUMENTS.

THIS PLAN HAS BEEN PREPARED IN CONFORMITY
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 REQUIREMENTS OF THE REGISTRY OF
DEEDS AND IS NOT A CERTIFICATION OF TITLE OR
OWNERSHIP OF THE LAND SHOWN HEREIN.

GRAPHIC SCALE



DRAWN BY	JJS, ELT	FIELD BY	AJS
CHECKED BY	BJA	CALC. BY	BJA
DATE	12/03/21, REV. 1/10/22		
PROJECT NO.	3078-001		
PLAN NO.	L-4206		

TITLE

DIVISION OF LAND
OF
140 MANCHAUG ROAD
IN
SUTTON, MA
OWNED BY
MARJORIE DUFF