

N/F SCANLON LIVING TRUST
178 UXBRIDGE ROAD
MAP 31 PARCEL 41

N/F JOHN D. ENGWER
349 CENTRAL TURNPIKE
MAP 31 PARCEL 45

N/F CHARLES & JAYNE PIERCE
345 CENTRAL TURNPIKE
MAP 31 PARCEL 71

N/F DESROSIER'S FAMILY TRUST
341 CENTRAL TURNPIKE
MAP 26 PARCEL 36



I CERTIFY THAT THIS PLAN HAS BEEN
PREPARED IN CONFORMITY WITH THE
RULES AND REGULATIONS OF THE
REGISTERS OF DEED OF THE
COMMONWEALTH OF MASSACHUSETTS.

Anthony M. Dellorco
ANTHONY M. DELLORCO P.L.S.

DATE: 3-22-23

APPROVAL UNDER SUBDIVISION CONTROL
LAW IS NOT REQUIRED

DATE APPROVED : _____

TOWN OF SUTTON PLANNING BOARD

DATE ENDORSED : _____

THE ABOVE ENDORSEMENT IS NOT A
DETERMINATION BY THE PLANNING BOARD AS
TO CONFORMANCE WITH ZONING REQUIREMENTS.

BEING A DIVISION OF LOT 7 ON A PLAN
BY LAVALLEE BROTHERS, INC. DATED DEC. 1, 1976
AND RECORDED WORCESTER COUNTY REGISTRY
OF DEEDS, PLAN BOOK 432, PLAN NO. 56.

NOTE: LOT 7A AND PARCEL A ARE NOT IN THE
FLOOD PLAIN OR ZONE I AND II OF THE WATER
PROTECTION DISTRICT. ALSO BOTH PARCELS HAVE
100% UPLANDS.

ZONE R1
AREA 80,000 S.F.
FRONTAGE 250'
SETBACK 50'
SIDEYARD 20'
REARYARD 50'
HEIGHT 35'
BUILDING COVERAGE 10%

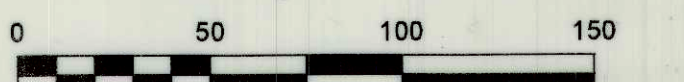
MAP 31 PARCEL 36
553,834 S.F.
12.714 Acres
DEED BOOK 18714 PAGE 181

PLAN OF LAND
IN
SUTTON, MA.

SCALE: 1"=50' MARCH 20, 2023

OWNER: Bruce A. & Dona M. Nashawaty
152 Uxbridge Road
Sutton, Ma. 01590

COLONIAL ENGINEERING INC.
11 AWL STREET MEDWAY, MA.
508-533-1644
colonial.eng@verizon.net



PARCEL A
217,800 S.F.
5.00 ACRES
NOT A BUILDABLE LOT UNDER
CURRENT ZONING REGULATIONS

N/F JOHNSON FAMILY TRUST
168 UXBRIDGE ROAD
MAP 31 PARCEL 39

N/F PAUL J. MACNEIL &
MONG THUY MACNEIL
162 UXBRIDGE ROAD
MAP 31 PARCEL 38

LOT 7A
336,034 S.F.
7.714 ACRES
REGULARITY FACTOR = 0.67

N/F EDWARD P. NIEJADLIK
FAMILY IRREVOCABLE TR.
337 CENTRAL TURNPIKE
MAP 24 PARCEL 37

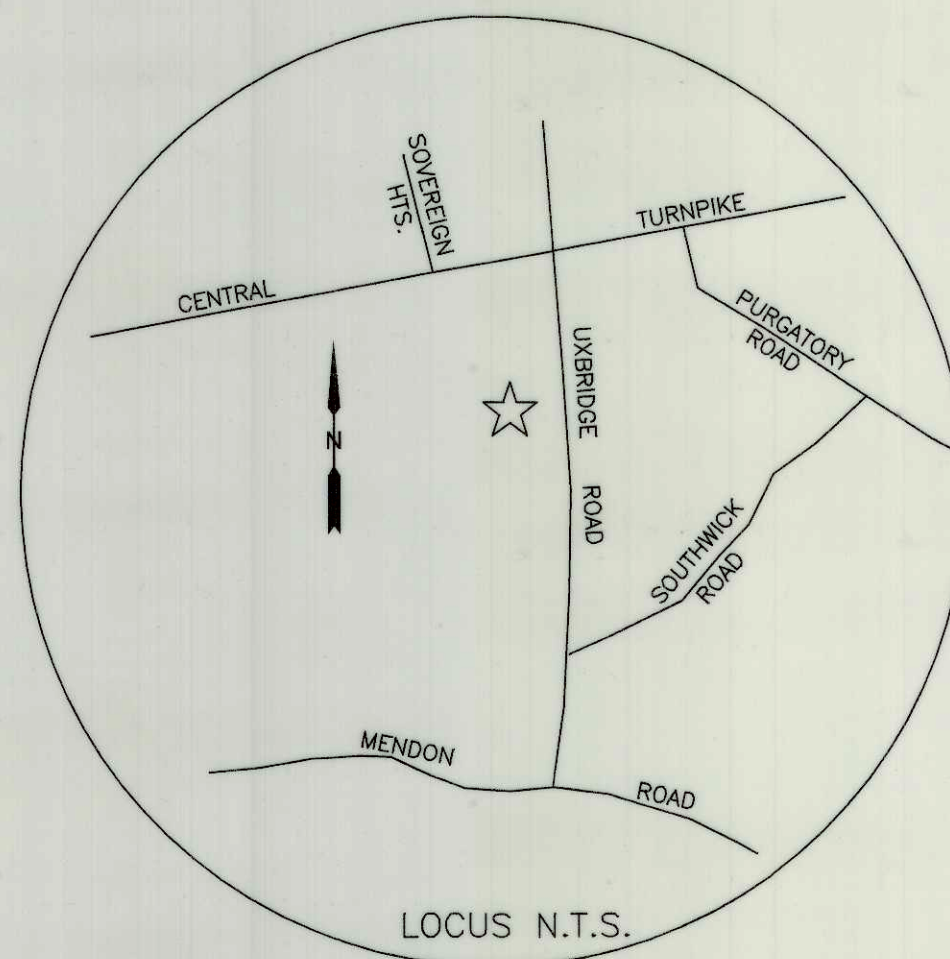
N/F FRANCIS E. MORSE III &
BRENDA J. MORSE
335 CENTRAL TURNPIKE
MAP 24 PARCEL 38

N/F ASHLEY M. NOONAN
148 UXBRIDGE ROAD
MAP 24 PARCEL 43

N/F ALEX L. MARUSA &
SANDRA R. MARUSA
158 UXBRIDGE ROAD
MAP 31 PARCEL 37

N/F KENNETH & DENISE STUART
153 UXBRIDGE ROAD
MAP 31 PARCEL 114

N/F JOHN WAGNER &
TINA BELLVILLE
149 UXBRIDGE ROAD
MAP 24 PARCEL 96



UXBRIDGE (PUBLIC, VARIABLE WIDTH) ROAD

142.90' S 08°17'50" W
119.04' S 05°32'52" W
38.05' S 01°57'16" W

TOTAL FRONTAGE 299.99'

TOTAL WIDTH 299.17'
50' SETBACK

463.18' S 86°17'05" W

465.19' N 85°11'57" E

200.00' S 10°55'29" W

131.88' N 84°28'39" E

131.88' PLAN/DEED
131.88' PLAN/DEED
N 84°29'00" E
61.43' PLAN/DEED
61.36' (CALC.)
S 04°12'00" E

61.43' PLAN/DEED
61.36' (CALC.)
S 04°12'00" E

N 1°37'00" E
157.00'

N 05°56'22" E
511.43'

N 05°56'22" E
756.01'

N 85°23'53" E
378.34'

175.00' S 10°55'29" W

75.00' S 86°30'00" W

649.24' S 11°03'23" W

N 82°00'22" W
225.00'