WORCESTER DISTRICT REGISTR. OF DEEDS — WORCESTER, MA
PLAN BOOK 814 PLAN 5
Received 8/24/04
12 h 47 m P M
Sheet 1 of 1
With Doc. #
in BOOK PAGE
Fee $ 75.—
ATTEST:
Register

NOTES:
PARCEL "A" TO BE CONVEYED TO ARSENAULT (MAP 39 PARCEL 97)

AREA BEING: ASSESSORS MAP 39, LOTS 42, 43 & 98
TOTAL LOT AREA BEING: 582,023 SQ. FT.± OR 13.36 ACRES±
ZONED: RESIDENTIAL-RURAL 1
AREA: 80,000 SQ. FT.
FRONTAGE: 250 FEET
BUILDING SETBACKS: FRONT 50 FEET
SIDES: 20 FEET
REAR: 50 FEET
ZONED: SUBURBAN
AREA: 60,000 SQ. FT.
FRONTAGE: 175 FEET
BUILDING SETBACKS: FRONT 40 FEET
SIDES: 15 FEET
REAR: 40 FEET

NOT TO SCALE
N09°17'42"E
S. FND. 5.20'
428.20'
150.78

N/F CARKIN
MAP 39 PARCEL 41

NOT TO SCALE
209.60'
428.20'
0.84'
D.H. SET

N/F CAPT. ARNOLD ADAMS
MAP 39 PARCEL 37

LP FND.
N13°00'27"E 428.20'
D.H. SET
N13°00'27"E 209.60'
N17°40'27"E 279.80'
N19°38'27"E 201.55'
S74°57'11"E 24.52'

PARCEL "A"
8,849 SQ. FT.
0.203 ACRES

N74°45'14"W 150.78'
186.04'
LP FND.
153.26'

NOT TO SCALE
5.26'
0.81'
N03°29'56"W
172.81'
288.62'

EDGE OF WETLAND

ZONING LIMITS
RESIDENTIAL-RURAL 1
RESIDENTIAL-SUBURBAN

REMAINING LAND
573,174 SQ. FT.
13.16± ACRES
(UNBUILDABLE WITHOUT ADDITIONAL PERMITTING)

OWNERS: MAYNARD & GEORGE VANDENAKKER
391 PURGATORY ROAD
WHITINSVILLE, MA 01588
DEED BOOK 6815 PAGE 81
DEED BOOK 6815 PAGE 78

N74°45'14"W 172.81'
N/F ARSENAULT
MAP 39 PARCEL 97
30,452 SQ. FT.
0.70± ACRES
303.82'
S73°56'06"W
288.62'
S73°56'06"W
34.83'
S05°04'18"W
S60°04'19"W
173.66'
30.06'
94.35' TOTAL
N19°32'21"W

CARR STREET (PUBLIC)

N/F VANDERBAAN
MAP 39 PARCEL 65

S06°42'39"W 52.40'
S06°12'20"W 231.41'
86.14'
S06°32'58"W
D.H. FND.
228.98'
S19°17'58"W
197.45'
S19°17'58"W
D.H. SET
S20°13'28"W 357.42'
366.6'± TO WATERS EDGE
9.17'
S20°13'28"W

S49°07'59"W
7.60

OWNER UNKNOWN
MAP 39 PARCEL 64

N/F MCILVAIN
MAP 39 PARCEL 58

N/F FOPPEMA
MAP 39 PARCEL 56

NOT TO SCALE
228.98'
197.45'
0.15'
D.H. SET

N/F HARE
MAP 39 PARCEL 55

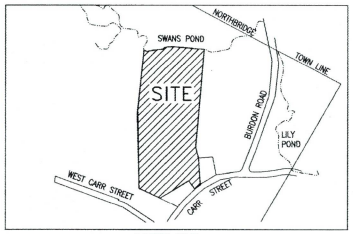
N/F NYDAM
MAP 39 PARCEL 51

SWANS POND
EDGE OF WETLAND
EDGE OF WATER
S74°57'11"E
49.67' (TIE LINE)
568'±
ALONG HIGH WATER LINE

APPROVAL UNDER SUBDIVISION CONTROL NOT REQUIRED
SUTTON PLANNING BOARD

BEING A MAJORITY DATE 8-20-04

THIS PLAN HAS BEEN PREPARED 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. THIS CERTIFICATION IS INTENDED TO MEET THE REQUIREMENTS OF THE REGISTRY OF DEEDS AND IS NOT A CERTIFICATION OF THE TITLE OR OWNERSHIP OF THE LAND SHOWN HEREON.



LOCUS MAP
N.T.S.

PLAN OF LAND
IN
SUTTON, MASSACHUSETTS
OWNED BY
MAYNARD & GEORGE J. VANDENAKKER

SCALE: 1"=40' MAY 04, 2004

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

ASE

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Land Surveying - Civil Engineering - Site Planning
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CHECKED BY:	SJM	DRAWING NO.:	2003-233/DWG/RETREAT.DT
JOB NO.:	2003-233	SHEET	1 OF 1

FORM A PLAN
SHEET 1 OF 1