



174 WHITINS ROAD
LOCUS NTS

N/F
STEVEN E STINSON

N/F
DAVID P PELLEGRINO

N/F
CHRISTOPHER A GOONAN

N/F
MINCHILLO TRUST

N/F
ROBERT A LARGESSE

BARNETTE ROAD

HOUGH ROAD (PUBLIC)

- TOWN OF SUTTON ZONING
RESIDENCE DISTRICT R1
1. MIN LOT AREA: 80,000 S.F.
 2. MIN LOT FRONTAGE: 250 FEET
 3. MIN FRONT YARD SETBACK: 50 FEET
 4. MIN SIDE SETBACK: 20 FEET
 5. MIN REAR SETBACK: 50 FEET

PLAN REFERENCES:

1. PLAN BOOK 542, PAGE 61

DEED REFERENCES:

1. DEED BOOK 24825, PAGE 64
2. DEED BOOK 11879, PAGE 223

APPROVAL UNDER SUBDIVISION
CONTROL LAW NOT REQUIRED
SUTTON - PLANNING BOARD

FOR REGISTRY USE

LEGEND

- UP UTILITY POLE
- EXISTING STONE WALL
- DH/FND DRILL HOLE FOUND
- IP/FND IRON PIPE FOUND
- PROPOSED LOT LINE
- EXISTING LOT LINE
- WETLAND BUFFER
- S SEWER +/-
- W WATERLINE +/-

BEING A MAJORITY.

DATE :

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

I DECLARE, TO THE BEST OF MY PROFESSIONAL
KNOWLEDGE, INFORMATION AND BELIEF, THAT
THIS PLAN WAS PREPARED IN ACCORDANCE WITH
THE RULES AND REGULATIONS OF THE REGISTERS
OF DEEDS OF THE COMMONWEALTH OF
MASSACHUSETTS.

THE PROPERTY LINES SHOWN ON THIS PLAN ARE
THE LINES DIVIDING EXISTING OWNERSHIPS, AND THE
LINES OF THE STREETS AND WAYS SHOWN ARE
THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS
ALREADY ESTABLISHED, AND THAT NO NEW LINES
FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW
WAYS ARE SHOWN.

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE
WITH THE PROCEDURAL AND TECHNICAL STANDARDS
SET FORTH IN 250 CMR 6.0.

BY:
RICHARD F. GOSSELIN
REGISTERED PROFESSIONAL LAND SURVEYOR
MASSACHUSETTS REGISTRATION NUMBER 37047

SDD

Spatial DATA & Design

99 SOUTH MAIN STREET
MILLBURY, MA 01527
PHONE (508) 277-6735
www.sddteam.com

APPROVAL NOT REQUIRED PLAN

DIVISION OF LAND

LOCATED AT
190-194 WHITINS ROAD
MAP 51, LOT 14, 15
IN
SUTTON, MA

PREPARED FOR / RECORD OWNER
KEITH BAKER

No.	Revision	Date	App.
1	REVISED LINE STYLES	8/26/22	
2	REVISED LOT AREAS	10/4/22	
Designed By: Drawn by: PWM Checked by: RFG			
Scale: 1"=40'		Date: SEPT 20, 2022	

NOTES:

1. THIS PLAN WAS PREPARED FROM AN ON THE GROUND INSTRUMENT SURVEY CONDUCTED BY SPATIAL DATA & DESIGN ON JANUARY 1, 2022.
2. HORIZONTAL COORDINATES, ARE BASED UPON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) AND REFERENCES THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM.
3. ELEVATIONS, ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) AND ARE BASED UPON THE ORTHOMETRIC HEIGHTS ESTABLISHED BY GPS, 4 HOUR OBSERVATIONS.
4. THERE ARE NO ACCESS LIMITING FEATURES BETWEEN THE FRONT LINE AND THE FRONT BUILDING SETBACK LINE
5. LOTS ARE ENTIRELY LOCATED IN A RESIDENTIAL ZONING DISTRICT AND HAVE FRONTAGE ON A PUBLIC WAY.
6. ALL PROPOSED LOTS HAVE AT LEAST 60% OR MORE CONTIGUOUS UPLAND AREA AS DEFINED BY THE ZONING BYLAW
7. EXISTING HOUSE LOCATED AT 194 WHITINS ROAD IS SERVICED BY TOWN SEWER.

GRAPHIC SCALE



1 inch = 40 feet

N/F
CAROLYN AMARAL

N/F
DAVID VANDYKE