



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

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OWNER OF RECORD:
SCHOTANUS REALTY TRUST
C/O PETER B. SCHOTANUS
25 CARR ST.
WHITINSVILLE, MA 01588

SUTTON ASSESSORS INFORMATION:
MAP 50, LOT 63

SUTTON ZONING INFORMATION:
ZONE: R1 - RESIDENTIAL RURAL
MINIMUM RETREAT LOT AREA: 240,000 S.F.
MINIMUM RETREAT OT FRONTAGE & WIDTH: 50'
SETBACKS: FRONT 50', SIDE 20', REAR 50'
MINIMUM CONTIGUOUS UPLAND AREA: 48,000 S.F.

DEED REFERENCES:
BK. 5017, PG. 397 BK. 60373, PG. 59

PLAN REFERENCES:
P.B. 334, PL. 52
P.B. 459, PL. 77
P.B. 939, PL. 59

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



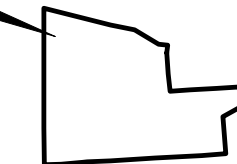
(IN FEET)
1 inch = 50 feet

CAD FILE	2016-316 RETREAT 21-09-09.DWG		
DRAWN BY	BJA	FIELD BY	KB, JG
CHECKED BY	BJA	CALC. BY	BJA
DATE	SEPTEMBER 9, 2021		
PROJECT NO.	2016-316		
PLAN NO.	L-6435		

TITLE

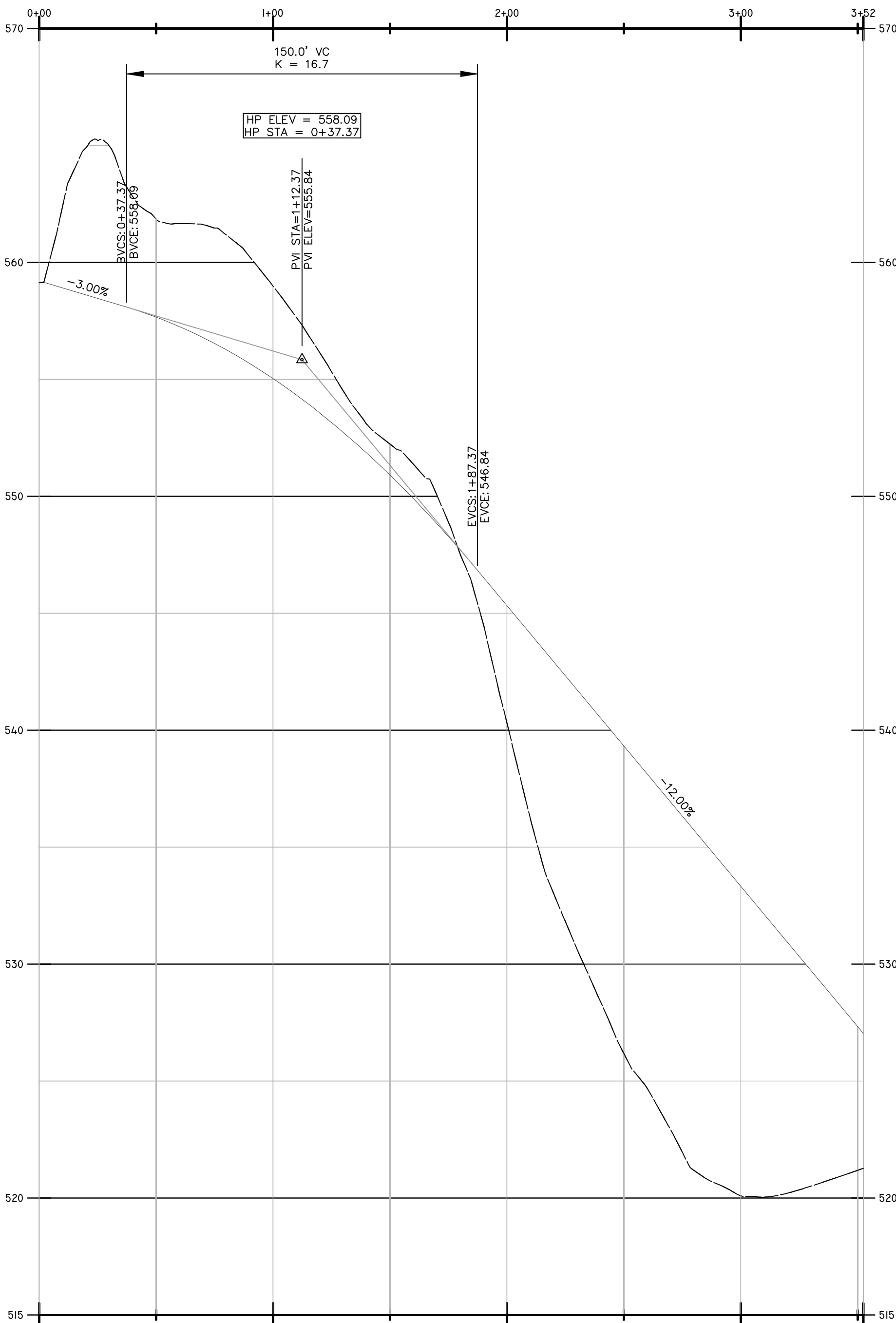
RETREAT LOT PLAN
OF
23 JONES ROAD
IN
SUTTON, MA
OWNED BY
SCHOTANUS REALTY TRUST

SITE



LOCUS MAP

SCALE: 1" = 1,000'



STA. 0+00 TO 3+52

NOTE:
THE RETREAT LOT SHOWN ON THIS PLAN
SHALL NEVER BE DIVIDED IN ACCORDANCE
WITH THE COVENANT DATED _____
RECORDED HEREWITH.

LEGEND

NOW OR FORMERLY	N/F
DRILL HOLE	DH
SQUARE FEET	S.F.
FOUND	FND
DRILL HOLE	● DH
IRON PIPE	○ IP
REBAR	● IR
EDGE OF PAVEMENT	— · — · —
EDGE OF WETLANDS	— · — · —
STONEWALL	○○○○○○○○