

- LEGEND**
- SW STONE WALL
 - SETBACK LINE
 - IRF IRON ROD FOUND
 - DHF DRILL HOLE FOUND
 - WETLAND LINE
 - ABUTTER LINE

REFERENCES:
LOCUS ASSESSORS MAP 25, LOT 15
LOCUS DEED BK. 40770, PG. 108

OTHER REFERENCES:

LC 104208
PLAN BK.75 , PL.8 (County Highway Layout H-2357R)
PLAN BK.237 , PL.86
PLAN BK.461 , PL.116
PLAN BK.663 , PL.97
PLAN BK.785 , PL.82

ZONING DISTRICT:RESIDENTIAL – RURAL (R-1)
REQUIRED

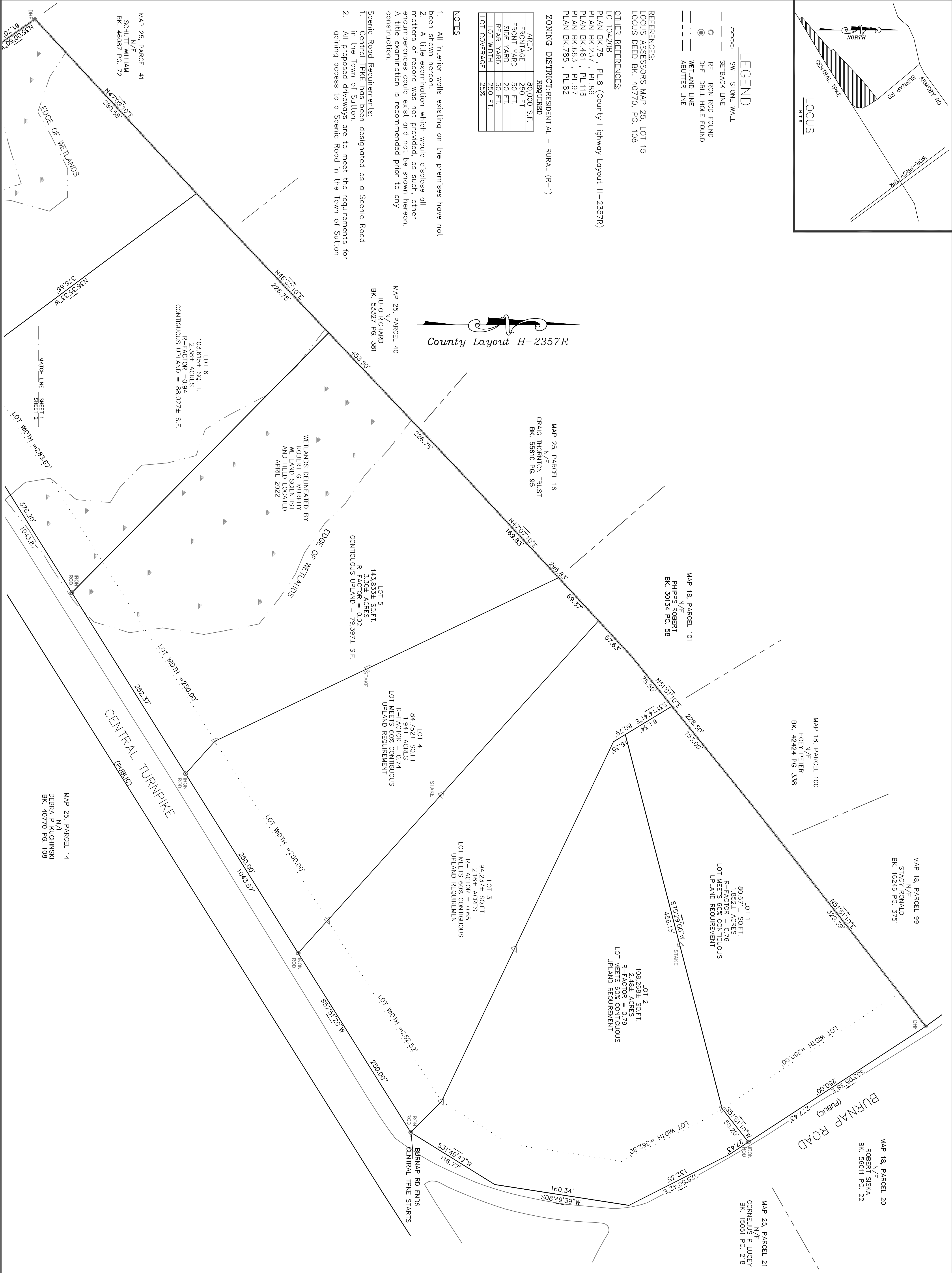
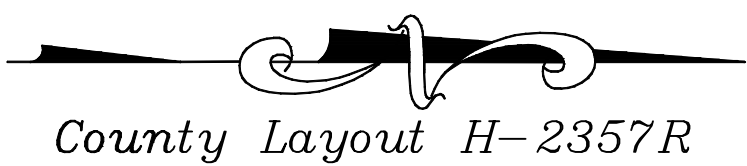
AREA	80,000 S.F.
FRONTAGE	250 FT.
FRONT YARD	50 FT.
SIDE YARD	20 FT.
REAR YARD	50 FT.
LOT WIDTH	250 FT.
LOT COVERAGE	25%

NOTES

- All interior walls existing on the premises have not been shown hereon.
- A title examination which would disclose all matters of record was not provided, as such, other encumbrances could exist and not be shown hereon. A title examination is recommended prior to any construction.

Scenic Road Requirements:

- Central TPKE has been designated as a Scenic Road in the Town of Sutton.
- All proposed driveways are to meet the requirements for gaining access to a Scenic Road in the Town of Sutton.



FOR REGISTRY OF DEEDS USE ONLY

COMPLIANCE WITH ZONING OR OTHER REGULATIONS IS NEITHER EXPRESSED NOR IMPLIED.

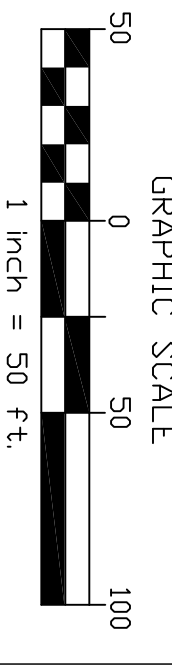
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

SUTTON PLANNING BOARD

DATE

THIS PLAN HAS BEEN PREPARED IN CONFORMANCE 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. THE SURVEYOR INTENDS TO MEET THE REQUIREMENTS FOR REGISTRATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

JON L. FAGERSTROM P.L.S. #49205



DIVISION OF LAND LOCATED AT 236 CENTRAL TPKE SUTTON, MA

PREPARED FOR & OWNED BY DEBRA P KUCHINSKI 215 CENTRAL TPKE SUTTON, MA 12/08/2022

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