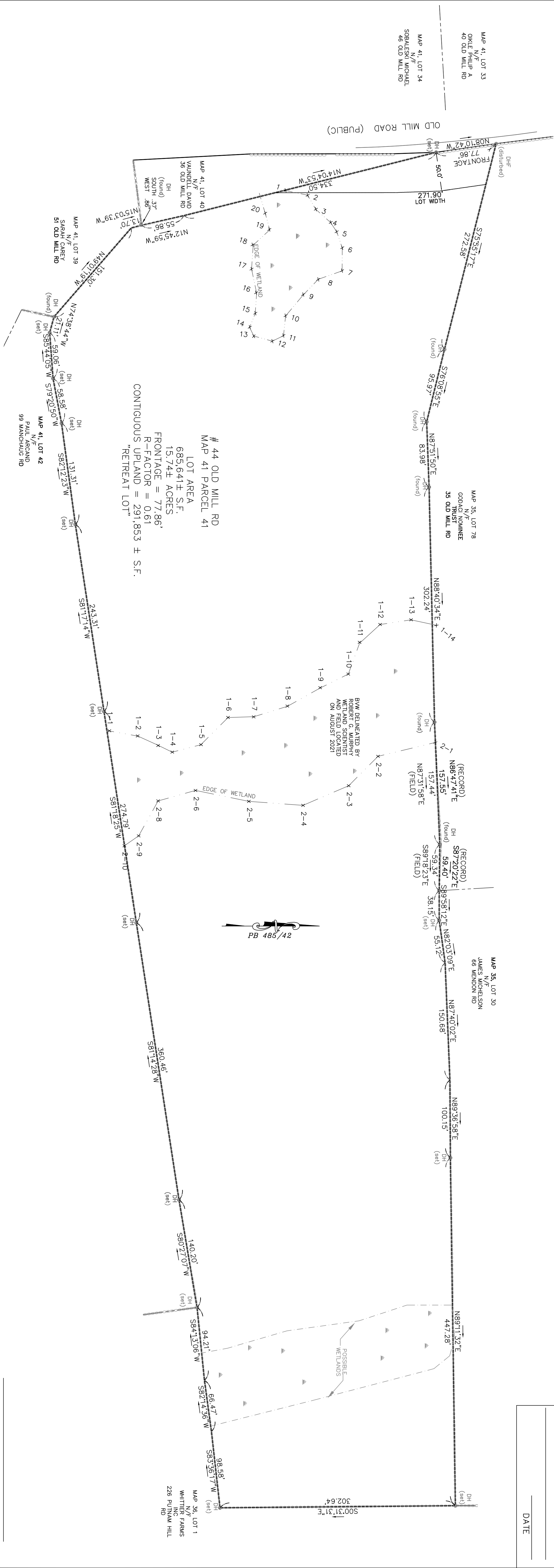


LOCUS
N.T.S

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. THIS CERTIFICATION IS INTENDED TO MEET THE REGISTRY OF DEEDS REQUIREMENTS AND IS NOT A CERTIFICATION OF TITLE OR OWNERSHIP OF THE LAND SHOWN HEREIN.

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



RETREAT LOT:

1. THE RETREAT LOT DEPICTED ON THIS PLAN SHALL NEVER BE FURTHER DIVIDED IN ACCORDANCE WITH A COVENANT DATED _____ RECORDED HEREWITH.
2. THE ACCESS FROM THE FRONTAGE OF THE RETREAT LOT TO THE PRINCIPAL STRUCTURE (DRIVEWAY) SHALL BE OF BITUMINOUS SURFACE, NO GREATER THAN TWELVE PERCENT (12%) GRADE WITH A MINIMUM PAVED WIDTH OF TWELVE (12) FEET AND CLEARED WIDTH OF FIFTEEN (15) FEET.
3. THE RETREAT LOT IS TO BE SERVED BY UNDERGROUND UTILITIES.
4. THE SIGHT DISTANCE EXCEEDS 200 FEET.

NOTES

1. ALL INTERIOR WALLS EXISTING ON THE PREMISES HAVE NOT BEEN SHOWN HEREON.
2. 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.

ZONING DISTRICT: RESIDENTIAL - RURAL (R-1)

REQUIRED

AREA	80,000 S.F.
FRONTAGE	230 FT.
FRONT YARD	20 FT.
SIDE YARD	20 FT.
REAR YARD	20 FT.
LOT WIDTH	230 FT.
LOT COVERAGE	23%

REFERENCES:

LOCUS ASSESSORS MAP 41, LOT 41
LOCUS DEED BK. 4531 PAGE 0213

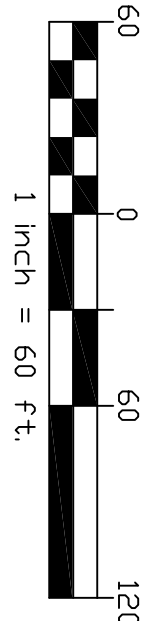
OTHER REFERENCES:

PLAN BK.485 , PL.42
PLAN BK.676 , PL.84

LEGEND

- SW STONE WALL
- SETBACK LINE
- IRON ROD FOUND
- WETLAND LINE
- ABUTTER LINE

GRAPHIC SCALE



RETREAT LOT PLAN

LOCATED AT

44 OLD MILL ROAD

SUTTON, MA

PREPARED FOR

JACK AND JENNIFER O'BRIEN

8 RACHEL LANE

WHITINSVILLE, MA

OWNER OF RECORD

WHITTIER FARMS INC

09/09/2021

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

ALPHA OMEGA
ENGINEERING INC

CIVIL ENGINEERS, LAND SURVEYORS
ENVIRONMENTAL CONSULTANTS

25 HIGHLAND VIEW DR

SUTTON, Massachusetts 01590

Ph: (508) 865-9551

Fax: (508) 499-6213

info@alphomegaeng.net

www.alphomegaeng.net

#21-0550 SHEET 1 OF 1