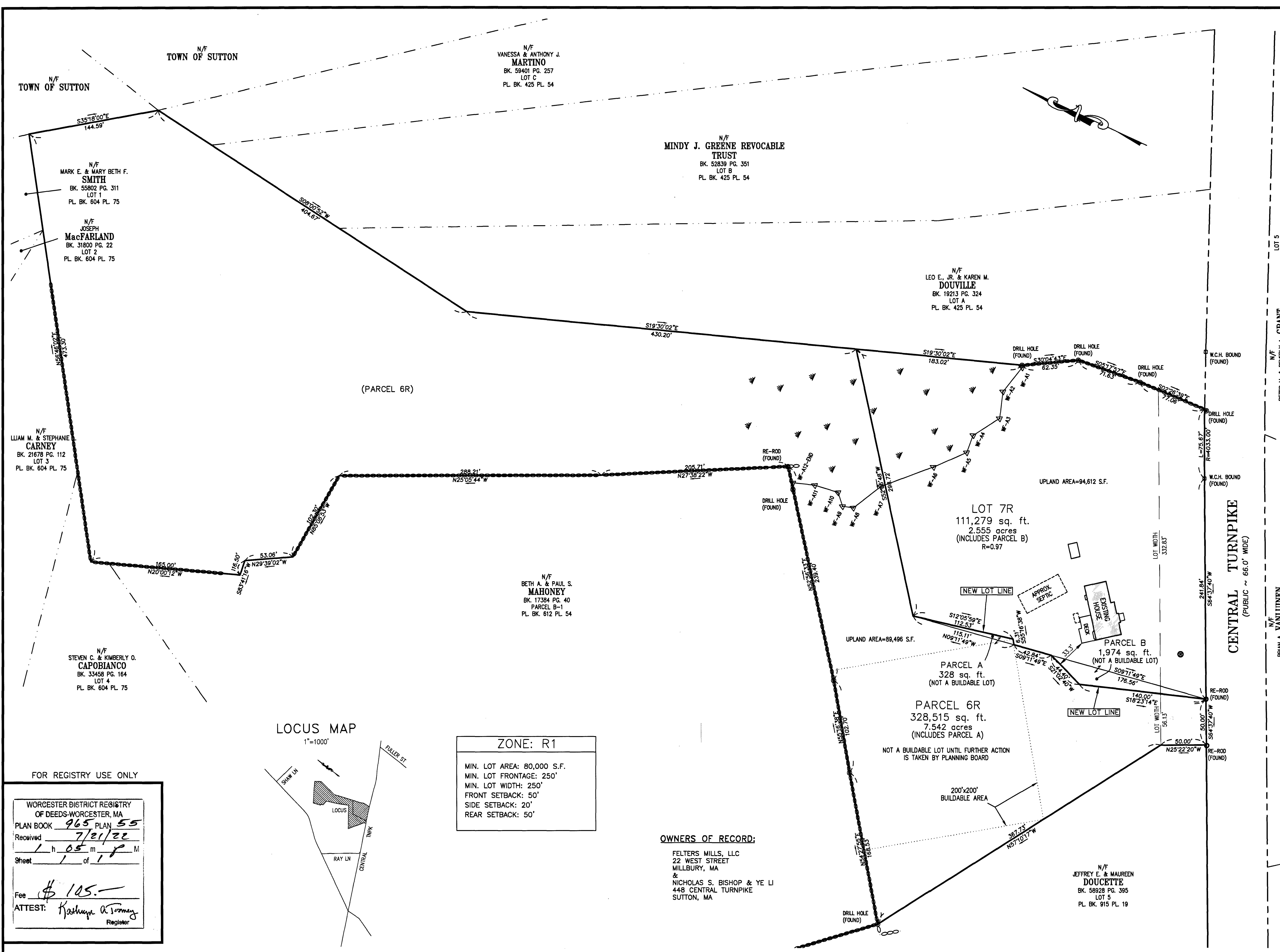


## Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 2/3/2023 7:08:33 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
21280	PLANS		00965/55	07/21/2022	
<b>Property-Street Address and/or Description</b>					
CENTRAL TPK					
<b>Grantors</b>					
FELTERS MILLS LLC, BISHOP NICHOLAS S, LI YE					
<b>Grantees</b>					
<b>References-Book/Pg Description Recorded Year</b>					
<b>Registered Land Certificate(s)-Cert# Book/Pg</b>					



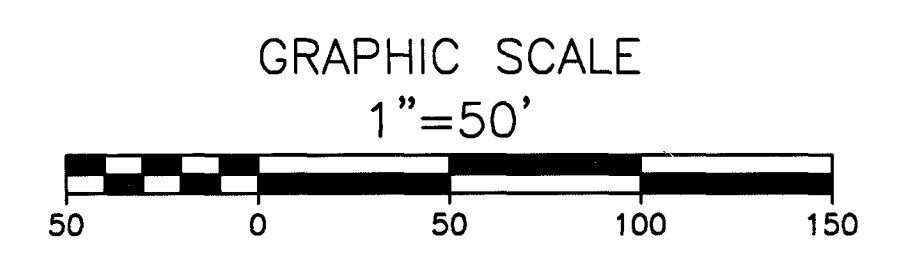
- NOTES:**
- \* THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.
  - \* PARCEL A IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED TO FELTERS MILLS, LLC TO FORM A SINGLE UNDIVIDED LOT (PARCEL 6R).
  - \* PARCEL B IS NOT A SEPARATE BUILDING LOT AND IS TO BE CONVEYED TO BISHOP/LI TO FORM A SINGLE UNDIVIDED LOT (LOT 7R).
  - \* THIS PLAN REVISES LOTS AS SHOWN ON PLAN BOOK 915 PLAN 19.
  - \* MINIMUM OF 250' LOT WIDTH ON ALL LOTS WITHIN THE 50' SETBACK AREA IN ALL DIRECTIONS.
  - \* WETLANDS DELINEATED BY ECOTEC, INC., AUGUST 19, 2014.

**REFERENCES:**

DEED BOOK 60561 PAGE 324 (BISHOP/LI)  
DEED BOOK 52516 PAGE 240 (FELTERS MILLS, LLC)  
ASSESSORS REFERENCE: MAP 30 PARCELS 65 & 66

**ZONING:**

R1  
ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW, SUTTON PLANNING BOARD.

*Michael J. ...*

DATE: 7/11/22

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

"I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS."

REGISTERED LAND SURVEYOR  
June 25, 2022  
DATE

**B&R SURVEY, INC.**

100 GROVE STREET  
WORCESTER, MA 01605  
TEL 508-756-8579  
FAX 508-421-4797

**PLAN OF LAND  
IN  
SUTTON, MA**

PREPARED FOR:  
**FELTERS MILLS, LLC**

SCALE: 1"=50' DATE: JUNE 25, 2022

FIELD: RJS	CALC: RPB	CHECK: RJS
SHEET 1 OF 1		JOB #14-105

FOR REGISTRY USE ONLY

WORCESTER DISTRICT REGISTRY  
OF DEEDS-WORCESTER, MA

PLAN BOOK 965 PLAN 55

Received 7/21/22

1 h 05 m 18 M

Sheet 1 of 1

Fee \$ 105.-

ATTEST: *Kathryn A. ...*  
Register

1	7/1/22	PER COMMENTS FROM PLANNING	RPS
NO.	DATE	DESCRIPTION	BY

**ZONE: R1**

MIN. LOT AREA: 80,000 S.F.  
MIN. LOT FRONTAGE: 250'  
MIN. LOT WIDTH: 250'  
FRONT SETBACK: 50'  
SIDE SETBACK: 20'  
REAR SETBACK: 50'

**OWNERS OF RECORD:**

FELTERS MILLS, LLC  
22 WEST STREET  
MILLBURY, MA  
&  
NICHOLAS S. BISHOP & YE LI  
448 CENTRAL TURNPIKE  
SUTTON, MA