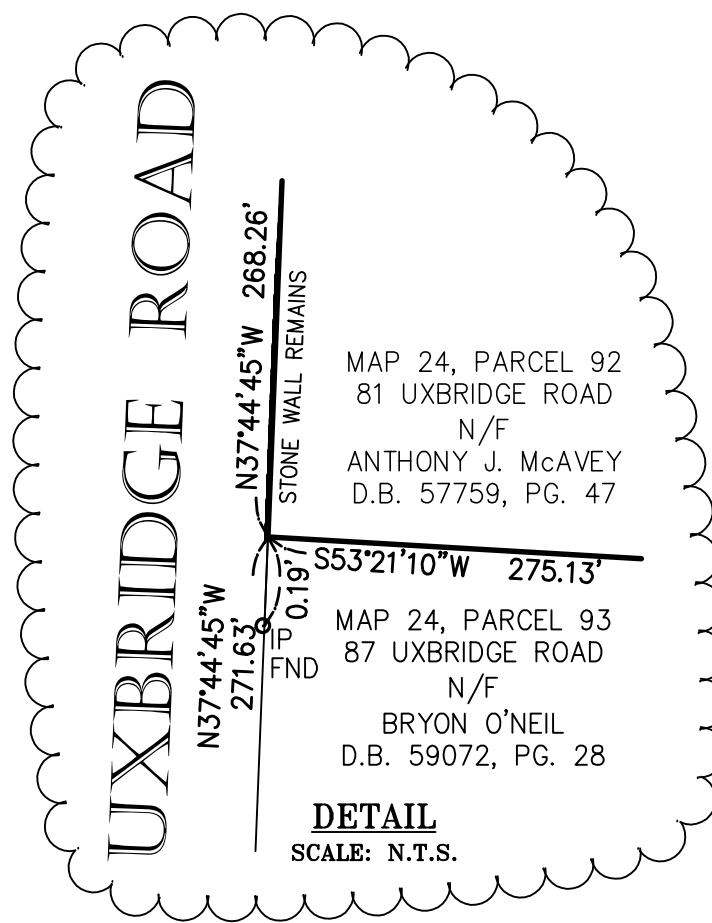


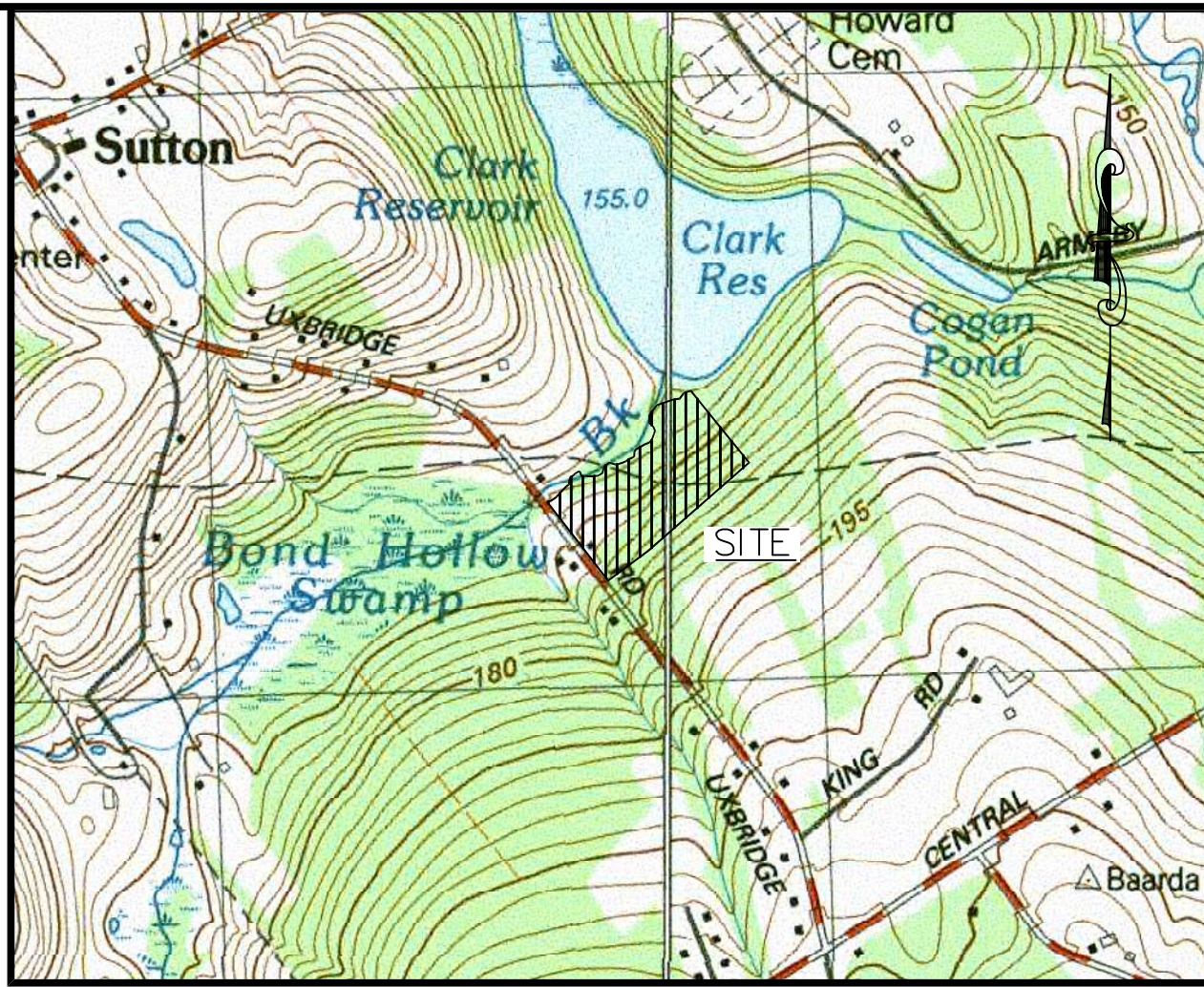
LEGEND	
DEED BOOK	D.B.
FOUND	FND
IRON PIN	• IP
NOT TO SCALE	N.T.S.
NOW OR FORMERLY	N/F
PAGE	PG.
SQUARE FEET	S.F.
STONEWALL	—○—○—○—
WORCESTER COUNTY HIGHWAY BOUND	WCH

NOTES:

- 1) THE PURPOSE OF THIS PLAN IS TO DIVIDE MAP 24, PARCELS 81 AND 92.
- 2) WETLAND DELINEATION PERFORMED BY B&C ASSOCIATES, INC. ON FEBRUARY 15, 2023.



MAP 24, PARCEL 63
73 UXBRIDGE ROAD
N/F
DAVID R. KOLOFSKY
D.B. 50168, PG. 221



LOCUS MAP
SCALE: 1" = 1,000'

TURNING POINT ENGINEERING
CIVIL SITE DESIGN

P.O. Box 757 • Sutton, MA 01590
P: (508) 381-1515 F: (508) 847-0189
www.tpecivildesign.com

OWNER OF RECORD:
ANTHONY J. McAVEY
81 UXBRIDGE ROAD
SUTTON, MA 01590

SUTTON ASSESSORS INFORMATION:
MAP 24, PARCELS 81 & 92

SUTTON ZONING INFORMATION:
ZONE: RURAL RESIDENTIAL (R1)
MINIMUM AREA: 80,000 S.F.*
MINIMUM LOT WIDTH & FRONTAGE: 250'
SETBACKS: FRONT 50', SIDE 20', REAR 50'
* MINIMUM AREA OF RETREAT LOT: 240,000 S.F.
MINIMUM CONTIGUOUS UPLAND AREA: 48,000 S.F.
MINIMUM R-FACTOR: 0.40

DEED REFERENCE:
BK. 57759, PG. 47

PLAN REFERENCES:
P.B. 101, PL. 4 (1937 SHLO)
P.B. 174, PL. 82
P.B. 336, PL. 124
P.B. 531, PL. 56
P.B. 641, PL. 42

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

BEING A MAJORITY DATE

PLAN ENDORSEMENT IS NOT A DETERMINATION
AS TO CONFORMANCE WITH ZONING
REQUIREMENTS.

THIS PLAN HAS BEEN PREPARED IN ACCORDANCE
WITH THE RULES AND REGULATIONS OF THE
REGISTERS 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 THE TITLE OR OWNERSHIP
OF THE LAND SHOWN HEREIN.

GRAPHIC SCALE	
(IN FEET) 1 inch = 40 feet	
CAD FILE	1129-ANR.dwg
DRAWN BY	TRB, WCN
CHECKED BY	SO, BW
DATE	NOVEMBER 20, 2023
PROJECT NO.	TPE-1129
PLAN NO.	L-360

PLAN OF LAND
OF
81 UXBRIDGE ROAD
IN
SUTTON, MA
OWNED BY
ANTHONY J. McAVEY

MAP 24, PARCEL 15
UXBRIDGE ROAD
N/F
FREDERICK M. PETERSON
D.B. 30542, PG. 74

MAP 24, PARCEL 16
82 UXBRIDGE ROAD
N/F
FREDERICK M. PETERSON
D.B. 30542, PG. 74

MAP 24, PARCEL 17
88 UXBRIDGE ROAD
N/F
WILLIAM E. JONES, JR.
D.B. 7574, PG. 338

MAP 24, PARCEL 81
81 UXBRIDGE ROAD
N/F
ANTHONY J. McAVEY
D.B. 57759, PG. 47
8.0± ACRES

MAP 24, PARCEL 56
24 KING ROAD
N/F
SHARON KENT
D.B. 27831, PG. 140

MAP 24, PARCEL 92
81 UXBRIDGE ROAD
N/F
ANTHONY J. McAVEY
D.B. 57759, PG. 47
3.67± ACRES

MAP 24, PARCEL 93
87 UXBRIDGE ROAD
N/F
BRYON O'NEIL
D.B. 59072, PG. 28