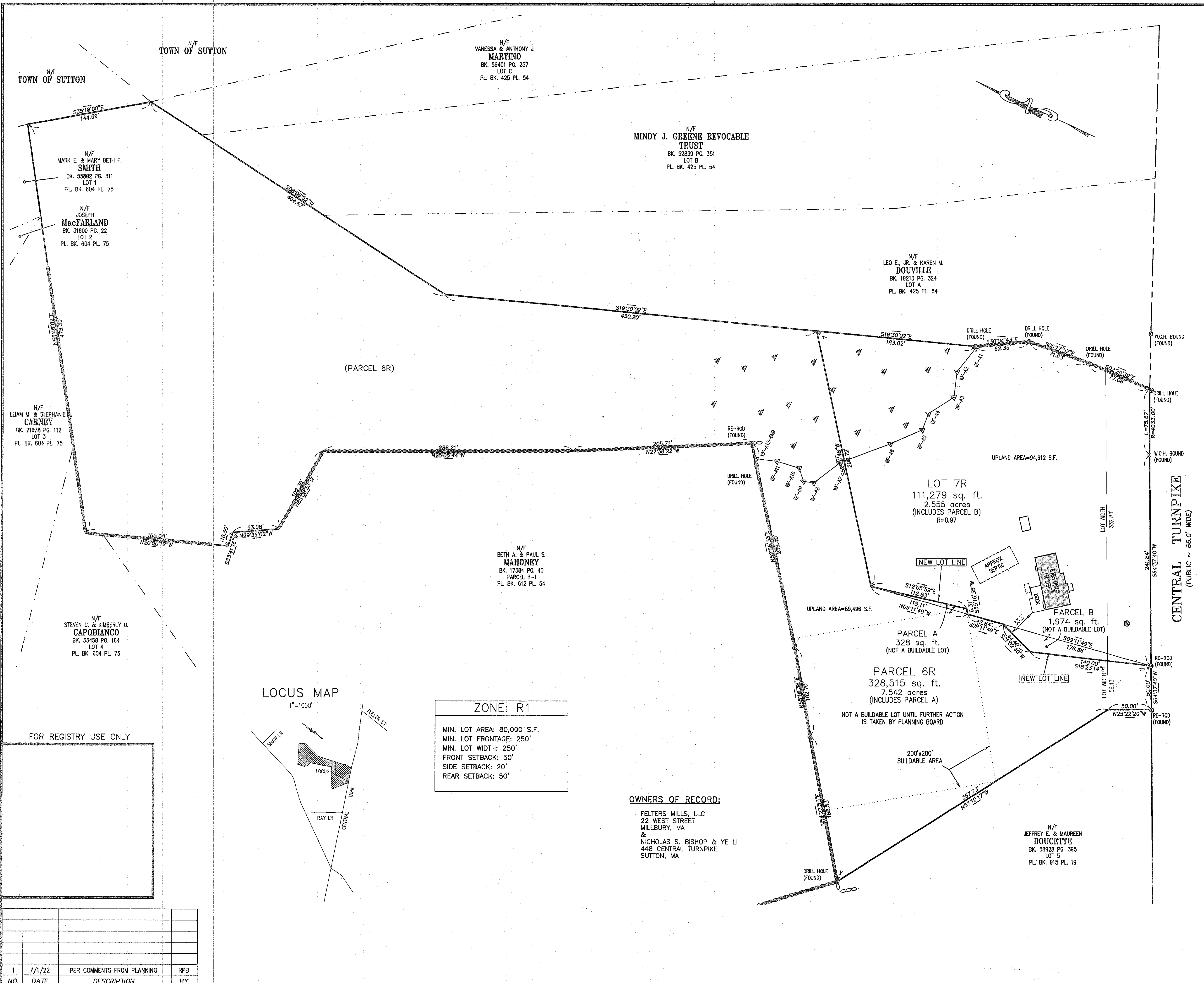




NOTES:

- * 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.

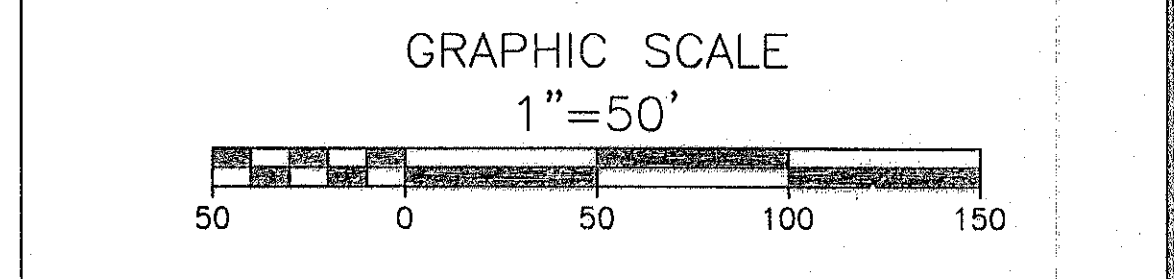
REFERENCES:

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.

DATE: _____

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."

BRIAN A. VANUINEN
BK. 57435 PG. 257

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

LOCUS MAP
1"=1000'

FOR REGISTRY USE ONLY

1	7/1/22	PER COMMENTS FROM PLANNING	RPB
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