

PROPERTY INFORMATION

OWNERS OF RECORD:
TIMOTHY & TAMMY MAHONEY

LOT ADDRESSES: 106 MANCHAUG ROAD
110 MANCHAUG ROAD

ASSESSORS NOS.: MAP 41, LOT 78
MAP 42, LOT 73

LOCUS DEED:
WORCESTER DISTRICT REGISTRY OF DEEDS
BOOK 67942, PAGE 281

PLAN REFERENCES: PB 670, PL 58
PB 962, PL 77

ZONING DISTRICT:

RESIDENTIAL-RURAL (R-1)
MINIMAL DIMENSIONAL REQUIREMENTS
LOT AREA: 80,000 SQ.FT.
LOT WIDTH & FRONTAGE: 250'
FRONT & REAR SETBACK: 50'
SIDE SETBACK: 20'

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

DATE: _____

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

GENERAL CERTIFICATIONS

THE CERTIFICATIONS SHOWN HEREON ARE INTENDED TO MEET THE
REGISTRY OF DEEDS REQUIREMENTS AND ARE NOT A CERTIFICATION
TO THE TITLE OR OWNERSHIP OF THE PROPERTY SHOWN. OWNERS
OF ADJOINING PROPERTIES ARE SHOWN ACCORDING TO THE
CURRENT TOWN ASSESSOR'S RECORD OF CURRENT RECORDED
DEEDS.

I CERTIFY THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH
THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF
THE COMMONWEALTH OF MASSACHUSETTS.



DATE	DESCRIPTION	BY
JOB NUMBER:	SURVEY DATE: NOV 2022 - MARCH 2022	FIELD BOOK NO. PAGES
COMPUTED: BCM	CHECKED: BCM	DRAFTED: BCM
SCALE: 1" = 20'	PLAN DATE: APRIL 6, 2023	SHEET 1 OF 1

PLAN OF LAND
106 & 110 MANCHAUG ROAD
ASSESSOR'S MAP/LOT NO. 41/73 & 42/107
SUTTON, MASSACHUSETTS

PROPERTY OWNER
TIMOTHY & TAMMY MAHONEY

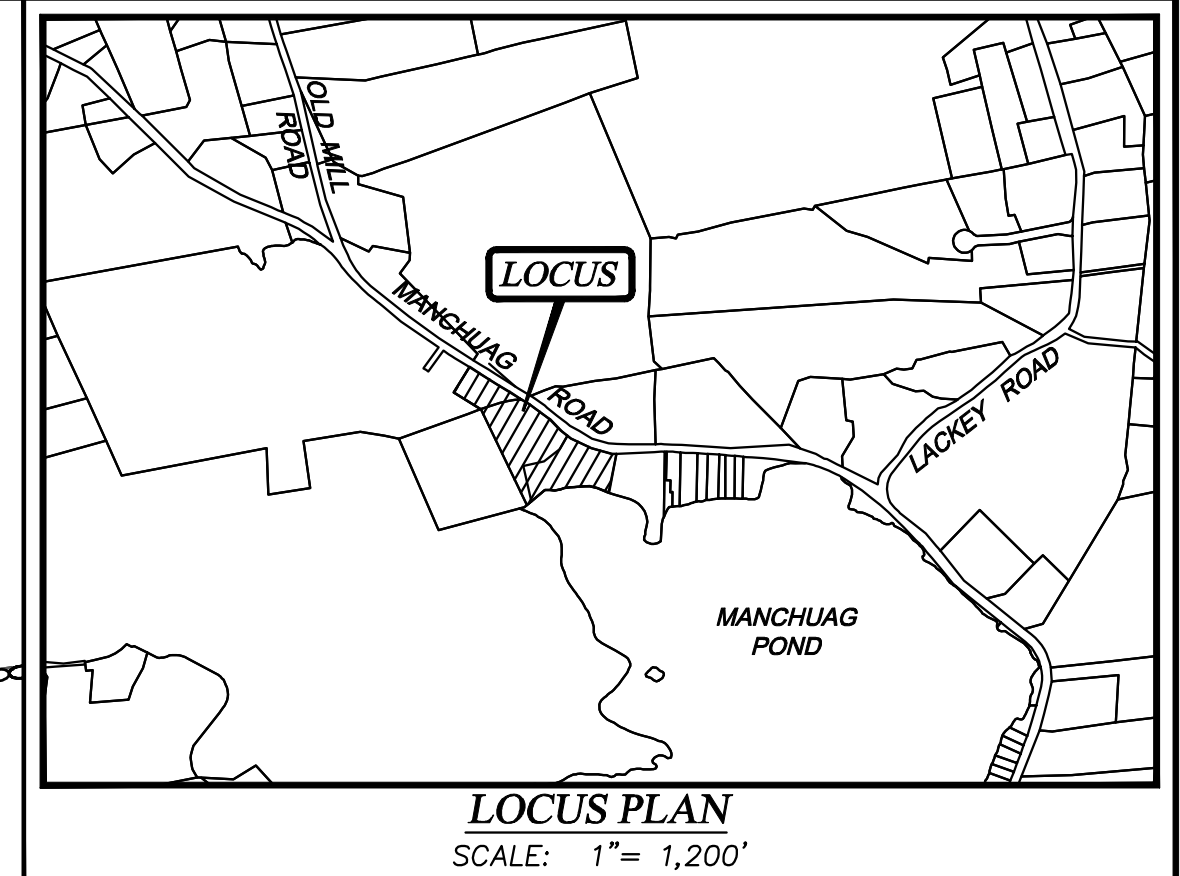
PREPARED FOR
TIMOTHY & TAMMY MAHONEY
14 SILVER LEDGE DRIVE
SUTTON, MA 01590

GRAZ Engineering, LLC

323 West Lake Road, Fitzwilliam, NH 03447 (603) 585-6959

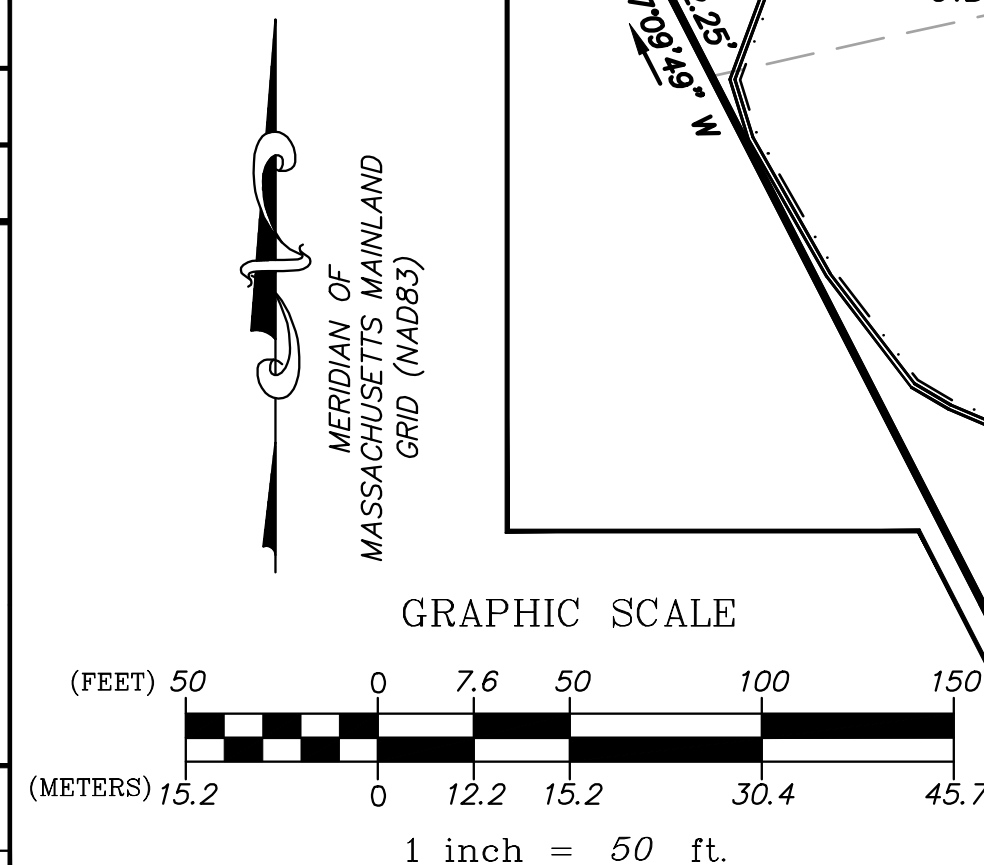
NOTES:

- 1) THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE REPORT AND IS SUBJECT TO ANY AND ALL RIGHTS AND ENCUMBRANCES THAT SUCH A REPORT MAY DISCLOSE.
- 2) THIS PLAN WAS PREPARED FROM THE DEEDS & PLANS OF RECORD CITED HEREON AND AN ACTUAL ON THE GROUND FIELD SURVEYS PERFORMED WITH NETWORK RTK-GNSS GPS AND ROBOTIC TOTAL STATION IN NOVEMBER 2022-MARCH 2023.
- 3) THE MASSACHUSETTS MAINLAND GRID, NAD 83 HORIZONTAL COORDINATE SYSTEM WAS ESTABLISHED BY NETWORK RTK-GNSS GPS METHODS (2011)(EPOCH2011).
- 4) PORTIONS OF THE SITE LIE WITHIN ZONE A & ZONE X FLOOD HAZARD AREAS AS SET FORTH ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS (FIRM) 25027C0982E & 25027D0985E WHICH BEAR AN EFFECTIVE DATES OF JULY 4, 2011.
- 5) THE WETLANDS DEPICTED HEREON WERE DELINEATED IN THE FIELD IN NOVEMBER 2021 BY GODDARD CONSULTING LLC.



FOR REGISTRY USE ONLY

- LEGEND
- IPF IRON PIPE FOUND
 - ⊙ DHF DRILL HOLE FOUND
 - CTBS CORNER TO BE SET
 - 41/73 ASSESSORS NUMBER



PURPOSE STATEMENT:

- 1) THE PURPOSE OF THIS PLAN IS TO REVISE THE LOT LINES BETWEEN LOTS 4 & 5 AS DEPICTED ON PLAN BOOK 962, PLAN 77.