

**NEW ENGLAND
LAND SURVEY, INC.**

710 MAIN STREET
NORTH OXFORD, MA 01537
PHONE: (508) 987-0025

- LEGEND
- D.H. DRILL-HOLE
 - I.P.I. IRON PIPE
 - FND FOUND
 - WELL
 - STONE WALL
 - WF-SE WETLAND FLAG
 - TBS RE-ROD TO BE SET
 - TYP TYPICAL

- NOTES
- WE CERTIFY THAT THE BUILDING(S) ARE NOT WITHIN THE SPECIAL FLOOD HAZARD AREA. SEE FEMA FLOOD INSURANCE RATE MAP NUMBER 25027C0820E, REVISED 07/04/2011.
 - THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ALL RESTRICTIONS AND ENCUMBRANCES THAT SUCH A REPORT MAY REVEAL.
 - WETLANDS DELINEATION BY GLENN E. KREVOISKY OF EBT, INC. IN DECEMBER 2020.
 - ALL PROPOSED LOTS HAVE AT LEAST 60% OR MORE CONTIGUOUS UPLAND AREA AS DEFINED BY THE ZONING BYLAW.

- REFERENCES
- PLAN BOOK 748 PLAN 57
 - PLAN BOOK 598 PLAN 59
 - PLAN BOOK 814 PLAN 102
 - PLAN BOOK 535 PLAN 111
 - PLAN BOOK 793 PLAN 73

RECORD OWNERS:

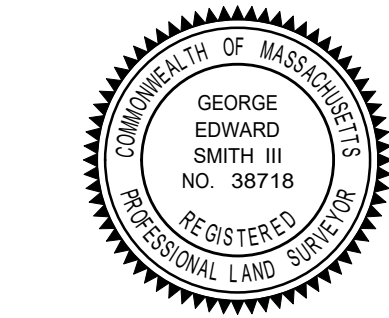
MAP 29 LOT 37
#60 TOWN FARM ROAD
THOMAS J. KASABULA & MICHELE F. KASABULA
DEED BOOK 58185, PAGE 277
PLAN BOOK 748, PAGE 57

MAP 29 LOT 84
#64 TOWN FARM ROAD
THOMAS J. KASABULA & MICHELE F. KASABULA
DEED BOOK 22022, PAGE 169
PLAN BOOK 748, PAGE 57

ZONE: R-1

MINIMUM FRONT SETBACK: 50'
MINIMUM SIDE SETBACK: 20'
MINIMUM REAR SETBACK: 50'
MINIMUM FRONTAGE: 250'
MINIMUM LOT SIZE: 80,000 SF

DESCRIPTION OF REVISIONS	DATE	DRAFTED BY
SCREVISED PER PLANNING BOARD COMMENTS	12/02/2022	DLM



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

Angela Smith DATE: DECEMBER 02, 2022

P L A N O F L A N D

PREPARED FOR: THOMAS J. KASABULA & MICHELE F. KASABULA

60 & 64 TOWN FARM ROAD, TOWN OF SUTTON
WORCESTER COUNTY
COMMONWEALTH OF MASSACHUSETTS

SCALE 1" = 60'	CAD BY: DLM	FIELD BY: JP	JOB: 19FS12-ANR
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