

SITE INFORMATION

1. APPLICANT:
UGPG RE SUTTON LLC
223 WORCESTER PROVIDENCE TURNPIKE
SUTTON, MA 01590
2. OWNER:
UGPG RE SUTTON LLC
223 WORCESTER PROVIDENCE TURNPIKE
SUTTON, MA 01590

TABLE 2
TABLE OF AREA REGULATIONS
(NUMBERS REFER TO FOOTNOTES — SEE SUTTON BYLAWS)

		MINIMUM REQUIRED				
		LOTS (1)	YARDS (2-17)			
DISTRICT	USE	AREA (SQ. FT.)	WIDTH & FRONTAGE (FT.)	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
RESIDENTIAL-RURAL (R-1)	ANY PERMITTED STRUCTURE OR PRINCIPAL USE	80,000	250	50	20	50
OFFICE AND LIGHT INDUSTRIAL (OLI)	ANY PERMITTED STRUCTURE OR PRINCIPAL USE	80,000	200	50	20	50

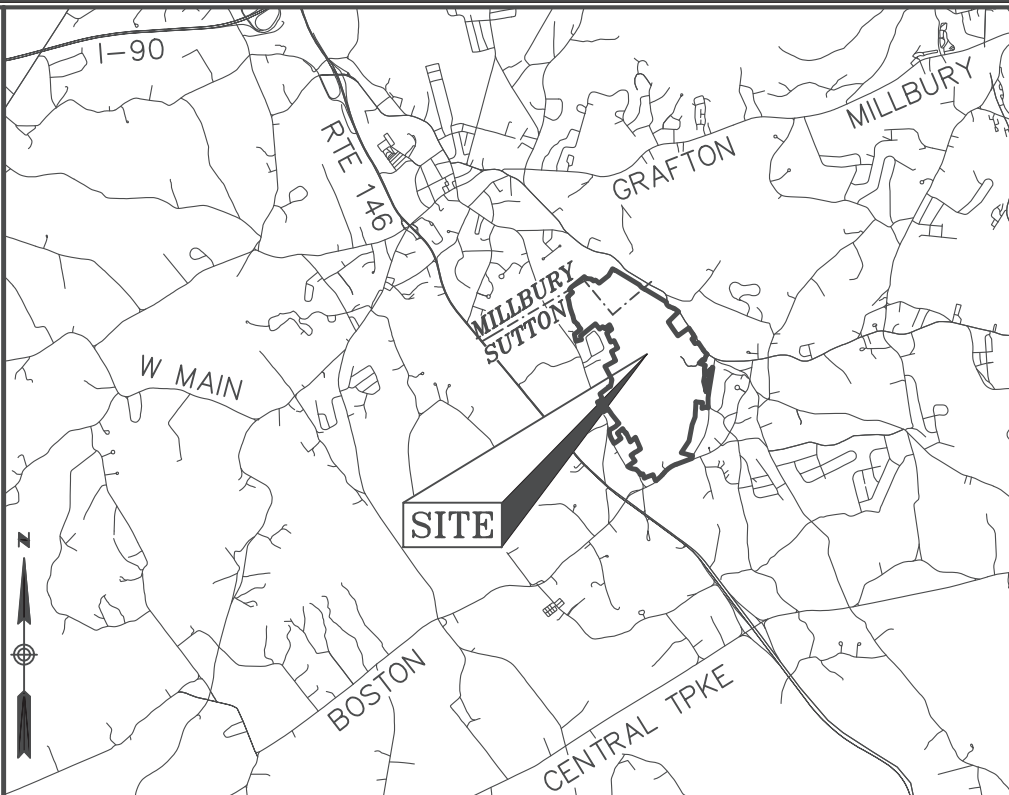
TABLE 3
TABLE OF HEIGHT AND BULK REGULATIONS

DISTRICT	R-1	OLI
MAX BLDG. HEIGHT (FT.)	35	35
MAX BLDG. COVERAGE OF LOT (COVERED AREA AS % OF TOTAL LOT AREA)	10	*
MIN HABITABLE FLOOR AREA PER DWELLING UNIT (SQ. FT.)	768	--
MIN OPEN SPACE (%)	--	--

**NOTE: REFER TO SUTTON BYLAWS FOR ADDITIONAL NOTES

PLAN REFERENCES

1. PLAN BOOK 856 PLAN 36 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WCRD)
2. PLAN BOOK 109 PLAN 71 RECORDED IN WCRD.
3. PLAN BOOK 156 PLAN 63 RECORDED IN WCRD.
4. PLAN BOOK 240 PLAN 109 RECORDED IN WCRD.
5. PLAN BOOK 309 PLAN 95 RECORDED IN WCRD.
6. PLAN BOOK 377 PLAN 112 RECORDED IN WCRD.
7. PLAN BOOK 501 PLAN 115 RECORDED IN WCRD.
8. PLAN BOOK 267 PLAN 27 RECORDED IN WCRD.
9. PLAN BOOK 278 PLAN 80 RECORDED IN WCRD.
10. PLAN BOOK 501 PLAN 115 RECORDED IN WCRD.
11. PLAN BOOK 501 PLAN 115 RECORDED IN WCRD.
12. PLAN BOOK 580 PLAN 118 RECORDED IN WCRD.
13. PLAN BOOK 773 PLAN 6 RECORDED IN WCRD.



NOTES

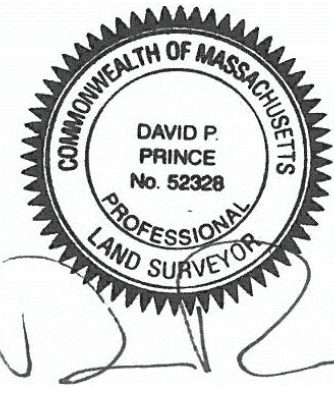
1. THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP FROM AUGUST OF 2020 TO APRIL OF 2021.
2. THE BEARING SYSTEM SHOWN HEREON IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE MACORS GPS NETWORK.
3. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE CONTIGUOUS PARCELS IN SUTTON, MA THAT RESIDE IN COMMON OWNERSHIP OF UGPG RE SUTTON LLC AND INTO LOT 1, LOT 2, LOT 3, LOT 4, LOT 5 AND LOT 6. FURTHERMORE, NO NEW LINES FOR DIVISION OF EXISTING OWNERSHIP OR FOR NEW WAYS WERE CREATED FOR THE PARCEL RESIDING IN MILLBURY, MA.
4. WSP HEREBY CERTIFIES THE RELATIVE ACCURACY OF THE TRAVERSE MEETS OR EXCEEDS THE MINIMUM STANDARD ERROR OF MISCLOSURE OF 1:15,000.

LOCUS DEED REFERENCES

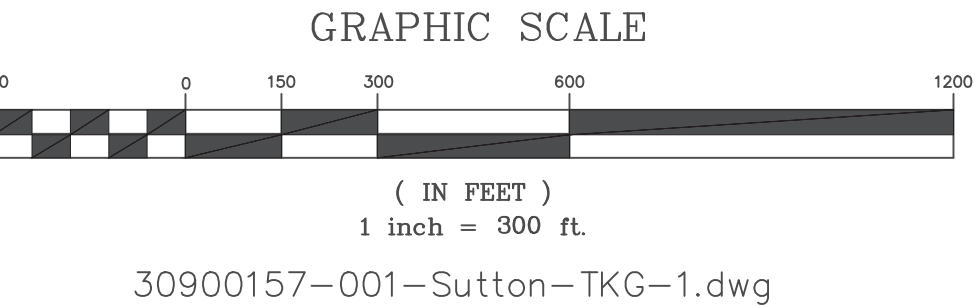
1. BOOK 63692 PAGE 50 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WCRD)
2. BOOK 64357 PAGE 317 RECORDED IN WCRD.
3. BOOK 65304 PAGE 312 RECORDED IN WCRD.
4. BOOK 65304 PAGE 312 RECORDED IN WCRD.

CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.



REVISION	
DATE	DESCRIPTION
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12/16/21	ADDRESSED COMMENTS FROM TOWN

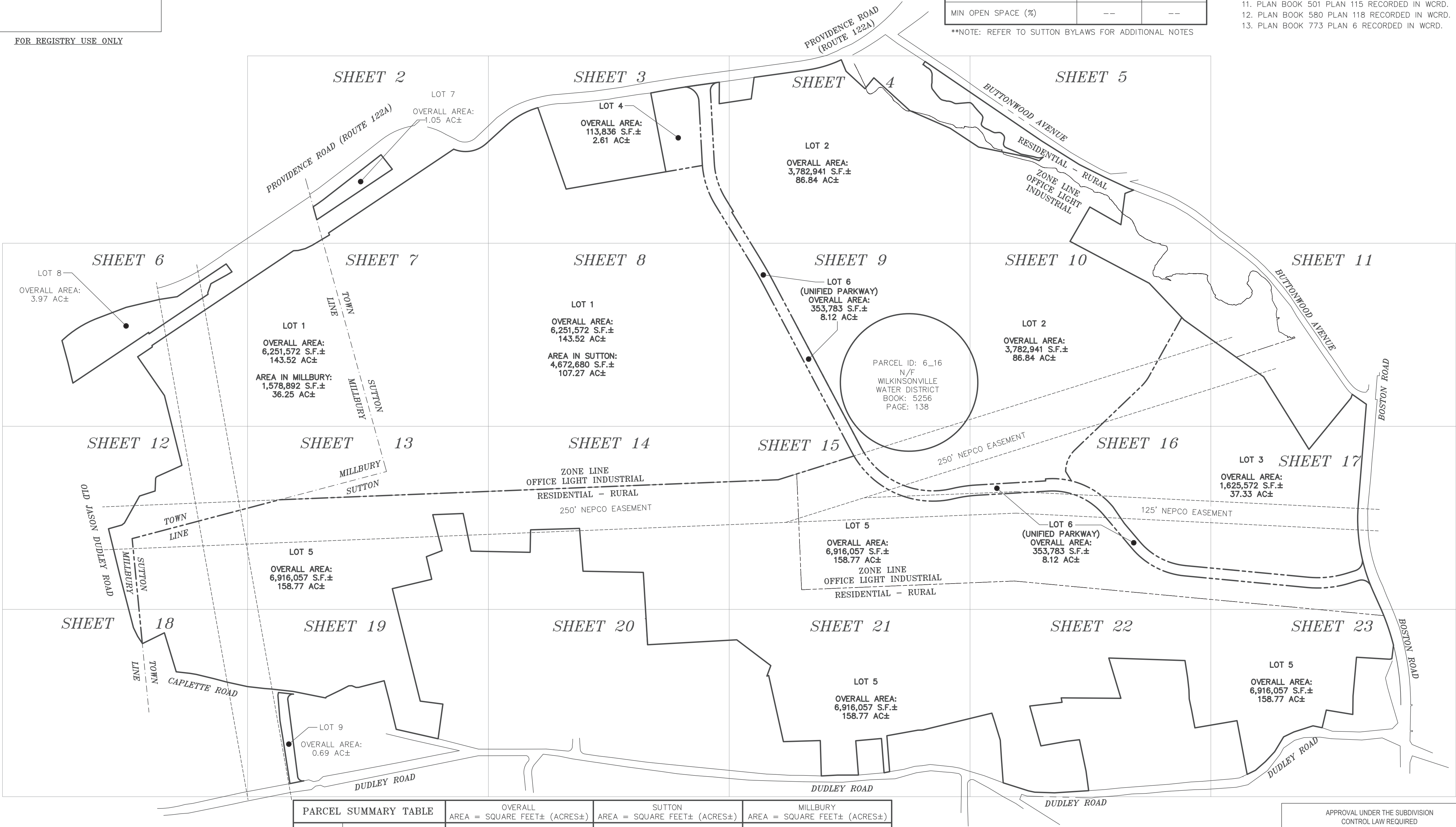
DEFINITIVE SUBDIVISION PLAN
OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale 1" = 300'	Sheet No. 1 OF 23
Book No. -		

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PARCEL SUMMARY TABLE		OVERALL AREA = SQUARE FEET± (ACRES±)	SUTTON AREA = SQUARE FEET± (ACRES±)	MILLBURY AREA = SQUARE FEET± (ACRES±)
OVERALL	ORIGINAL LOT	19,044,119 S.F.± (437.19 ACRES±)	17,465,227 S.F.± (401.00 ACRES±)	1,578,892 S.F.± (36.25 ACRES±)
LOT 1	NEW LOT	6,251,572 S.F.± (143.52 ACRES±)	4,672,680 S.F.± (107.27 ACRES±)	1,578,892 S.F.± (36.25 ACRES±)
LOT 2	NEW LOT	3,782,941 S.F.± (86.84 ACRES±)	3,782,941 S.F.± (86.84 ACRES±)	0 S.F.± (0 ACRES±)
LOT 3	NEW LOT	1,625,930 S.F.± (37.33 ACRES±)	1,625,930 S.F.± (37.33 ACRES±)	0 S.F.± (0 ACRES±)
LOT 4	NEW LOT	113,836 S.F.± (2.61 ACRES±)	113,836 S.F.± (2.61 ACRES±)	0 S.F.± (0 ACRES±)
LOT 5	NEW LOT	6,916,057 S.F.± (158.77 ACRES±)	6,916,057 S.F.± (158.77 ACRES±)	0 S.F.± (0 ACRES±)
LOT 6	NEW LOT	353,783 S.F.± (8.12 ACRES±)	353,783 S.F.± (8.12 ACRES±)	0 S.F.± (0 ACRES±)
LOT 7	ORIGINAL LOT	45,566 S.F.± (1.05 ACRES±)	45,566 S.F.± (1.05 ACRES±)	0 S.F.± (0 ACRES±)
LOT 8	ORIGINAL LOT	172,896 S.F.± (3.97 ACRES±)	0 S.F.± (0 ACRES±)	172,896 S.F.± (3.97 ACRES±)
LOT 9	ORIGINAL LOT	29,859 S.F.± (0.69 ACRES±)	29,859 S.F.± (0.69 ACRES±)	0 S.F.± (0 ACRES±)

APPROVED ON _____ SUBJECT TO COVENANT CONDITIONS
SET FORTH IN A COVENANT EXECUTED BY _____ DATED _____
AND TO BE RECORDED HERewith, AND SUBJECT TO
CONDITIONS LISTED WITHIN THE PLAN.

CERTIFICATE OF NO APPEAL

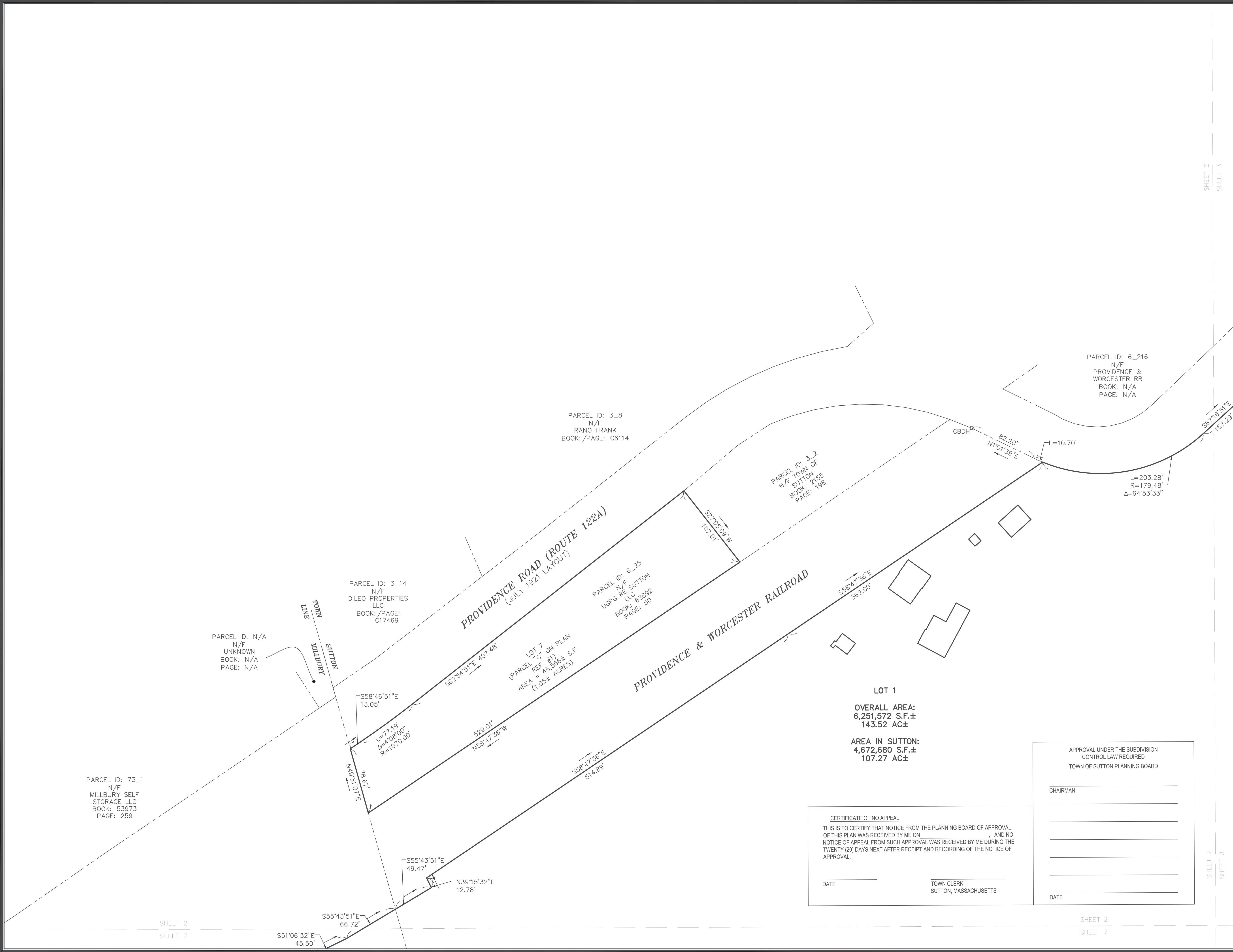
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL
OF THIS PLAN WAS RECEIVED BY ME ON _____ AND NO
NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE
TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF
APPROVAL.

DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE



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SEE NOTE #2.

CERTIFICATION:

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DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE

PROPOSED PROPERTY LINE

ABUTTERS LINE

TOWN LINE

ZONE LINE

EASEMENT

STONE WALL

SBDH □

CBDH □

CB □

DHF □

IRF □

IPF □

LPEP □

STONE BOUND DRILL HOLE

CONCRETE BOUND DRILL HOLE

CONCRETE BOUND

DRILL HOLE FOUND

IRON ROD FOUND

IRON PIPE FOUND

LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH

Surveyed By WSP

Checked By DPP

Book No. -

Date

NOVEMBER 15, 2021

Scale

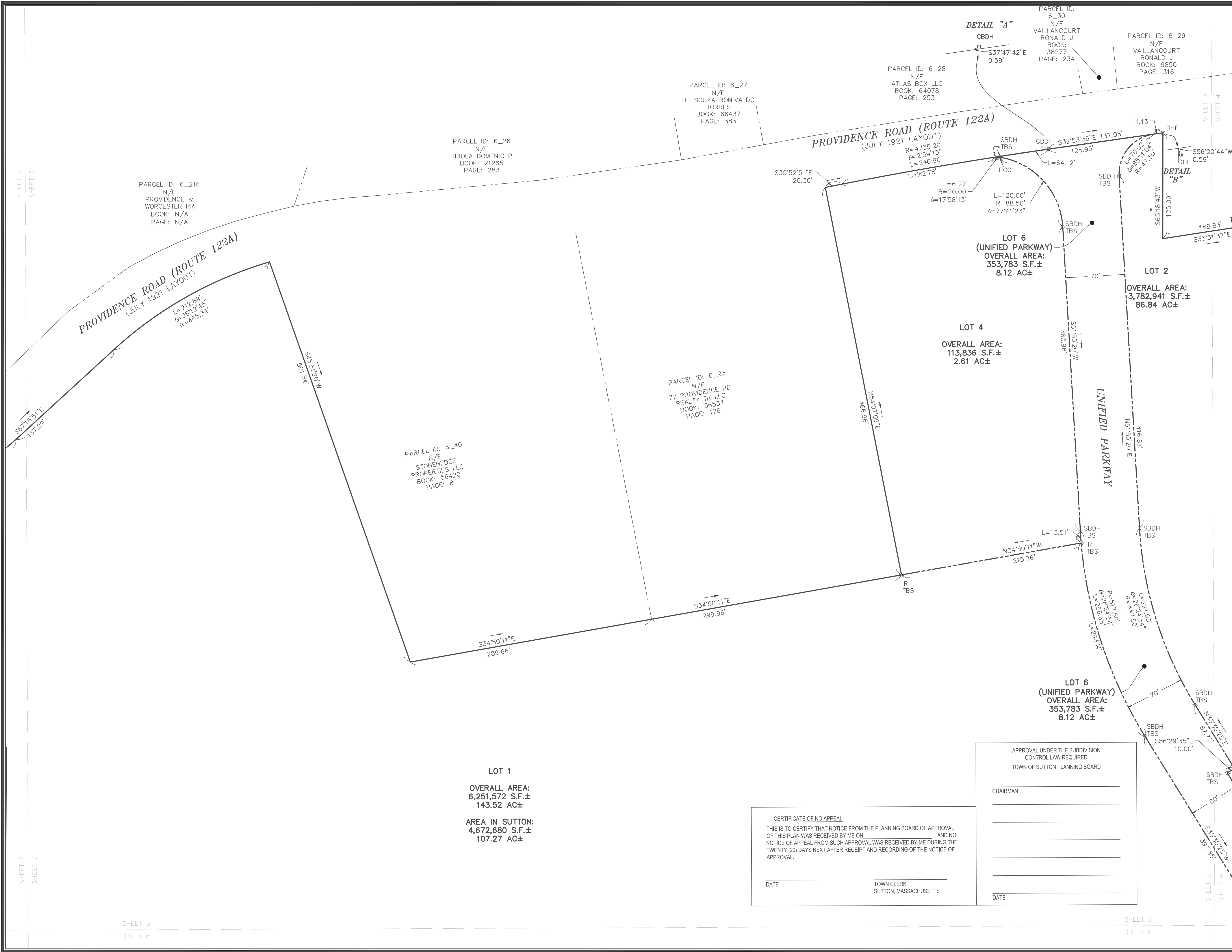
1" = 50'

Job No.

30900157

Sheet No.

2 OF 23



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MILLBURY SUTTON

SEE NOTE #2.

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DAVID P. PRINCE
No. 52328
PROFESSIONAL
LAND SURVEYOR

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF □ DRILL HOLE FOUND
IRF □ IRON ROD FOUND
IPF □ IRON PIPE FOUND
LPEP □ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISION

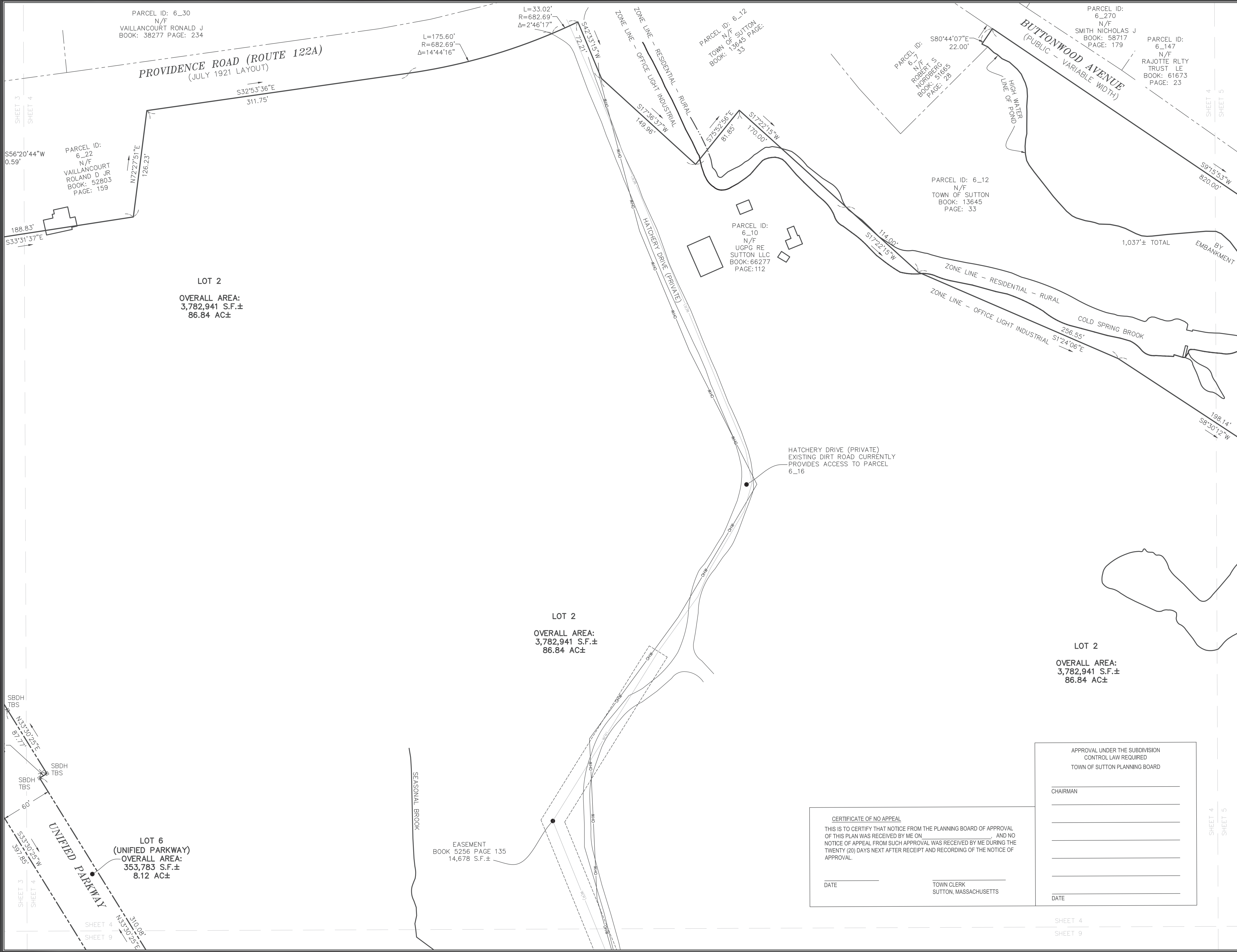
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DEFINITIVE SUBDIVISION PLAN
OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

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2 3 4 5
6 7 8 9 10 11
12 13 14 15 16 17
18 19 20 21 22 23

MILLBURY SUTTON

SEE NOTE #2

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WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
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STONE WALL

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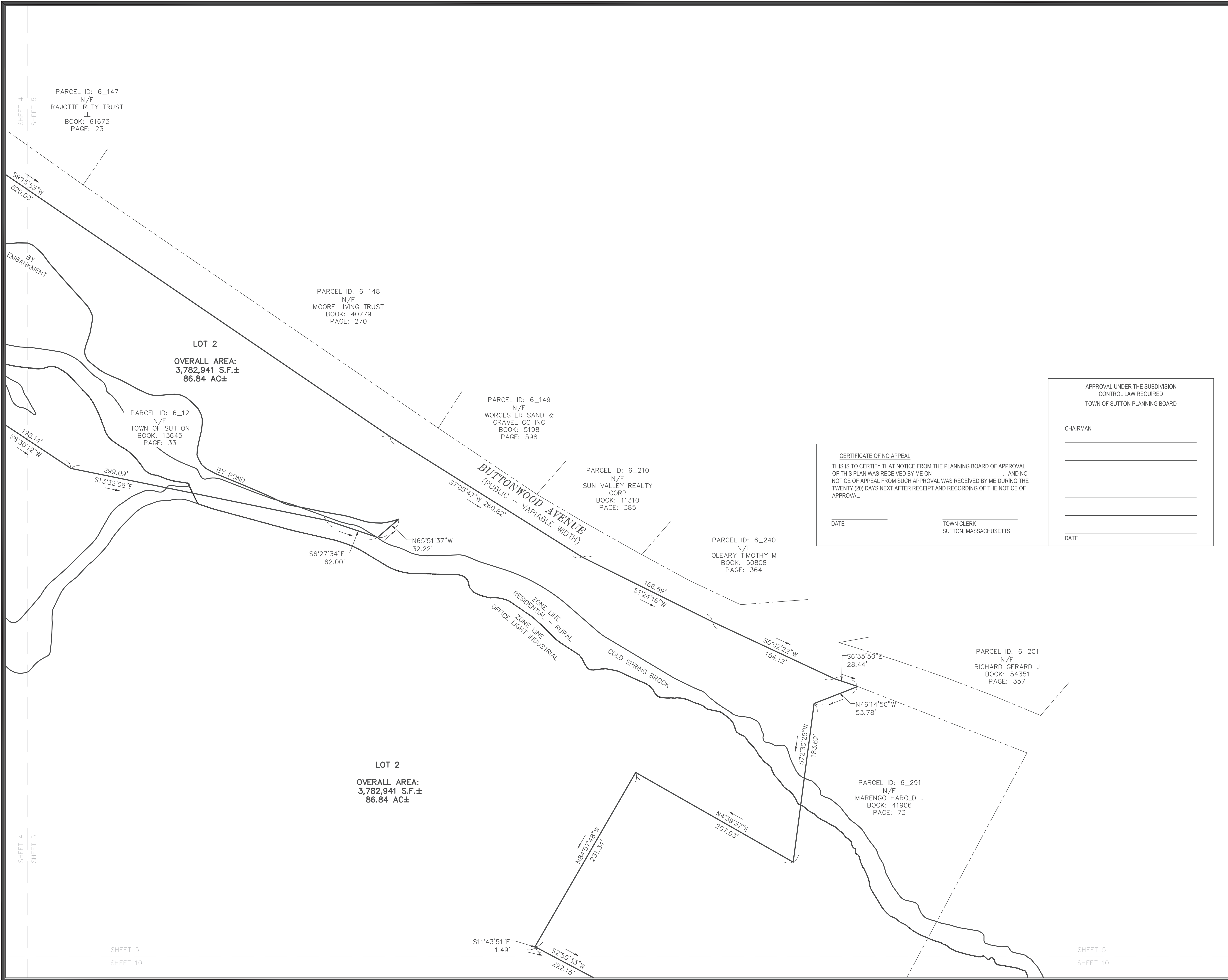
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OF LAND**

SUTTON, MASSACHUSETTS AND
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WSP USA, Inc.

01/07/2022

LEGEND

—	PROPERTY LINE
- - -	PROPOSED PROPERTY LINE
- · - · -	ABUTTERS LINE
- · - · -	TOWN LINE
- · - · -	ZONE LINE
- · - · -	EASEMENT
- · - · -	STONE WALL

SBDH □	STONE BOUND DRILL HOLE
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Surveyed By WSP	Scale 1" = 50'	Sheet No. 5 OF 23
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CERTIFICATE OF NO APPEAL

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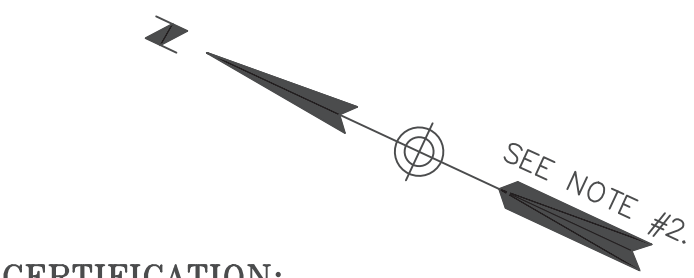
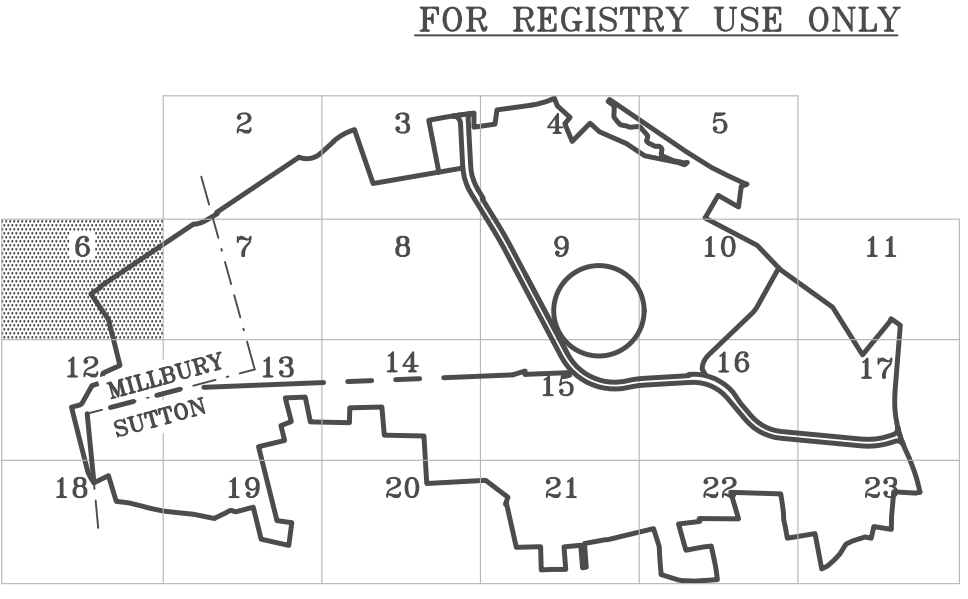
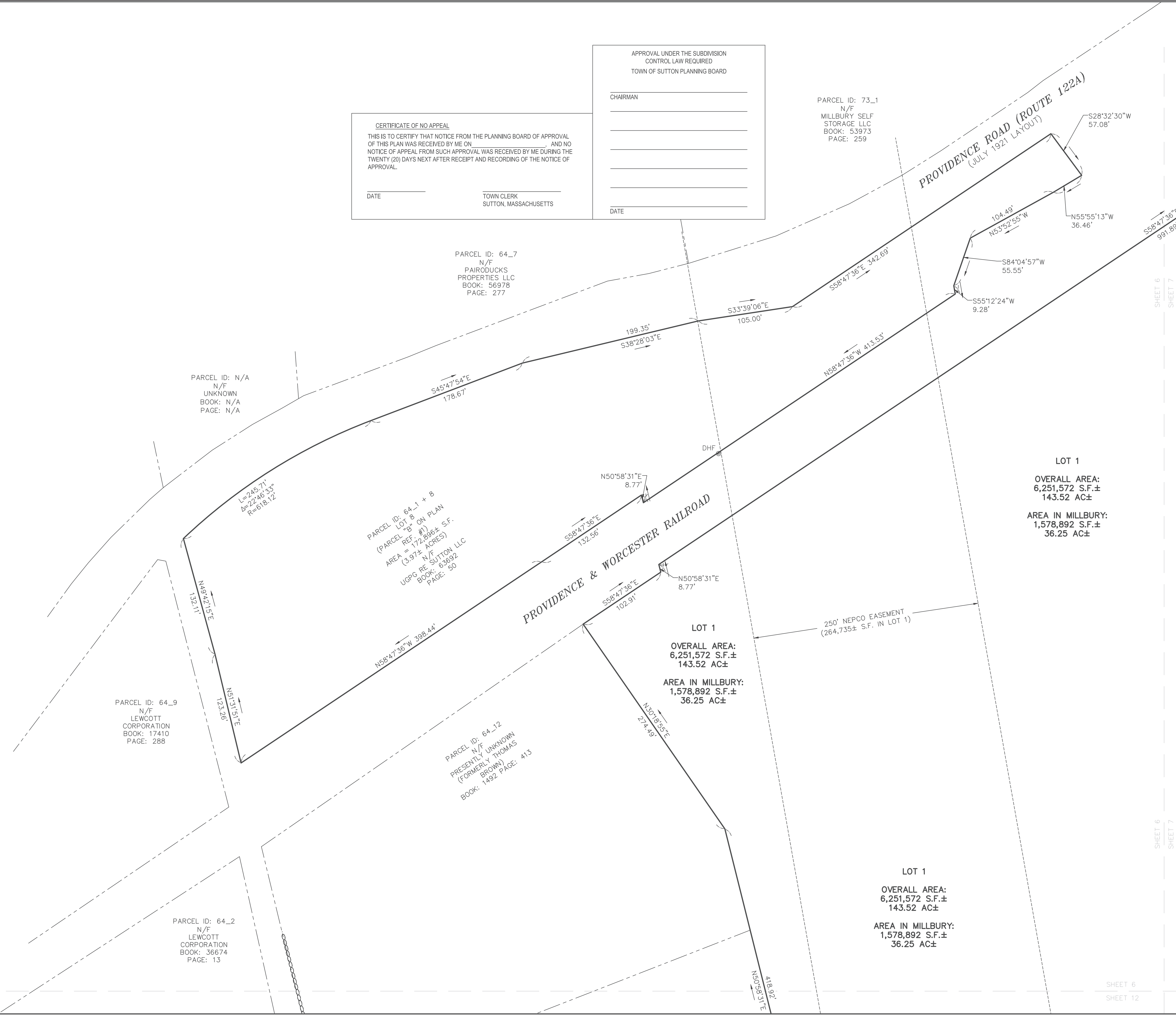
DATE _____

TOWN CLERK
SUTTON, MASSACHUSETTS

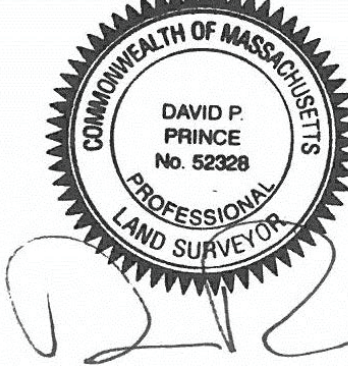
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN _____

DATE _____

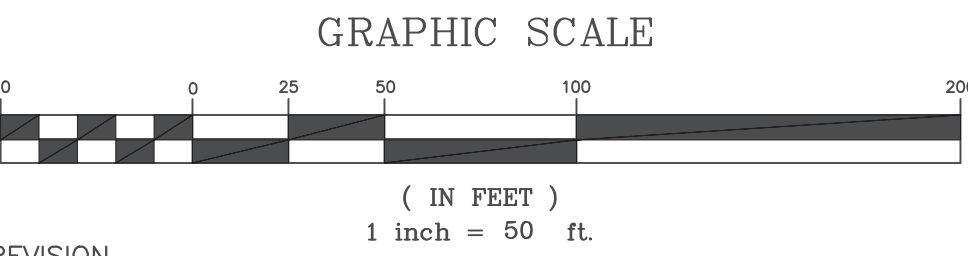


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WSP USA, Inc.

LEGEND	
	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ABUTTERS LINE
	TOWN LINE
	ZONE LINE
	EASEMENT
	STONE WALL
SBDH	STONE BOUND DRILL HOLE
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LPEP	LEAD PLUG ESCUTCHEON PIN

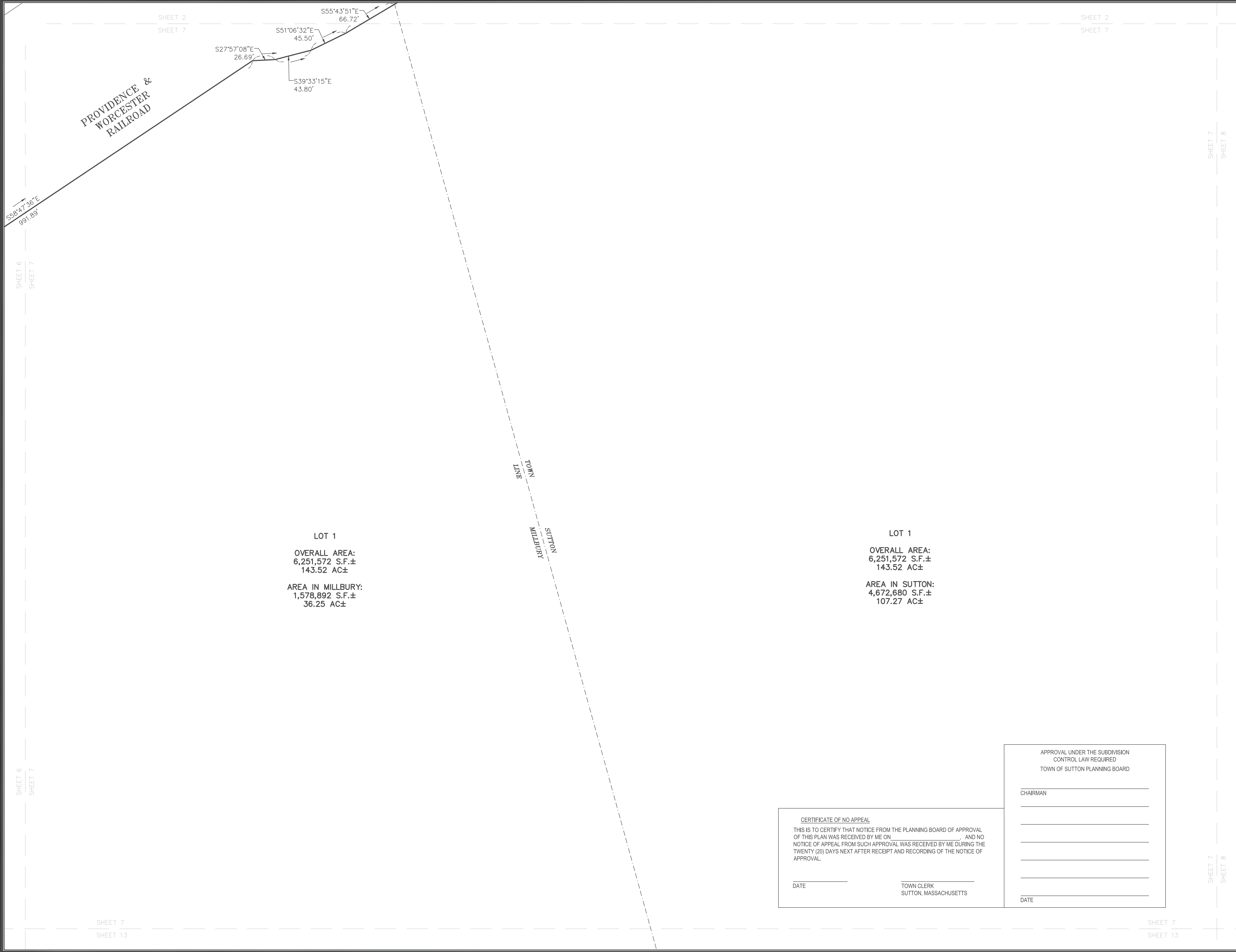


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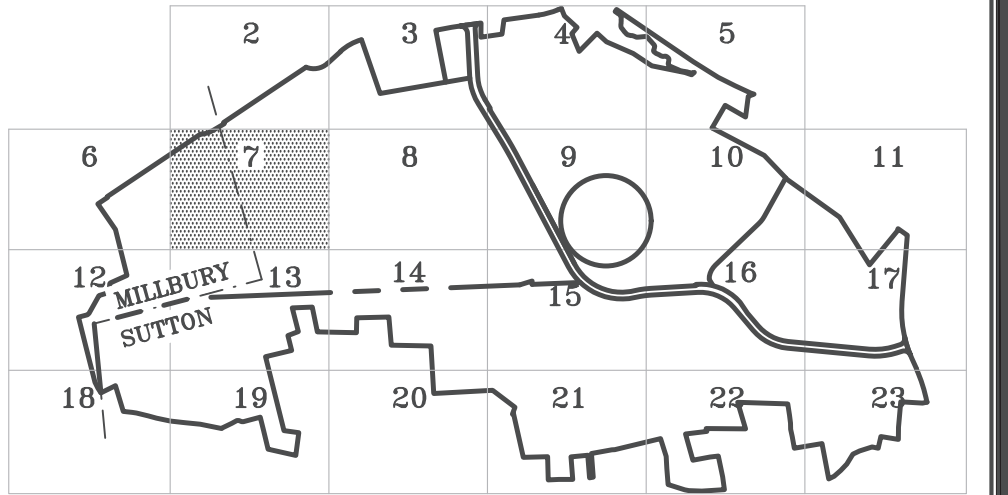
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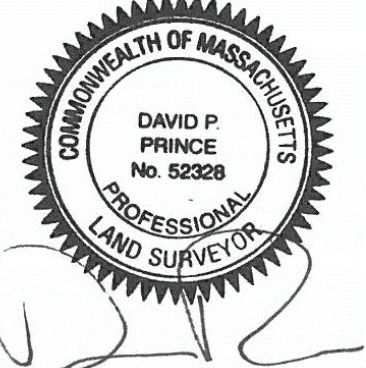
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01/07/2022

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GRAPHIC SCALE

50 0 25 50 100 200


(IN FEET)
1 inch = 50 ft.

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LOT 1

OVERALL AREA:
6,251,572 S.F.±
143.52 AC±

AREA IN SUTTON:
4,672,680 S.F.±
107.27 AC±

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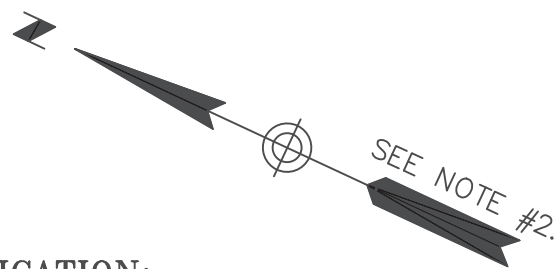
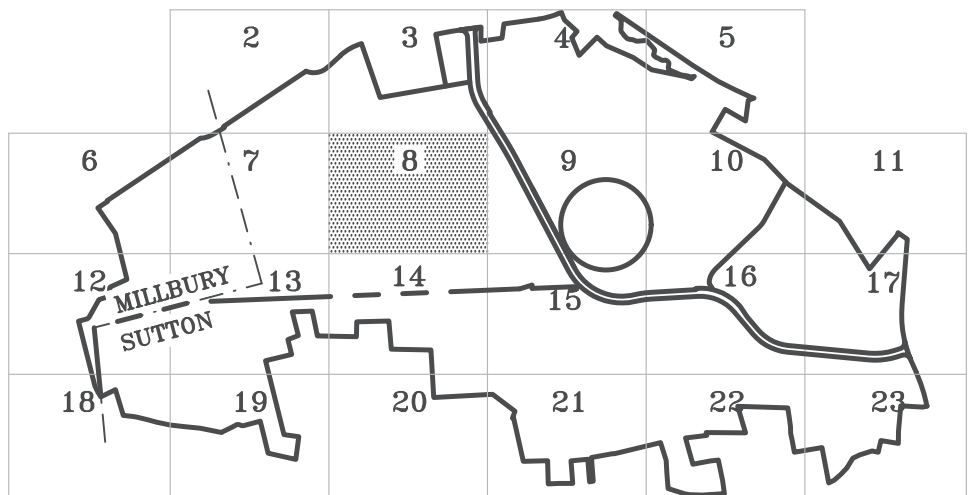
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

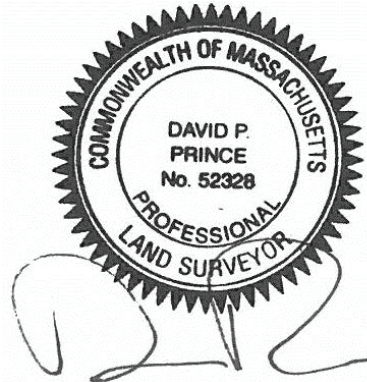
DATE

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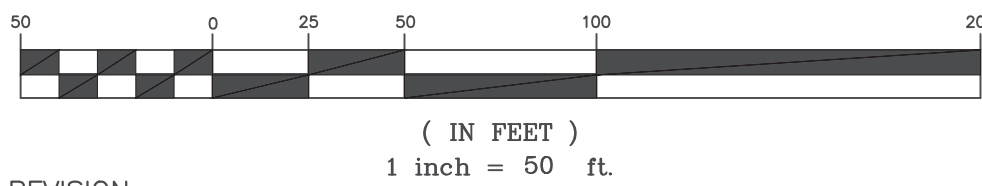


DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ABUTTERS LINE
	TOWN LINE
	ZONE LINE
	EASEMENT
	STONE WALL
	STONE BOUND DRILL HOLE
	CONCRETE BOUND DRILL HOLE
	CONCRETE BOUND
	DRILL HOLE FOUND
	IRON ROD FOUND
	IRON PIPE FOUND
	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE



REVISION

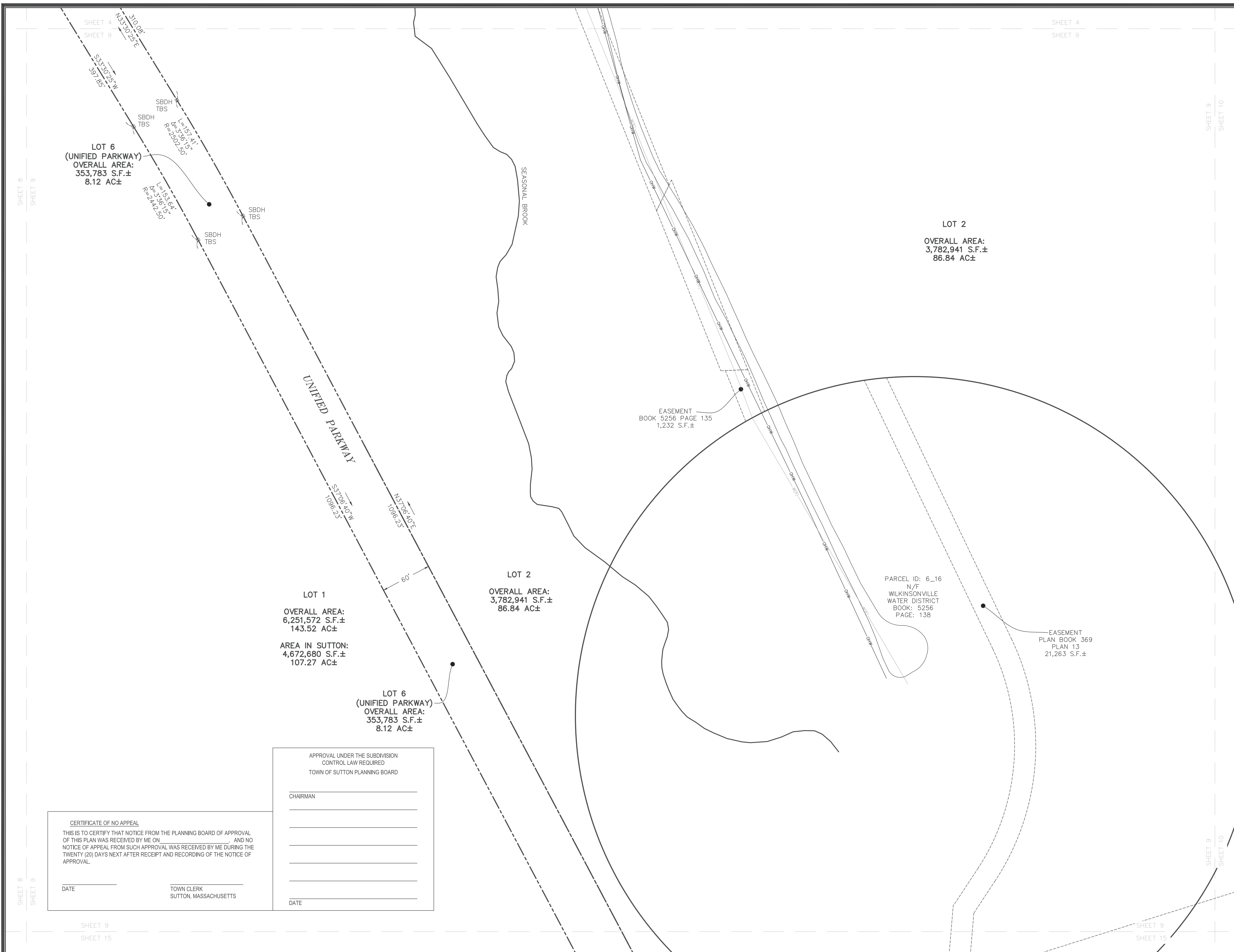
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DEFINITIVE SUBDIVISION PLAN
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UGPG RE SUTTON LLC

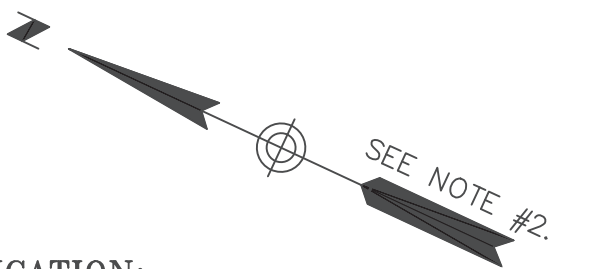
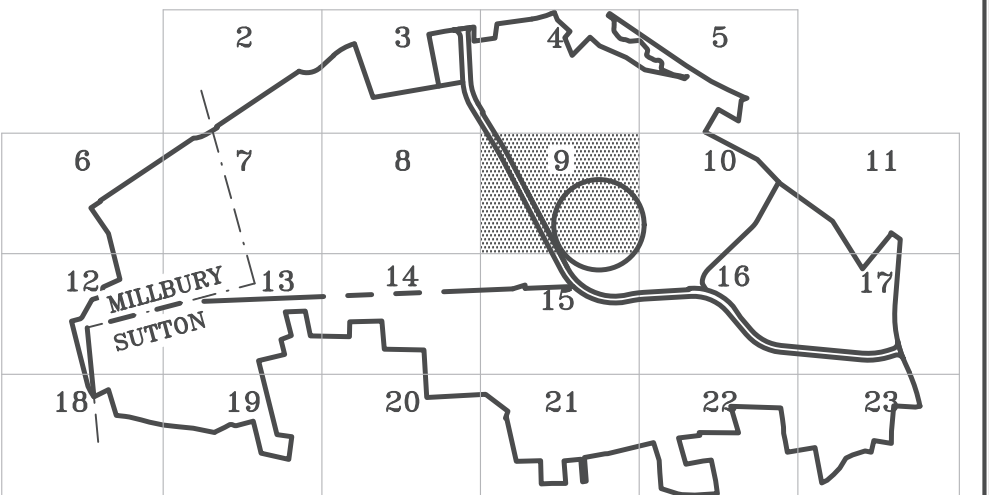


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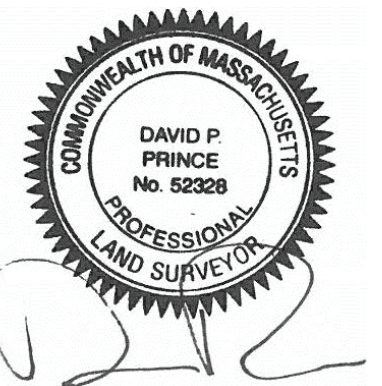


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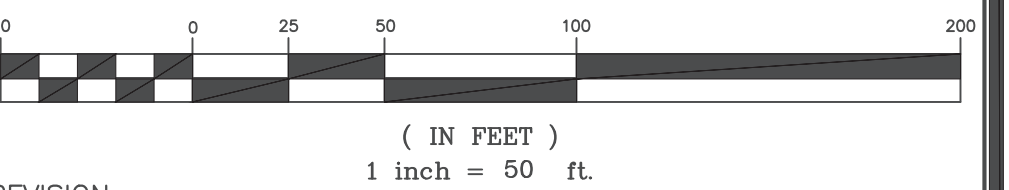


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WSP USA, Inc.

LEGEND

- | | |
|--|---------------------------|
|  | PROPERTY LINE |
|  | PROPOSED PROPERTY LINE |
|  | ABUTTERS LINE |
|  | TOWN LINE |
|  | ZONE LINE |
|  | EASEMENT |
|  | STONE WALL |
| | |
| SBDH  | STONE BOUND DRILL HOLE |
| CBDH  | CONCRETE BOUND DRILL HOLE |
| CB  | CONCRETE BOUND |
| DHF  | DRILL HOLE FOUND |
| IRF  | IRON ROD FOUND |
| IPF  | IRON PIPE FOUND |
| LPEP  | LEAD PLUG ESCUTCHEON PIN |

GRAPHIC SCALE



REVISION	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN
OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. -	1" = 50'	9 OF 23

LOT 2
OVERALL AREA:
3,782,941 S.F.±
86.84 AC±

LOT 3

OVERALL AREA:
1,625,572 S.F.±
37.33 AC±

CHAIRMAN

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

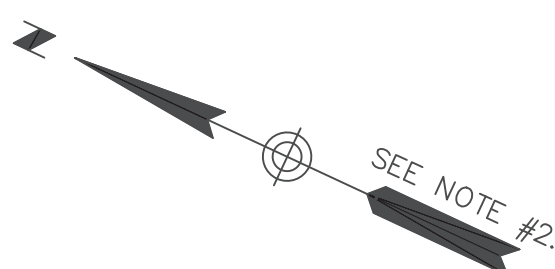
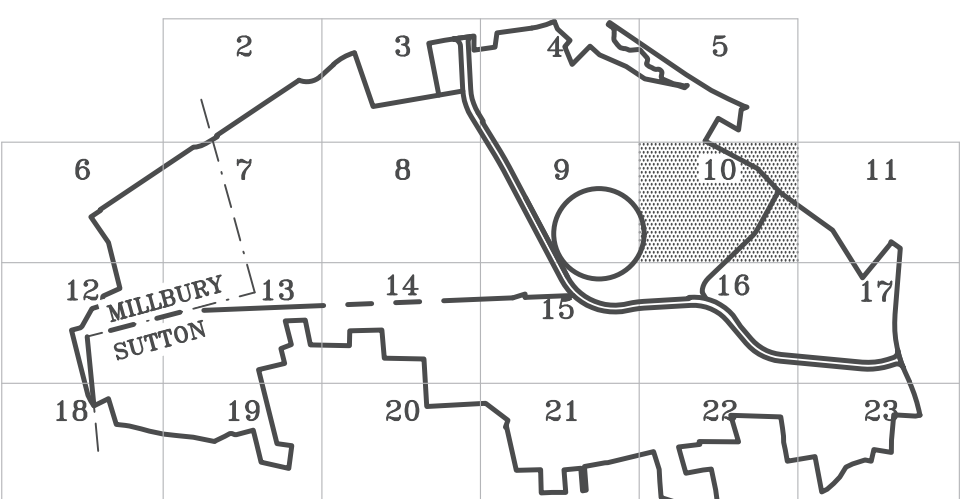
DATE _____

TOWN CLERK
SUTTON, MASSACHUSETTS

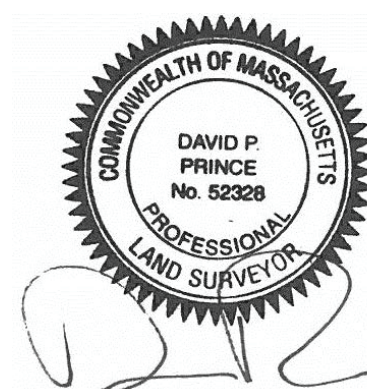
DATE _____

250' NEPCO EASEMENT
(358,347± S.F. IN LOT 2)

FOR REGISTRY USE ONLY

















I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

- | | |
|--|---------------------------|
|  | PROPERTY LINE |
|  | PROPOSED PROPERTY LINE |
|  | ABUTTERS LINE |
|  | TOWN LINE |
|  | ZONE LINE |
|  | EASEMENT |
|  | STONE WALL |
|  SBDH | STONE BOUND DRILL HOLE |
|  CBDH | CONCRETE BOUND DRILL HOLE |
|  CB | CONCRETE BOUND |
|  DHF | DRILL HOLE FOUND |
|  IRF | IRON ROD FOUND |
|  IPF | IRON PIPE FOUND |
|  LPEP | LEAD PLUG ESCUTCHEON PIN |

GRAPHIC SCALE



(IN FEET)
inch = 50 ft

REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

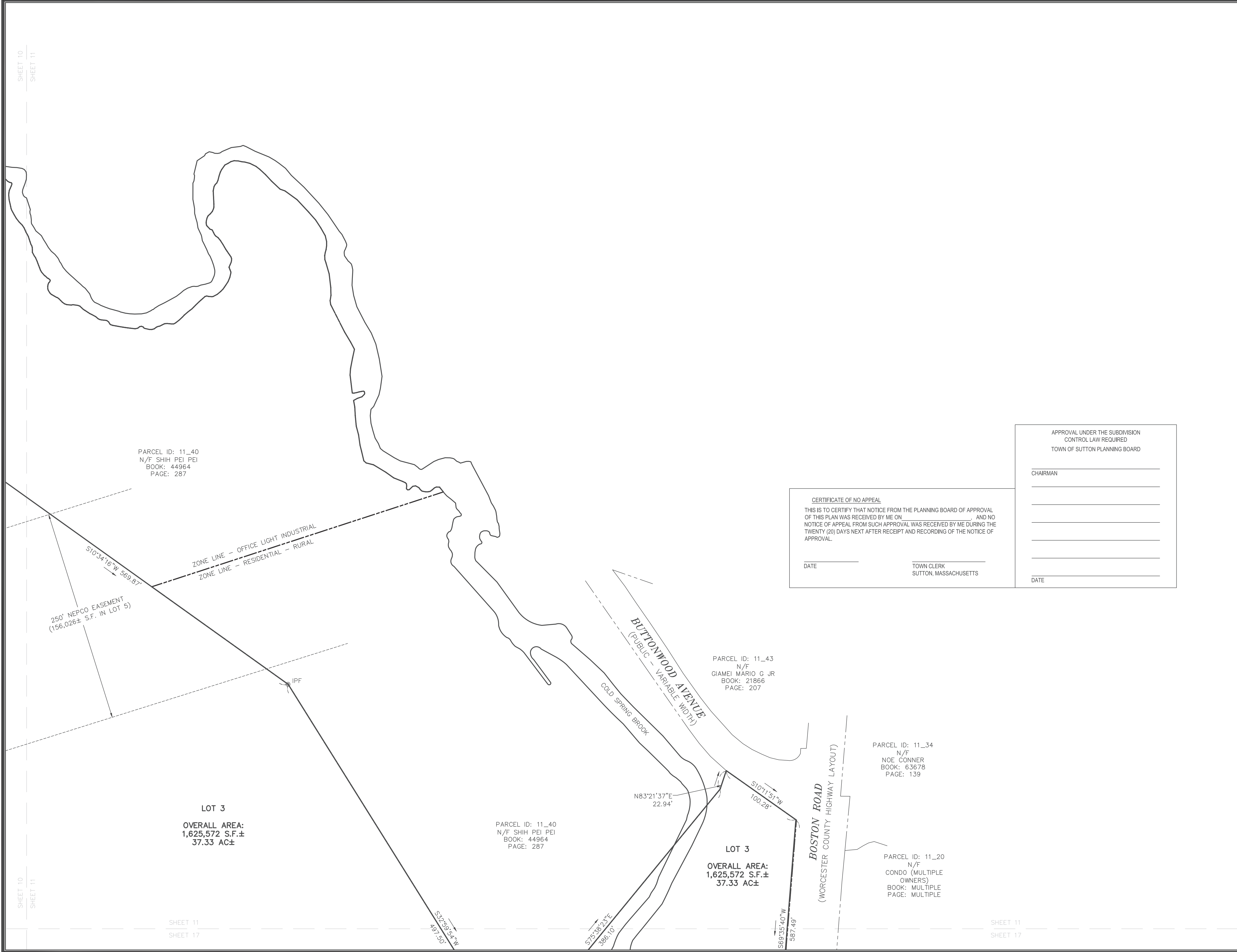
DEFINITIVE SUBDIVISION PLAN
OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. -	1" = 50'	10 OF 23



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11

SEE NOTE #2.

CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF @ DRILL HOLE FOUND
IRF @ IRON ROD FOUND
IPF @ IRON PIPE FOUND
LPEP @ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISION

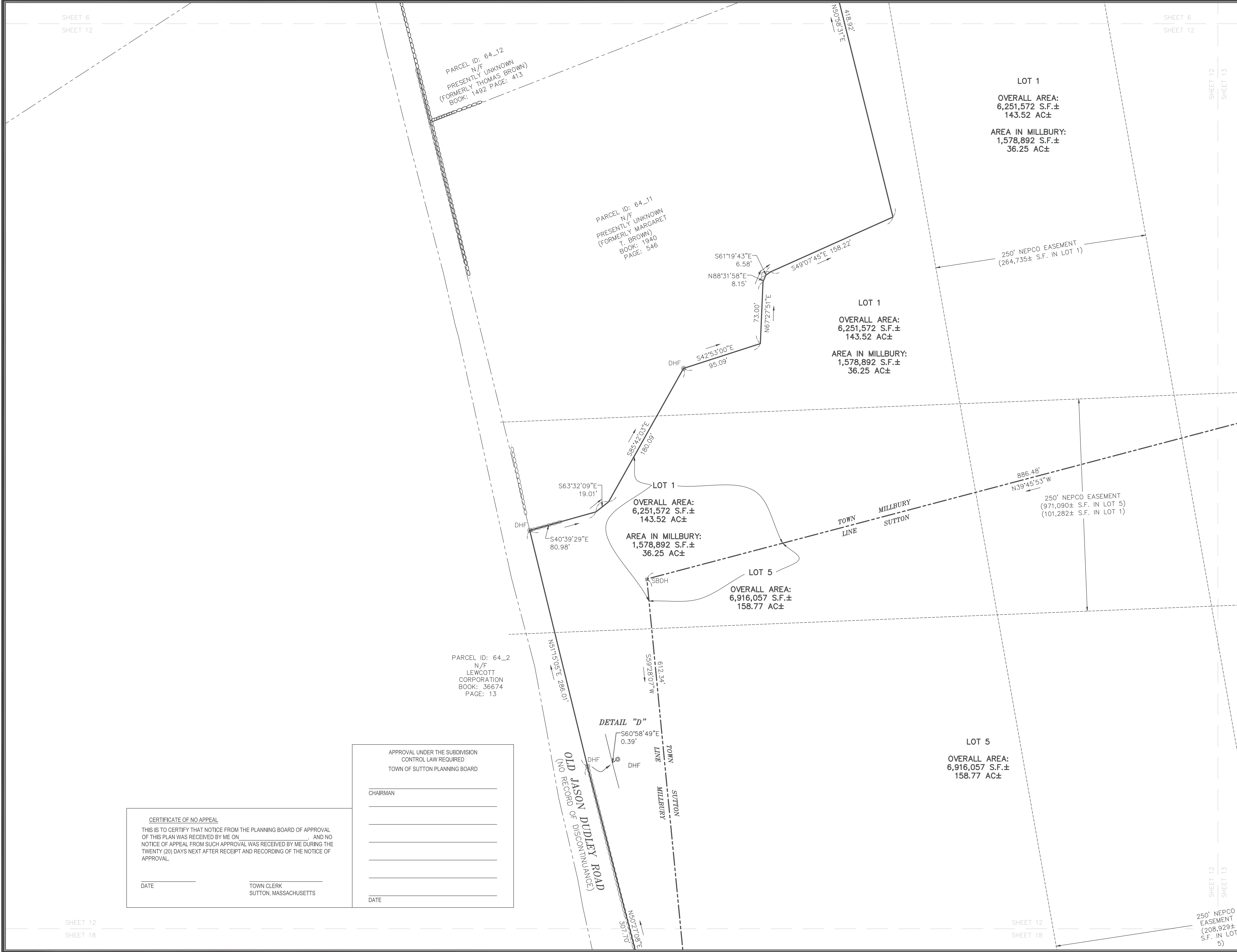
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale 1" = 50'	Sheet No. 11 OF 23
Checked By DPP		
Book No. —		



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12 MILLBURY SUTTON

SEE NOTE #2.

CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF ⊙ DRILL HOLE FOUND
IRF ⊙ IRON ROD FOUND
IPF ⊙ IRON PIPE FOUND
LPEP ⊙ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISION

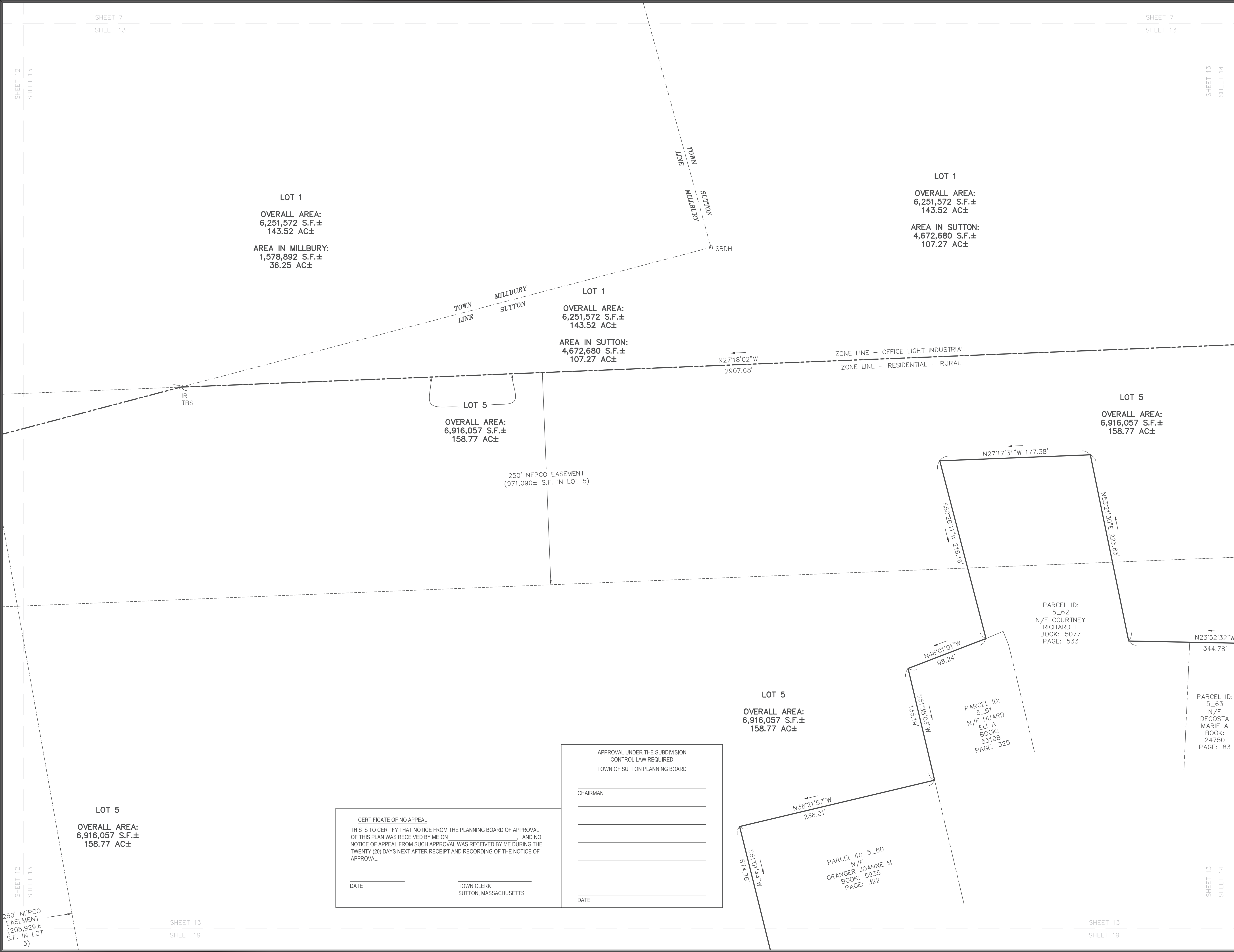
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale 1" = 50'	Sheet No. 12 OF 23
Checked By DPP		
Book No. -		



FOR REGISTRY USE ONLY

2 3 4 5
6 7 8 9 10 11
12 13 14 15 16 17
18 19 20 21 22 23

SEE NOTE #2.

CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF @ DRILL HOLE FOUND
IRF @ IRON ROD FOUND
IPF @ IRON PIPE FOUND
LPEP @ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

REVISION

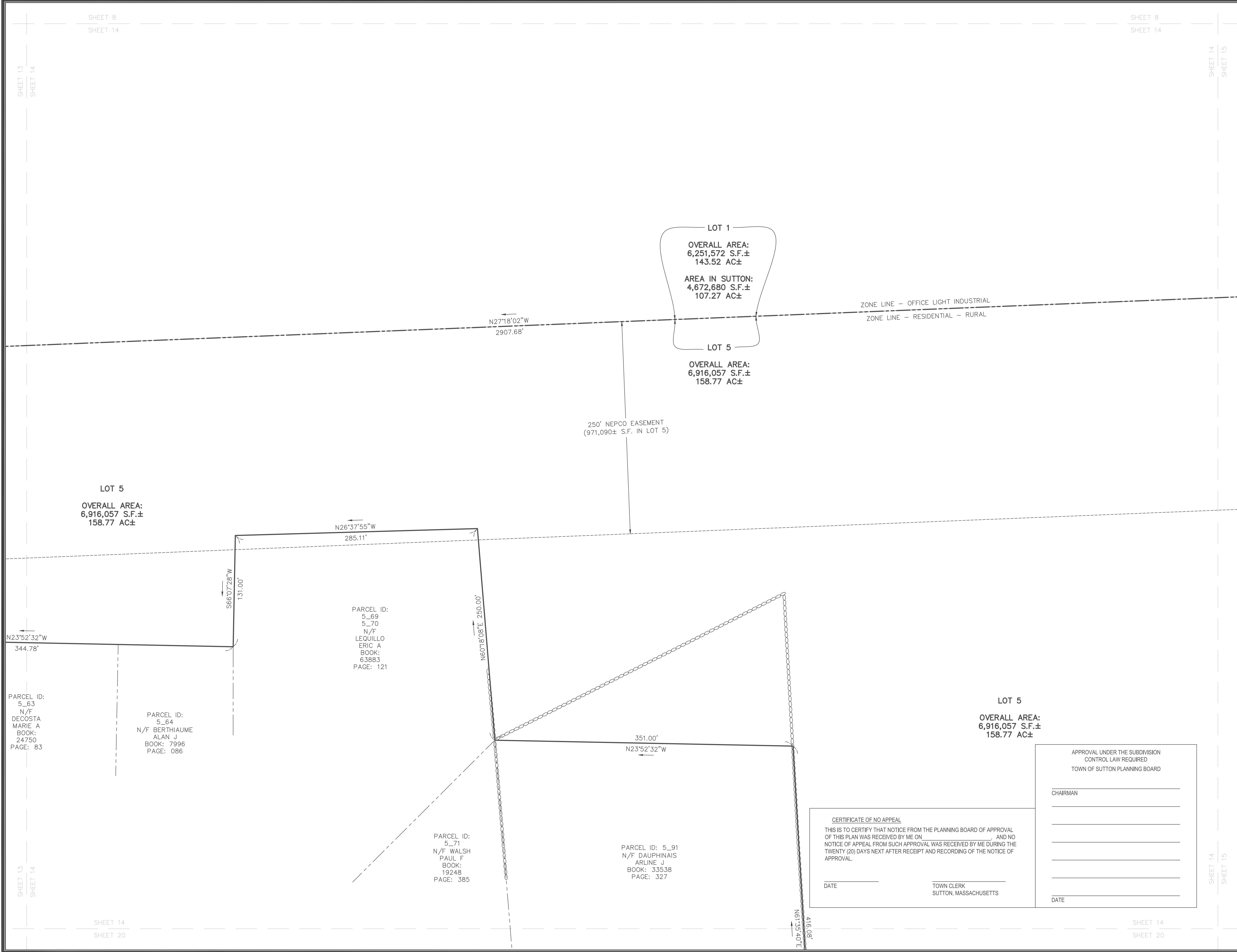
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale 1" = 50'	Sheet No. 13 OF 23
Book No. —		



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12 13 14 15 16 17 18 19 20 21 22 23

MILLBURY
SUTTON

SEE NOTE #2.

CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF @ DRILL HOLE FOUND
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IPF @ IRON PIPE FOUND
LPEP @ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

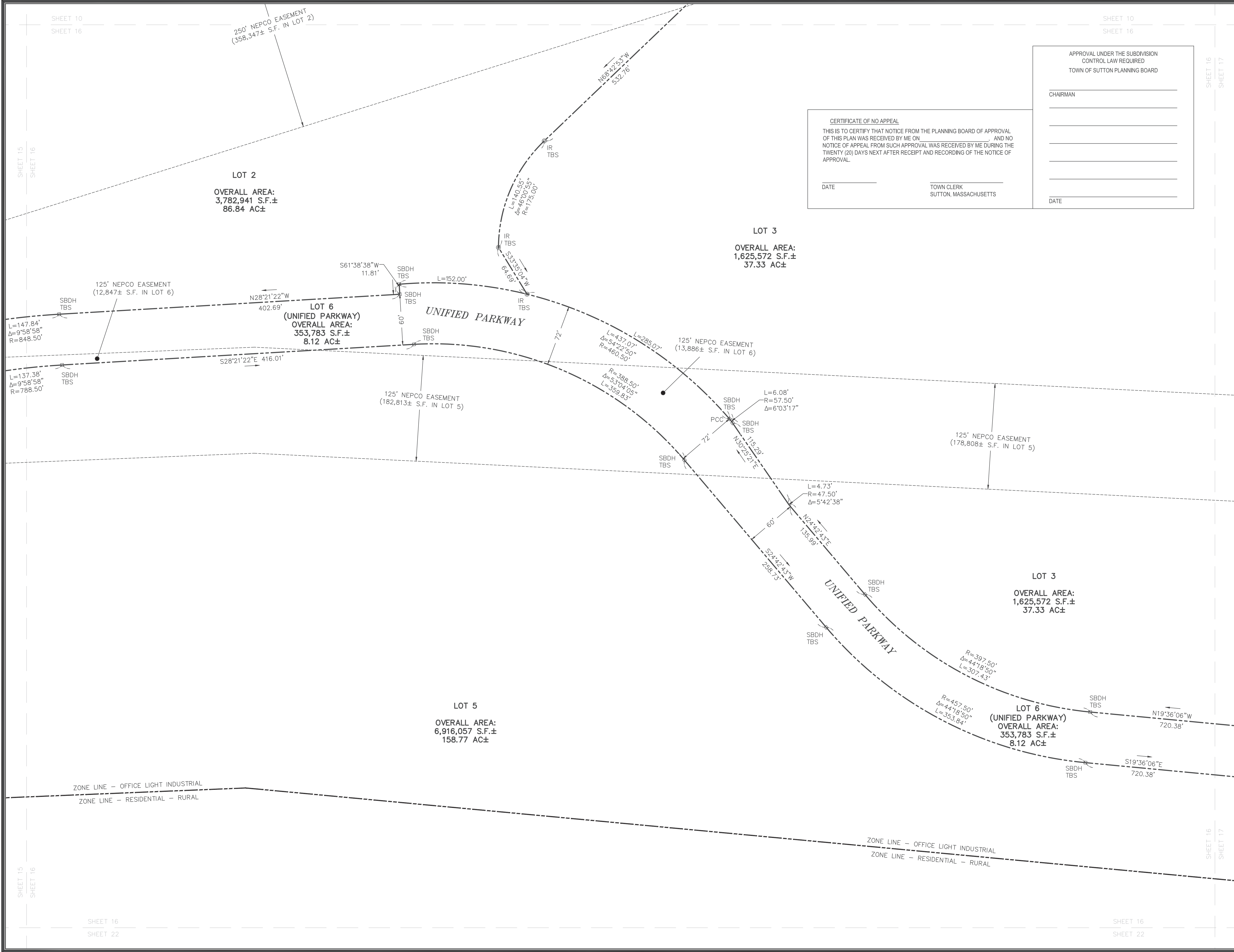
**DEFINITIVE SUBDIVISION PLAN
OF LAND**

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale	Sheet No.
Checked By DPP	1" = 50'	14 OF 23
Book No. -		



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SEE NOTE #2

CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE
No. 52328
PROFESSIONAL
LAND SURVEYOR

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF ⊙ DRILL HOLE FOUND
IRF ⊙ IRON ROD FOUND
IPF ⊙ IRON PIPE FOUND
LPEP ⊙ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISION

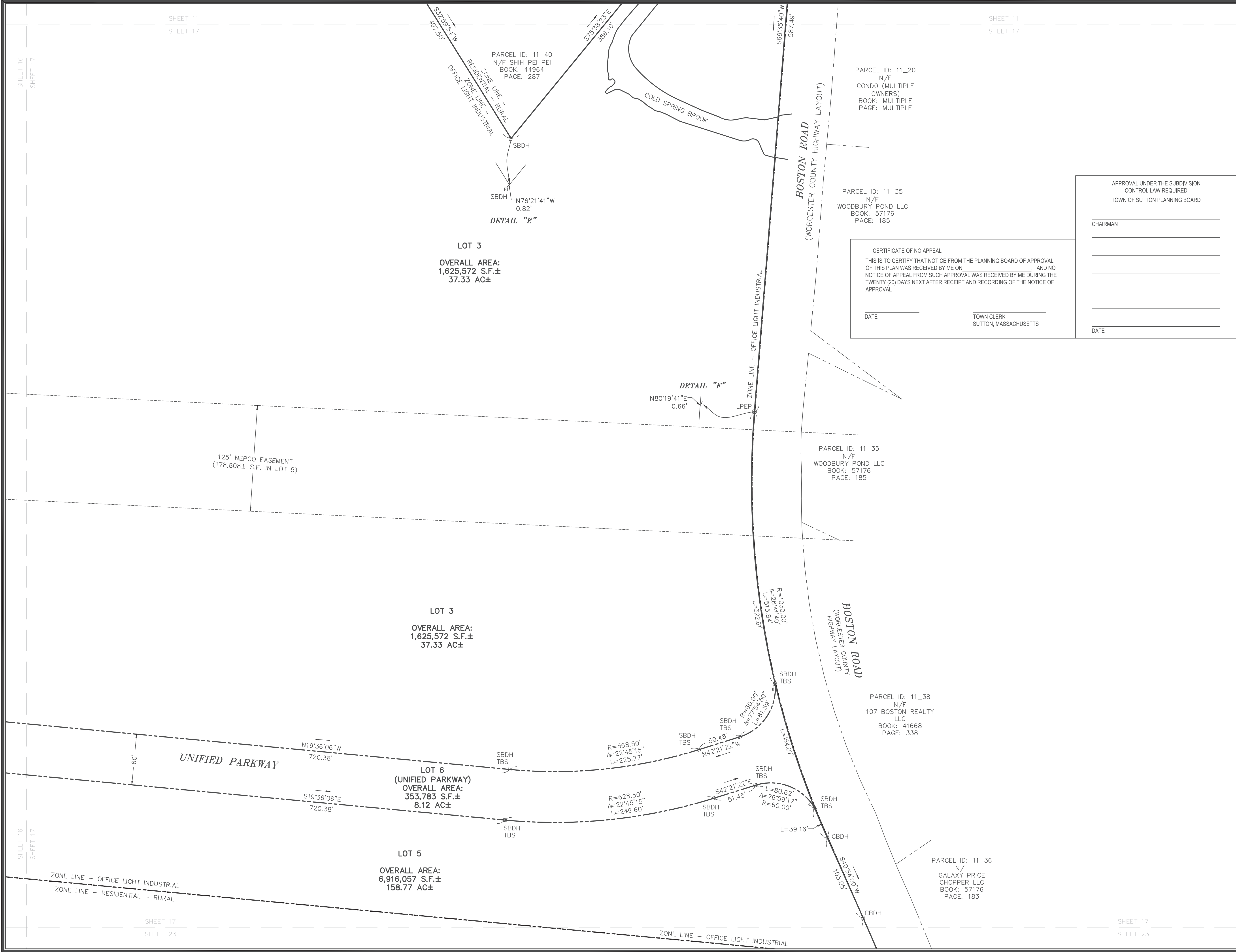
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale	Sheet No.
Checked By DPP	1" = 50'	16 OF 23
Book No. -		



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2 3 4 5
6 7 8 9 10 11
12 13 14 15 16 17
18 19 20 21 22 23

MILLBURY SUTTON

SEE NOTE #2

CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF □ DRILL HOLE FOUND
IRF □ IRON ROD FOUND
IPF □ IRON PIPE FOUND
LPEP □ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS

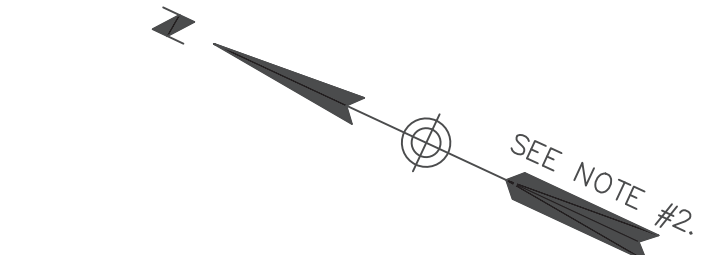
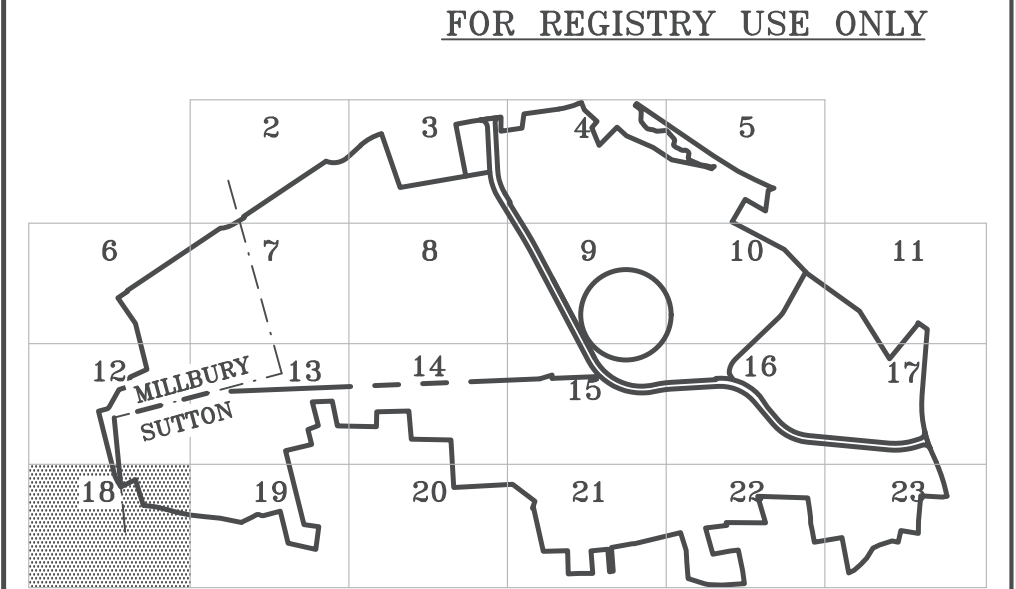
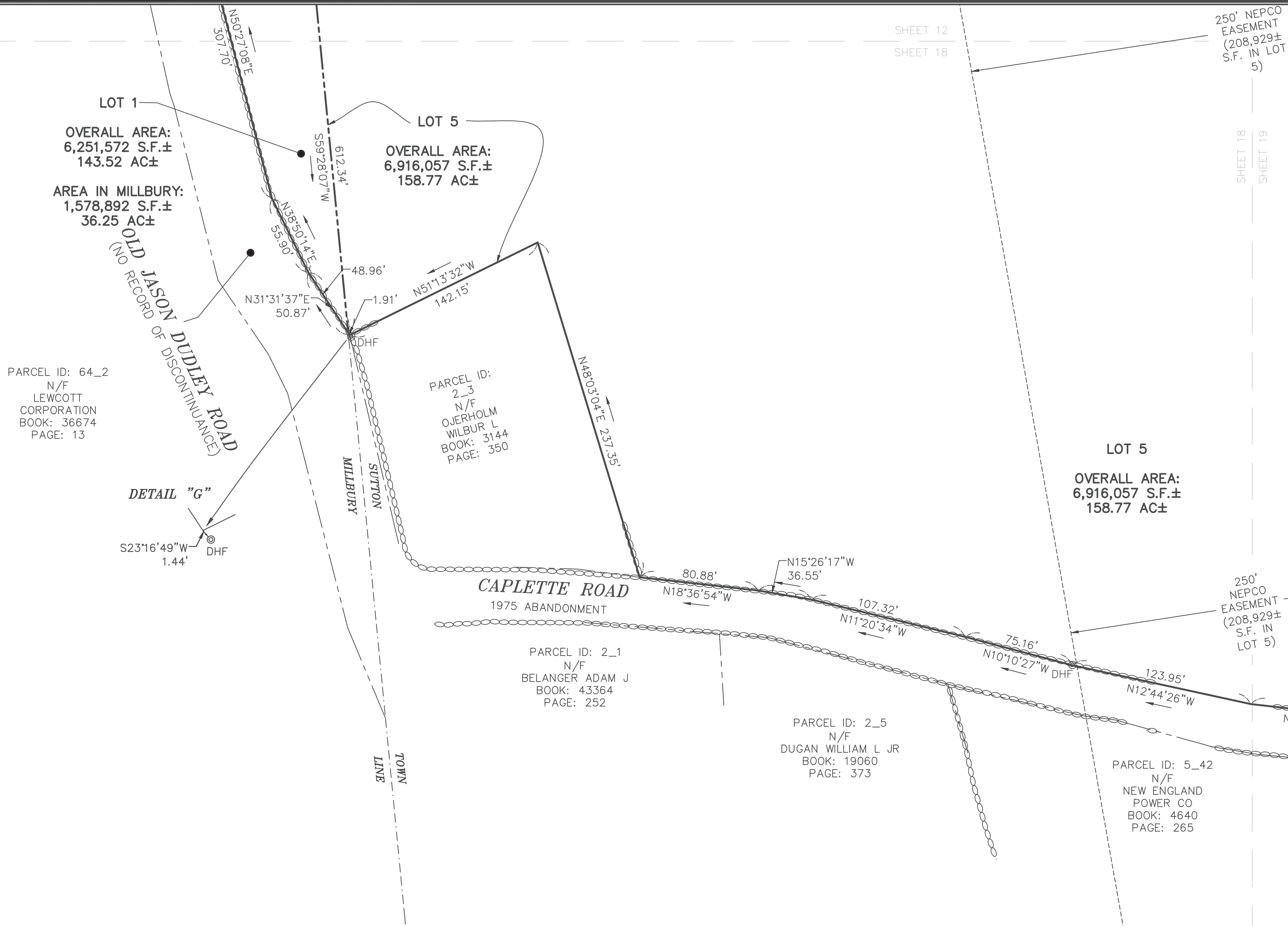
PREPARED FOR

UGPG RE SUTTON LLC

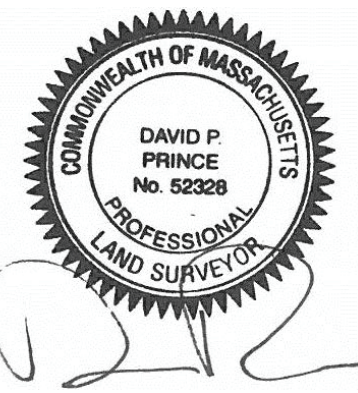
wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By	BH	Date	NOVEMBER 15, 2021	Job No.	30900157
Surveyed By	WSP				
Checked By	DPP	Scale	1" = 50'	Sheet No.	17 OF 23
Book No.	-				



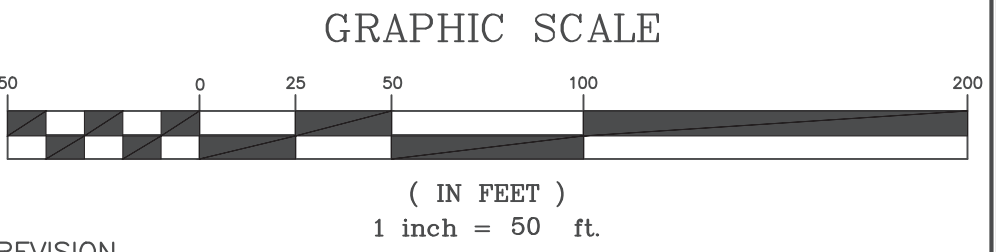
CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN
ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.



DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

—————	PROPERTY LINE
- - - - -	PROPOSED PROPERTY LINE
—————	ABUTTERS LINE
—————	TOWN LINE
—————	ZONE LINE
—————	EASEMENT
—————	STONE WALL
SBDH □	STONE BOUND DRILL HOLE
CBDH □	CONCRETE BOUND DRILL HOLE
CB □	CONCRETE BOUND
DHF ⊙	DRILL HOLE FOUND
IRF ⊙	IRON ROD FOUND
IPF ⊙	IRON PIPE FOUND
LPEP ⊙	LEAD PLUG ESCUTCHEON PIN



REVISION	
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale 1" = 50'	Sheet No. 18 OF 23
Checked By DPP		
Book No. —		

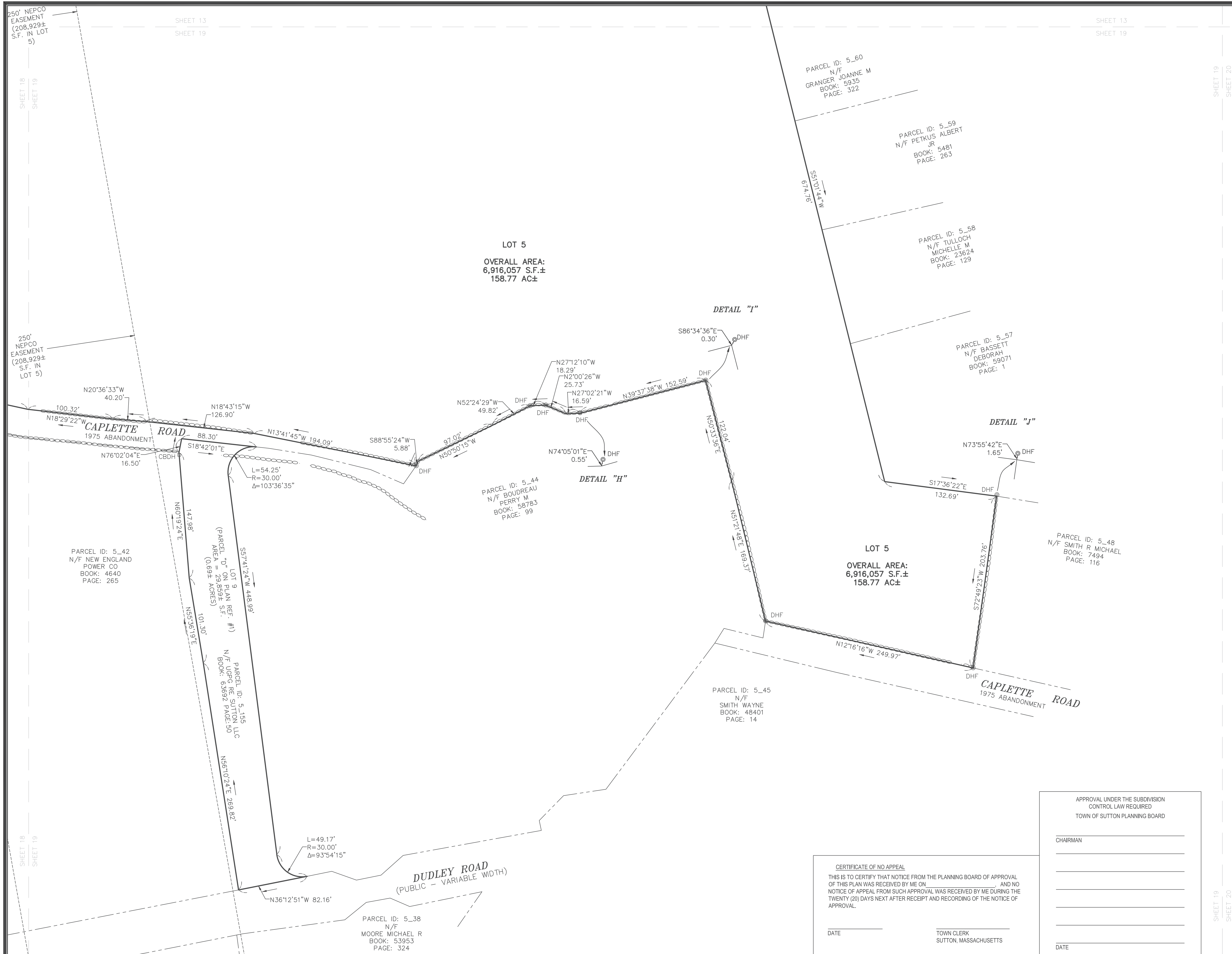
CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL
OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO
NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE
TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF
APPROVAL.

DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

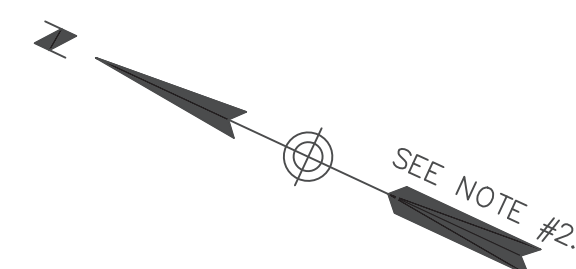
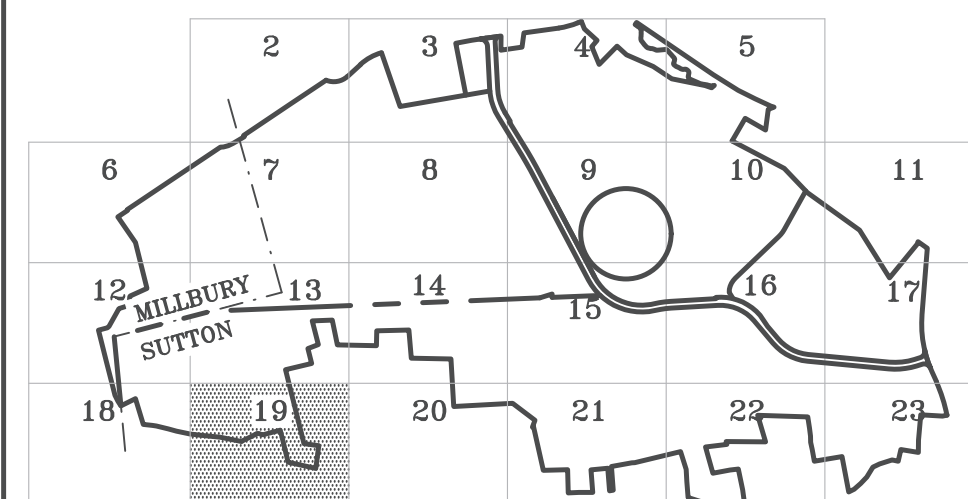
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

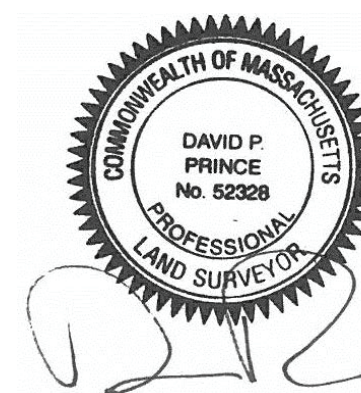


FOR REGISTRY USE ONLY










CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



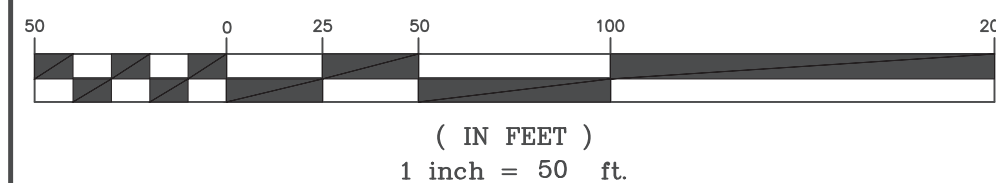
DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ABUTTERS LINE
	TOWN LINE
	ZONE LINE
	EASEMENT
	STONE WALL

SBDH □	STONE BOUND DRILL HOLE
CBDH □	CONCRETE BOUND DRILL HOLE
CB □	CONCRETE BOUND
DHF ⊗	DRILL HOLE FOUND
IRF ⊗	IRON ROD FOUND
IPF ⊗	IRON PIPE FOUND
LPEP ⊗	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE



REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

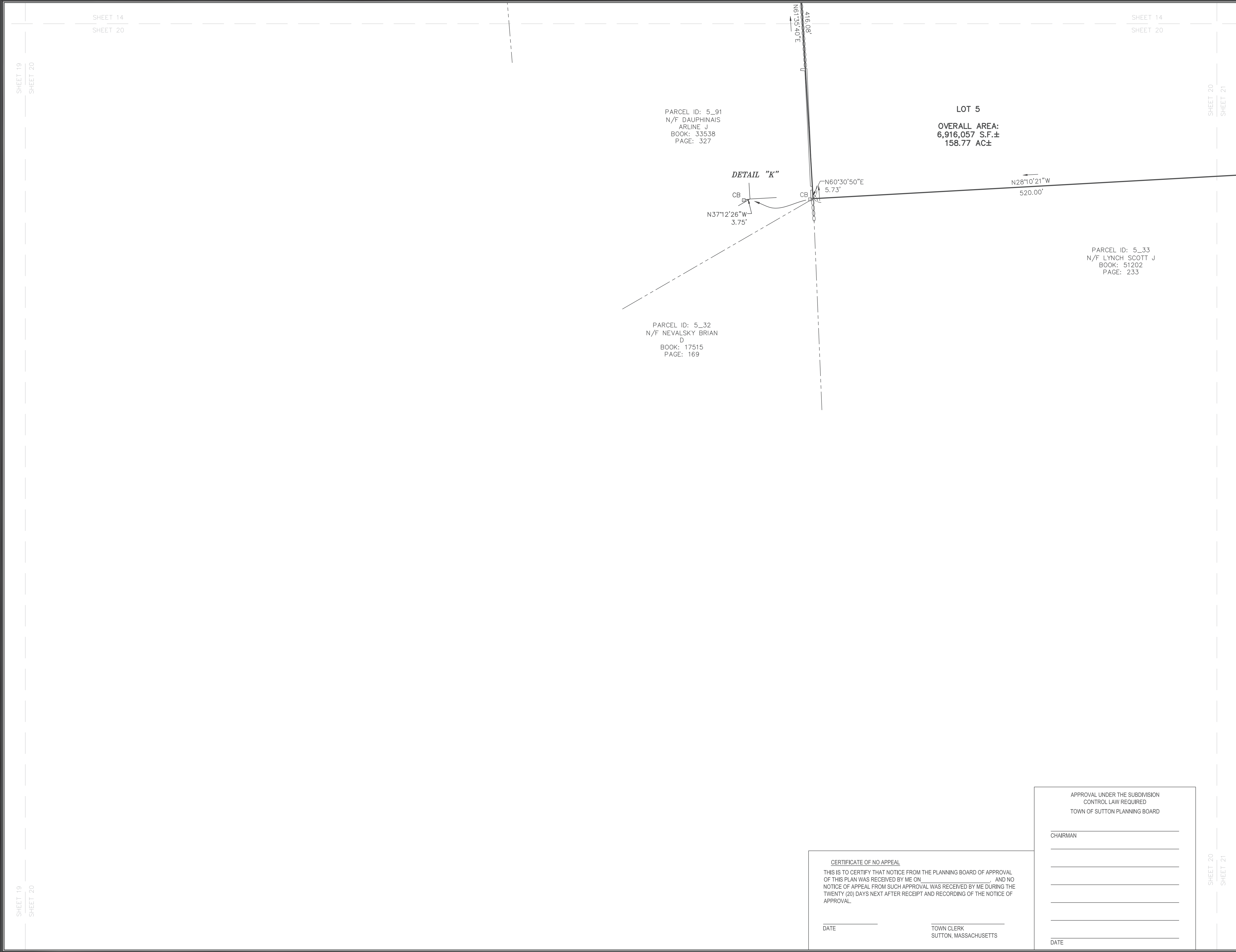
DEFINITIVE SUBDIVISION PLAN
OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date	Job No.
Surveyed By WSP	NOVEMBER 15, 2021	30900157
Checked By DPP	Scale	Sheet No.
Book No. —	1" = 50'	19 OF 23



FOR REGISTRY USE ONLY

2 3 4 5
6 7 8 9 10 11
12 MILLBURY SUTTON 13 14 15 16 17
18 19 20 21 22 23

SEE NOTE #2.

CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

PROPERTY LINE
PROPOSED PROPERTY LINE
ABUTTERS LINE
TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH □ STONE BOUND DRILL HOLE
CBDH □ CONCRETE BOUND DRILL HOLE
CB □ CONCRETE BOUND
DHF @ DRILL HOLE FOUND
IRF @ IRON ROD FOUND
IPF @ IRON PIPE FOUND
LPEP @ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

REVISION

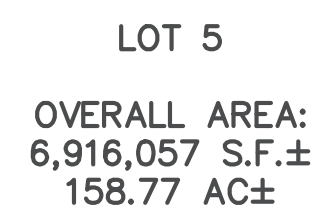
DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale 1" = 50'	Sheet No. 20 OF 23
Book No. -		



PARCEL ID:
5_96
N/F MCNEISH
DOUGLAS
BOOK: 45902
PAGE: 134

PARCEL ID:
5_102
N/F
CORA LANE
GROUP LLC.
BOOK: 65776
PAGE: 321

PARCEL ID: 5_101
N/F YOUNG JOHN W
BOOK: 32069
PAGE: 212

PARCEL ID: 5_105
N/F
WIKINGER ONE LLC
BOOK: 57908
PAGE: 98

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

DATE _____

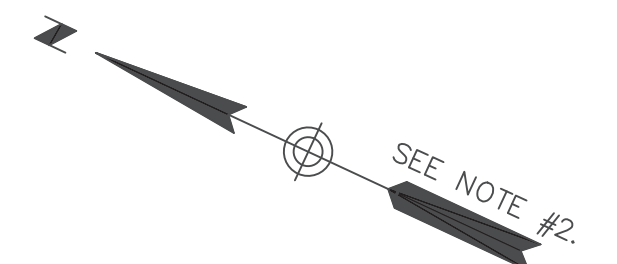
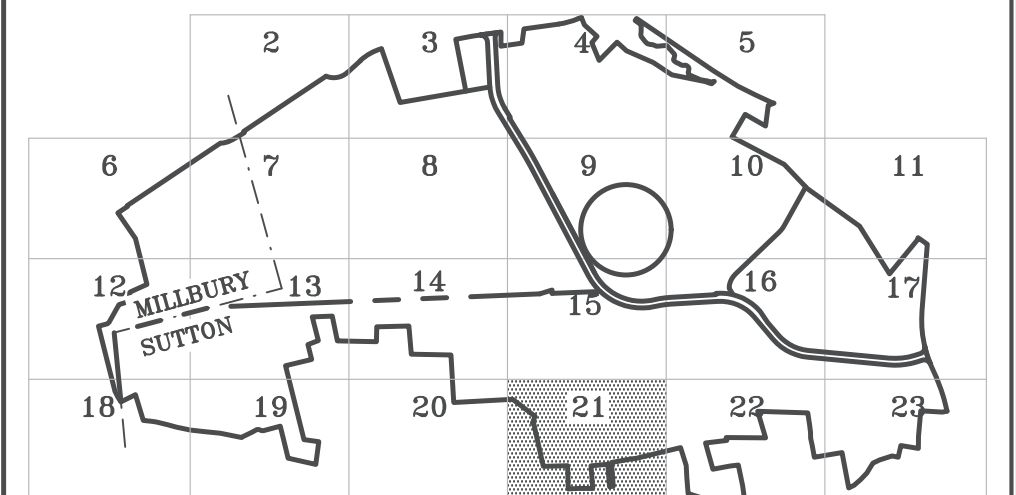
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

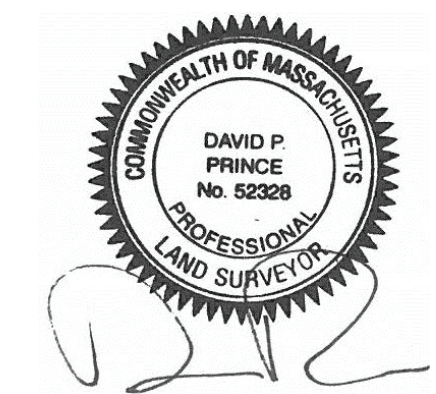
DATE _____

FOR REGISTRY USE ONLY










CERTIFICATION:








I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

	PROPERTY LINE
	PROPOSED PROPERTY LINE
	ABUTTERS LINE
	TOWN LINE
	ZONE LINE
	EASEMENT
	STONE WALL

SBDH 	STONE BOUND DRILL HOLE
CBDH 	CONCRETE BOUND DRILL HOLE
CB 	CONCRETE BOUND
DHF 	DRILL HOLE FOUND
IRF 	IRON ROD FOUND
IPF 	IRON PIPE FOUND
LPEP 	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE



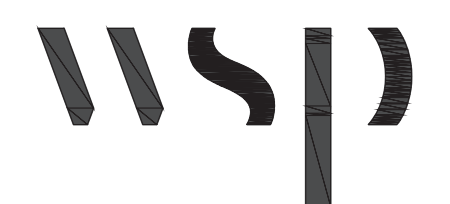
(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN
OF LAND

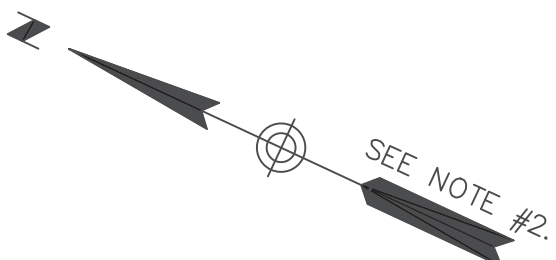
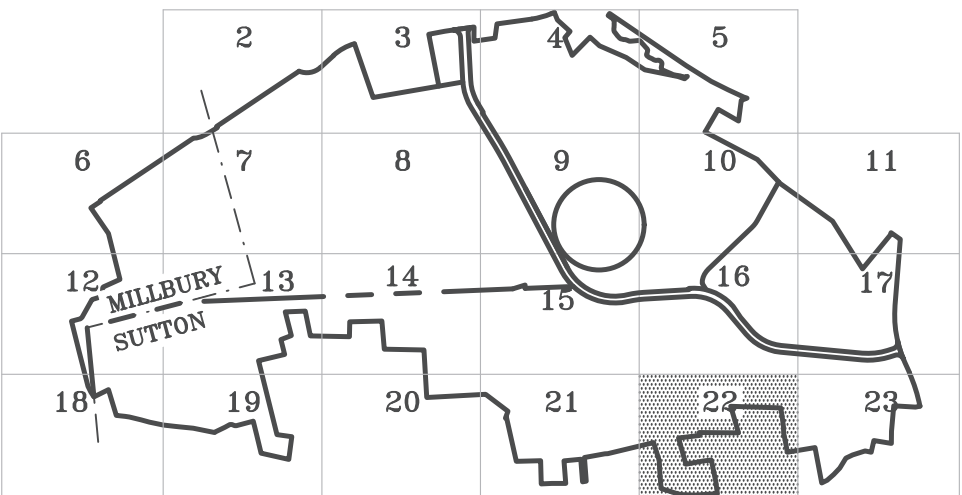
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP		
Checked By DPP	Scale	Sheet No.
Book No. —	1" = 50'	21 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

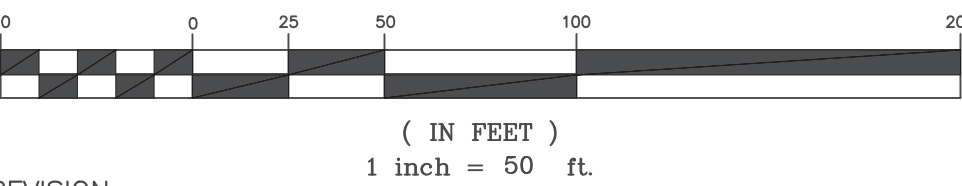


DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- | | |
|------|---------------------------|
| | PROPERTY LINE |
| | PROPOSED PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | ZONE LINE |
| | EASEMENT |
| | STONE WALL |
| SBDH | STONE BOUND DRILL HOLE |
| CBDH | CONCRETE BOUND DRILL HOLE |
| CB | CONCRETE BOUND |
| DHF | DRILL HOLE FOUND |
| IRF | IRON ROD FOUND |
| IPF | IRON PIPE FOUND |
| LPEP | LEAD PLUG ESCUTCHEON PIN |

GRAPHIC SCALE



REVISION

DATE	DESCRIPTION
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale 1" = 50'	Sheet No. 22 OF 23
Checked By DPP		
Book No. -		

LOT 5
OVERALL AREA:
6,916,057 S.F.±
158.77 AC±

PARCEL ID:
10_98
N/F LORE
REBECCA M
BOOK: 46-418
PAGE: 150

PARCEL ID:
10_99
N/F WILLIAMS
BRUCE S
BOOK: 20254
PAGE: 2

PARCEL ID: 10_102
N/F
ZEMAN GREGORY A
BOOK: 68817
PAGE: 33

LOT 5
OVERALL AREA:
6,916,057 S.F.±
158.77 AC±

PARCEL ID: 5_101
N/F YOUNG JOHN W
BOOK: 32069
PAGE: 212

PARCEL ID: 10_126
N/F
MCKINNON ROBERT
BOOK: 16487
PAGE: 226

CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

