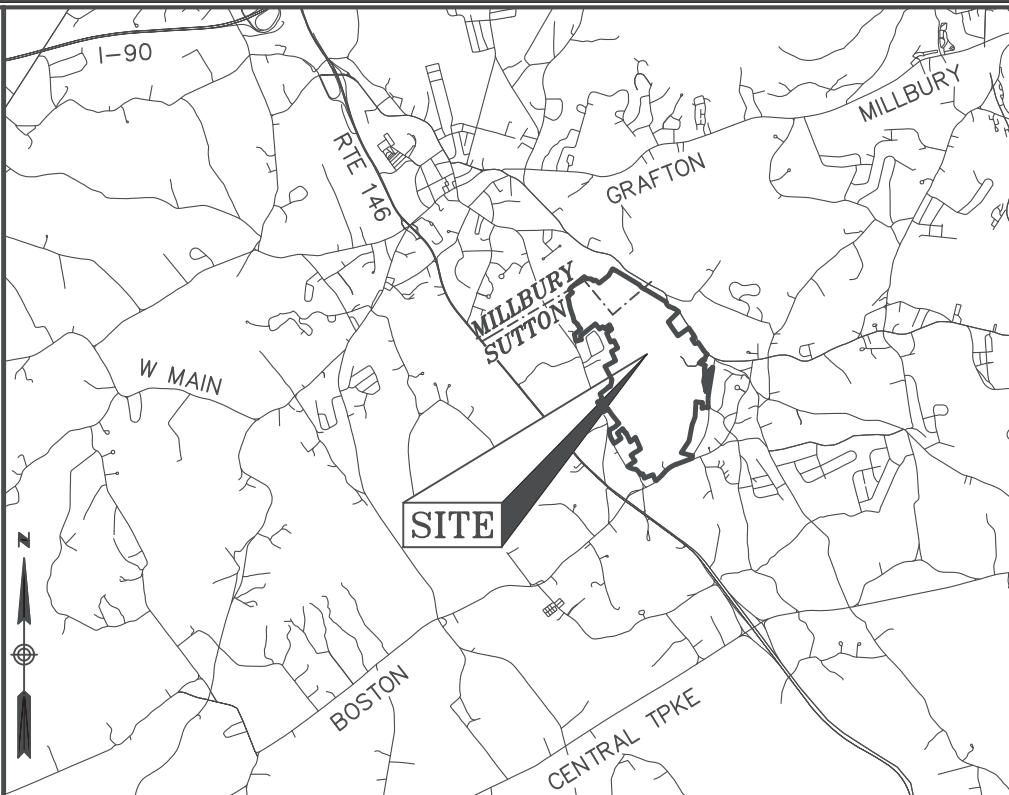


TABLE 2 TABLE OF AREA REGULATIONS (NUMBERS REFER TO FOOTNOTES - SEE SUTTON BYLAWS)						
DISTRICT	USE	MINIMUM REQUIRED				
		AREA (SQ. FT.)	WIDTH & FRONTAGE (FT.)	FRONT (FT.)	SIDE (FT.)	REAR (FT.)
RESIDENTIAL-RURAL (R-1)	ANY PERMITTED STRUCTURE OR PRINCIPAL USE	80,000	250	50	20	50
OFFICE AND LIGHT INDUSTRIAL (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



**LOCUS MAP
(N.T.S.)**

NOTES

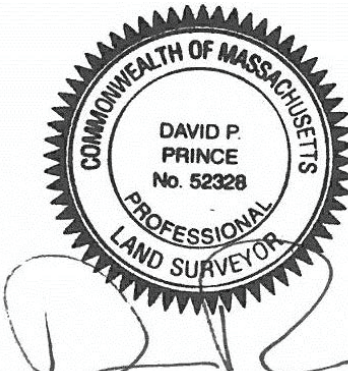
1. THIS PLAN WAS PREPARED FROM A COMBINATION OF AN AERIAL SURVEY HAVING A PHOTOGRAPHY DATE OF APRIL 2020 AND AN ACTUAL ON THE GROUND FIELD SURVEY CONDUCTED BY WSP FROM AUGUST OF 2020 TO NOVEMBER OF 2021.

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 REFERENCE THE MACORS GPS NETWORK.

3. THE WETLANDS SHOWN HEREON WERE FLAGGED BY ECOTEC, INC. BEGINNING IN NOVEMBER OF 2020 AND FIELD LOCATED BY WSP USA INC.

4. THE PURPOSE OF THIS PLAN SHOW THE EXISTING CONDITIONS OF THE PARCEL IN MILLBURY, MA (64-8 + 1) AND THE PARCELS IN SUTTON, MA (6-4, 6-5, 6-6, 6-9, 6-13, 6-14, 6-15, 6-17, 6-20, 6-21, 6-25, 6-69, 6-154 & 6-203)

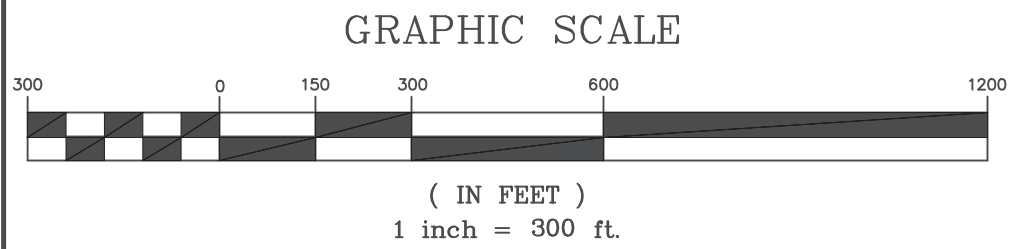
CERTIFICATION:



DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 09/23/2022

UTILITY STATEMENTS

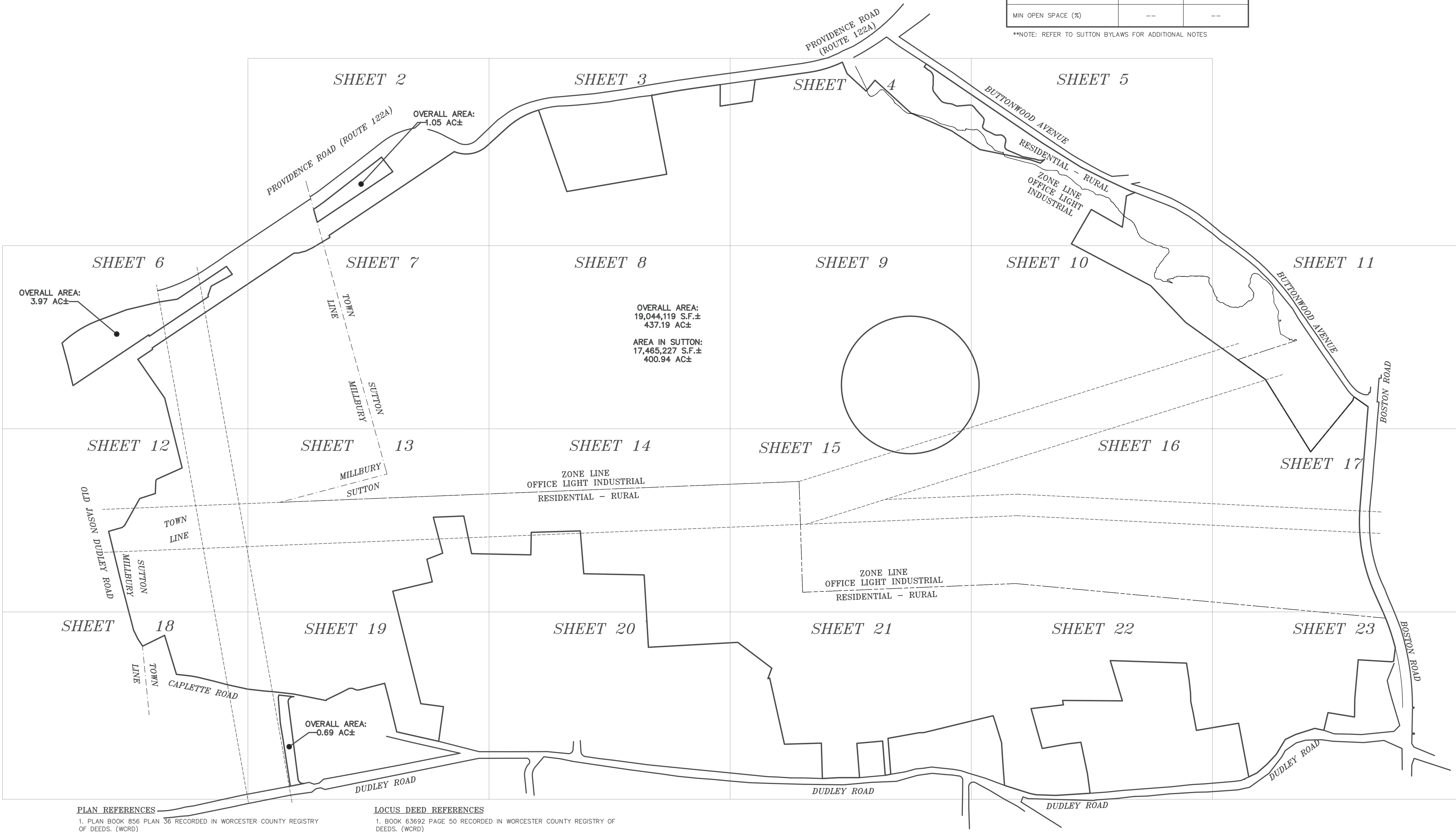
THE LOCATION OF THE UTILITIES AS SHOWN HEREON HAVE BEEN COMPILED FROM VISIBLE STRUCTURES AND INFORMATION OBTAINED FROM VARIOUS SOURCES. THE ACTUAL LOCATION OF ALL UTILITIES AND UNDERGROUND STRUCTURES SHALL BE CONSIDERED APPROXIMATE AND SHALL BE VERIFIED BY THE OWNER PRIOR TO ANY CONSTRUCTION. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICES OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.



REVISION	
DATE	DESCRIPTION
09/23/22	REVISED NEPCO EASEMENT LOCATION
04/25/22	UPDATED SURVEY INFORMATION ALONG BOSTON ROAD
03/04/22	SURVEY TREE LOCATIONS IN AREAS PROVIDED (SHOWN ON SHEETS 4, 5, 9-11 & 17)
12/16/21	ADDRESSED COMMENTS FROM TOWN

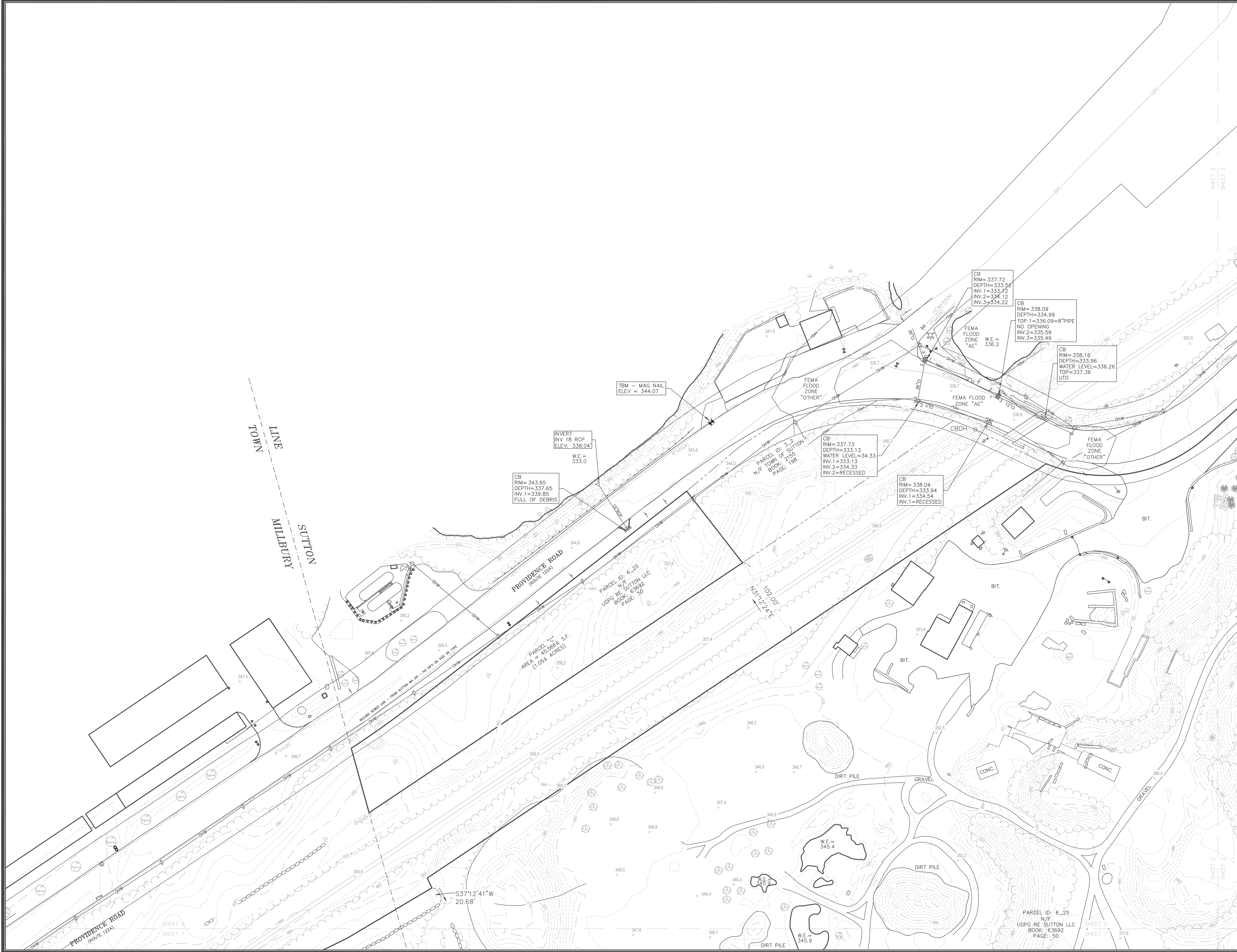
**EXISTING CONDITIONS PLAN
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SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC**

		WSP USA Inc. 9 Executive Park Dr, Suite 101 Merrimack, NH 03054 603-324-0894	
Drawn By	BH	Date	NOVEMBER 15, 2021
Surveyed By	WSP	Job No.	30900157
Checked By	DPP	Scale	1" = 300'
Book No.	-	Sheet No.	1 OF 23

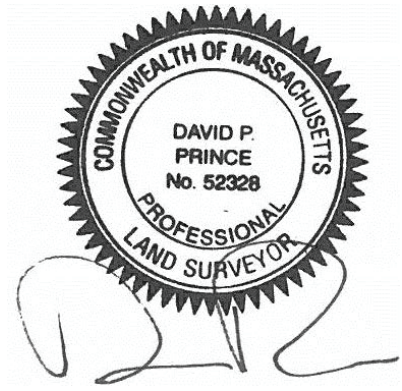


- PLAN REFERENCES**
- PLAN BOOK 856 PLAN 36 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WORD)
 - PLAN BOOK 109 PLAN 71 RECORDED IN WORD.
 - PLAN BOOK 156 PLAN 63 RECORDED IN WORD.
 - PLAN BOOK 240 PLAN 109 RECORDED IN WORD.
 - PLAN BOOK 309 PLAN 95 RECORDED IN WORD.
 - PLAN BOOK 377 PLAN 112 RECORDED IN WORD.
 - PLAN BOOK 501 PLAN 115 RECORDED IN WORD.
 - PLAN BOOK 267 PLAN 27 RECORDED IN WORD.
 - PLAN BOOK 278 PLAN 80 RECORDED IN WORD.
 - PLAN BOOK 377 PLAN 112 RECORDED IN WORD.
 - PLAN BOOK 501 PLAN 115 RECORDED IN WORD.
 - PLAN BOOK 580 PLAN 118 RECORDED IN WORD.
 - PLAN BOOK 773 PLAN 6 RECORDED IN WORD.

- LOCUS DEED REFERENCES**
- BOOK 63692 PAGE 50 RECORDED IN WORCESTER COUNTY REGISTRY OF DEEDS. (WORD)
 - BOOK 64357 PAGE 317 RECORDED IN WORD.
 - BOOK 65304 PAGE 312 RECORDED IN WORD.
 - BOOK 65304 PAGE 312 RECORDED IN WORD.

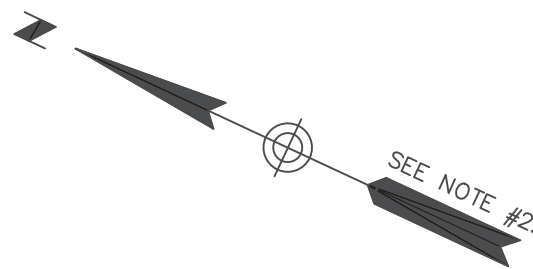
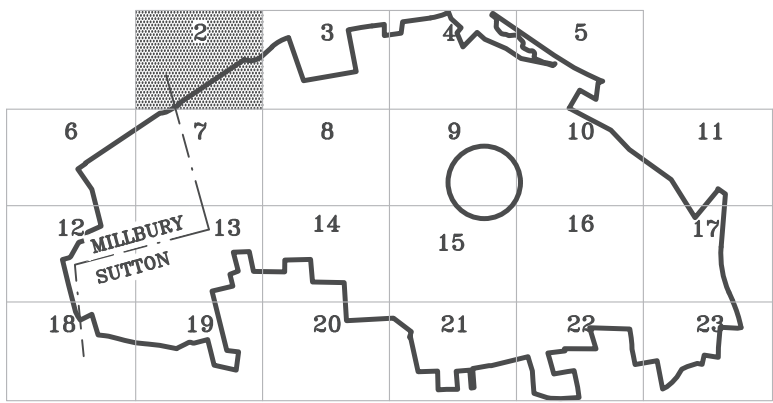


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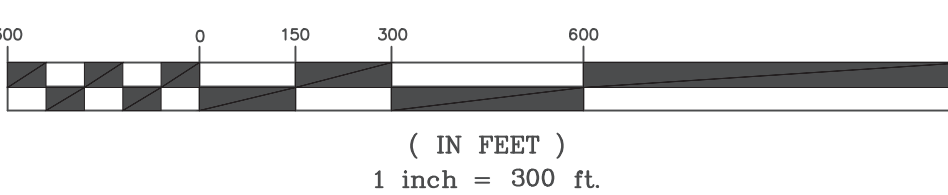


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

- | | | | |
|--|-----------------------------------|--|------------------------|
| | STONE BOUND FOUND | | ROCK |
| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
| | CULVERT | | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



REVISION

DATE	DESCRIPTION
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12/16/21	ADDRESSED COMMENTS FROM TOWN

EXISTING CONDITIONS PLAN
OF LAND IN
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	Scale	Sheet No.
Checked By DPP	1" = 50'	2 OF 23
Book No. -		



CERTIFICATION:

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

09/23/2022

SEE NOTE #2.

LEGEND

—	PROPERTY LINE
- - -	ABUTTERS LINE
- - -	TOWN LINE
- - -	EASEMENT
- - -	TRANSMISSION LINE
- - -	25' WETLAND BUFFER
- - -	100' WETLAND BUFFER
- - -	FENCE
- - -	GUARDRAIL
- - -	INDEX CONTOUR
- - -	INTERMEDIATE CONTOUR
- - -	STONE WALL
- - -	TREE LINE
- - -	WETLAND LINE

SB	STONE BOUND FOUND	ROCK
SBH	STONE BOUND WITH DRILL HOLE FOUND	SIGN (SINGLE POSTED)
CD	DRILL HOLE FOUND	SIGN (DOUBLE POSTED)
C	CULVERT	UNIDENTIFIED STRUCTURE
AD	AREA DRAIN	POST
CB	ROUND CATCH BASIN	SWAMP
CB	CATCH BASIN	MAILBOX
LM	NO LABEL MANHOLE	LIGHT POLE
EB	ELECTRIC BOX	BOLLARD
EH	ELECTRIC HANDHOLE	FLAG POLE
GV	GAS VALVE	VALVE
WG	WATER GATE	VENT
FH	FIRE HYDRANT	TREE STUMP
UP	UTILITY POLE	DECIDUOUS TREE
UPL	UTILITY POLE WITH LIGHT	CONIFER TREE
TP	TRANS POLE	SHRUB

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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EXISTING CONDITIONS PLAN OF LAND IN SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS PREPARED FOR UPGG RE SUTTON LLC

WSP USA Inc.
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Surveyed By WSP	Scale	Sheet No.
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Book No. -		



CERTIFICATION:

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

09/23/2022

SEE NOTE #2

LEGEND

—	PROPERTY LINE
- - -	ABUTTERS LINE
- - -	TOWN LINE
- - -	EASEMENT
—	TRANSMISSION LINE
—	25' WETLAND BUFFER
—	100'-BZ
—	100' WETLAND BUFFER
—	FENCE
—	GUARDRAIL
—	INDEX CONTOUR
—	INTERMEDIATE CONTOUR
—	STONE WALL
—	TREE LINE
—	WETLAND LINE

SB	STONE BOUND FOUND	ROCK
SBDH	STONE BOUND WITH DRILL HOLE FOUND	SIGN (SINGLE POSTED)
⊙	DRILL HOLE FOUND	SIGN (DOUBLE POSTED)
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⊙	GAS VALVE	VALVE
⊙	WATER GATE	VENT
⊙	FIRE HYDRANT	TREE STUMP
⊙	UTILITY POLE	DECIDUOUS TREE
⊙	UTILITY POLE WITH LIGHT	CONIFER TREE
⊙	TRANS POLE	SHRUB

GRAPHIC SCALE

0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

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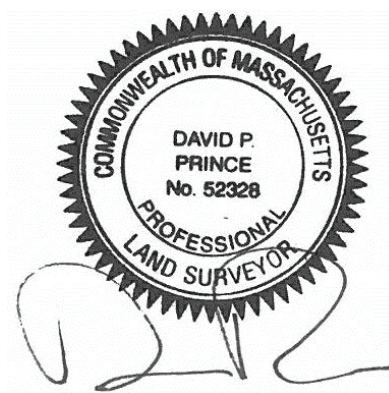
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Surveyed By	WSP	Scale	1" = 50'	Sheet No.	4 OF 23
Checked By	DPP				
Book No.	—				

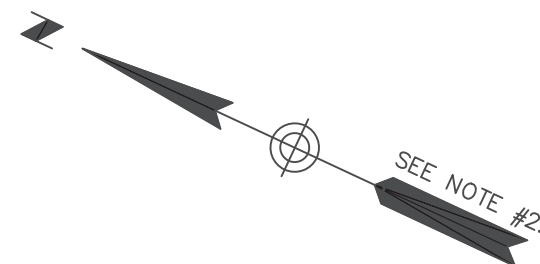
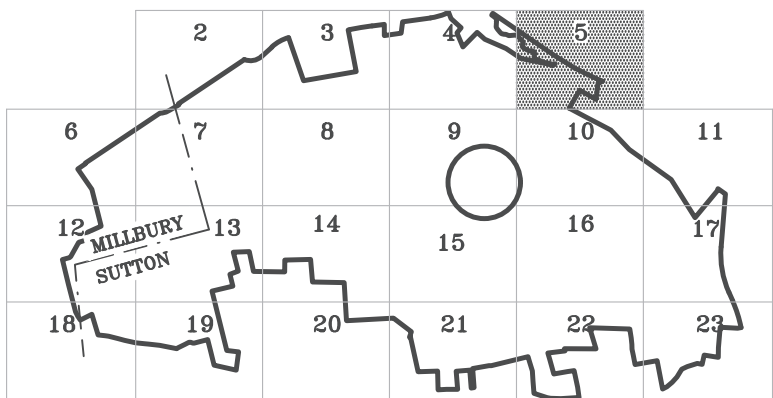


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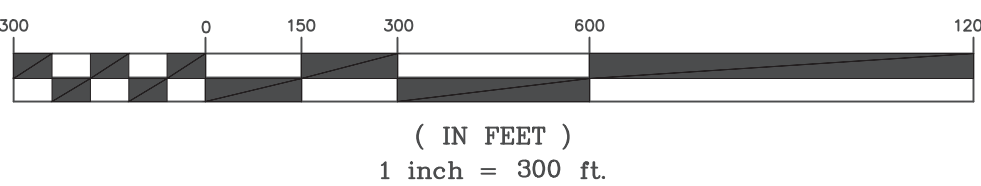


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

- | | | | |
|--|-----------------------------------|--|------------------------|
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| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
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| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



REVISION

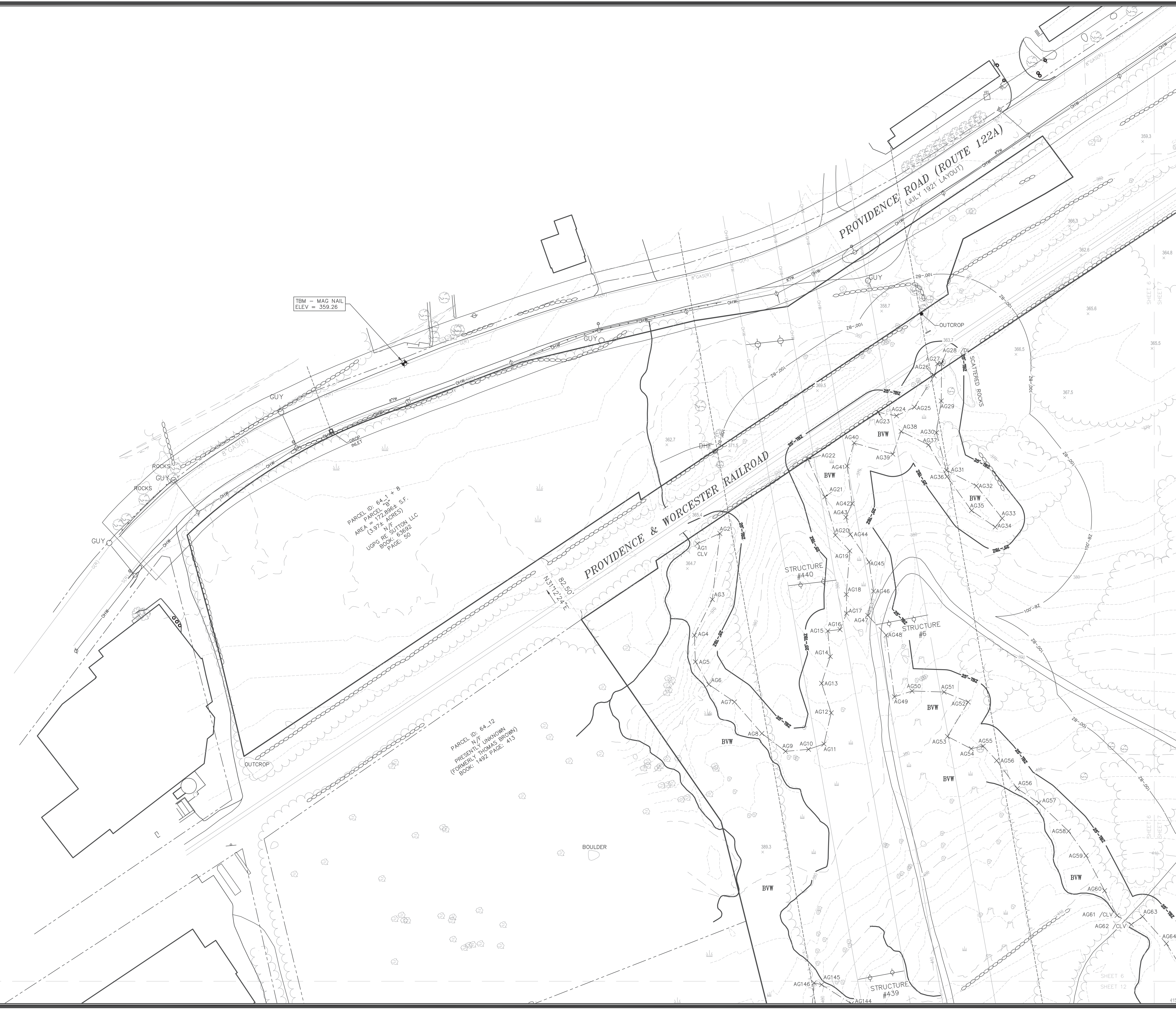
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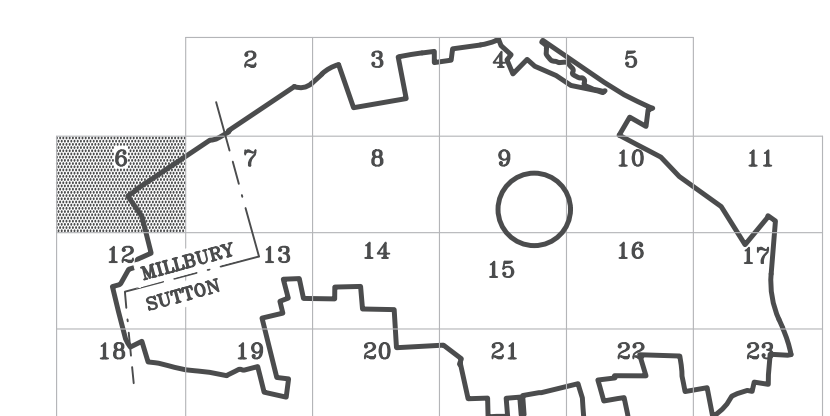
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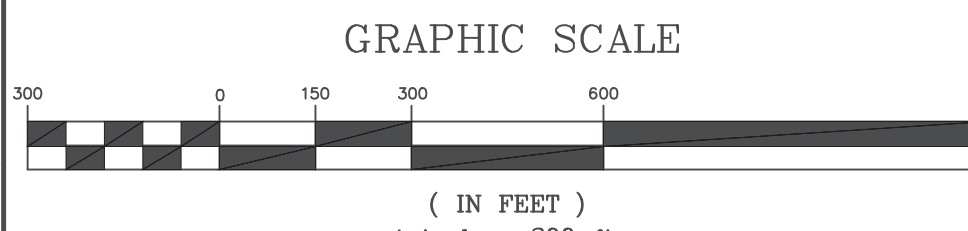


SEE NOTE #2

LEGEND

—	PROPERTY LINE
- - -	ABUTTERS LINE
- - -	TOWN LINE
- - -	EASEMENT
— OHW —	TRANSMISSION LINE
— 25'-WBZ —	25' WETLAND BUFFER
— 100'-BZ —	100' WETLAND BUFFER
— x — x — x —	FENCE
— — —	GUARDRAIL
— 360 —	INDEX CONTOUR
— 362 —	INTERMEDIATE CONTOUR
— o — o — o —	STONE WALL
— — —	TREE LINE
— — — x —	WETLAND LINE

SB ■	STONE BOUND FOUND
SBDH ■	STONE BOUND WITH DRILL HOLE FOUND
⊙	DRILL HOLE FOUND
⋈	CULVERT
⊕	AREA DRAIN
⊕	ROUND CATCH BASIN
⊕	CATCH BASIN
⊕	NO LABEL MANHOLE
⊕	ELECTRIC BOX
⊕	ELECTRIC HANDHOLE
⊕	GAS VALVE
⊕	WATER GATE
⊕	FIRE HYDRANT
⊕	UTILITY POLE
⊕	UTILITY POLE WITH LIGHT
⊕	TRANS POLE
⊕	ROCK
⊕	SIGN (SINGLE POSTED)
⊕	SIGN (DOUBLE POSTED)
⊕	UNIDENTIFIED STRUCTURE
⊕	POST
⊕	SWAMP
⊕	MAILBOX
⊕	LIGHT POLE
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⊕	DECIDUOUS TREE
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Book No. —		



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WSP USA, Inc.

09/23/2022

SEE NOTE #2

LEGEND

—	PROPERTY LINE
- - -	ABUTTERS LINE
- - -	TOWN LINE
- - -	EASEMENT
— OHW — OHW — OHW —	TRANSMISSION LINE
— 25'-WZ —	25' WETLAND BUFFER
— 100'-BZ —	100' WETLAND BUFFER
— x — x — x — x — x — x —	FENCE
— — — — —	GUARDRAIL
— 360 —	INDEX CONTOUR
— 362 —	INTERMEDIATE CONTOUR
— o — o — o — o — o — o —	STONE WALL
— — — — —	TREE LINE
— — — — — x —	WETLAND LINE

SB ■	STONE BOUND FOUND	○	ROCK
SBH ■	STONE BOUND WITH DRILL HOLE FOUND	—	SIGN (SINGLE POSTED)
⊙	DRILL HOLE FOUND	—	SIGN (DOUBLE POSTED)
◁	CULVERT	×	UNIDENTIFIED STRUCTURE
⊙	AREA DRAIN	○	POST
⊙	ROUND CATCH BASIN	⊙	SWAMP
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⊙	TRANS POLE	⊙	SHRUB

GRAPHIC SCALE

300 0 150 300 600 900 1200

(IN FEET)
1 inch = 300 ft.

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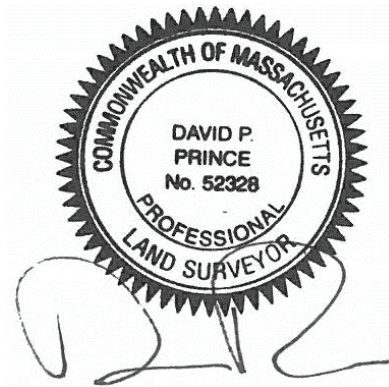
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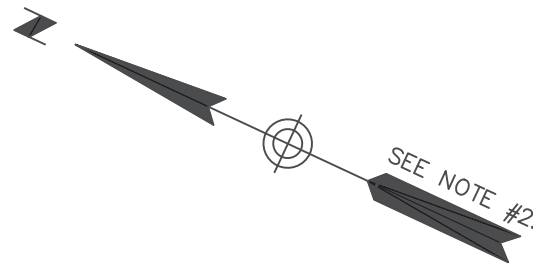
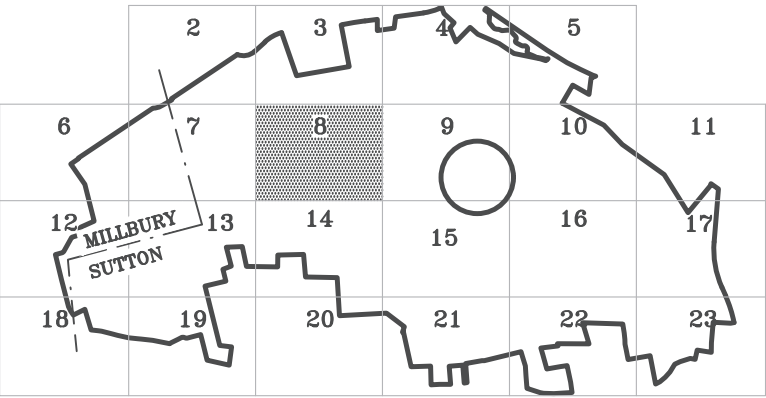
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Surveyed By	WSP	Scale	1" = 50'	Sheet No.	7 OF 23
Checked By	DPP				
Book No.	—				



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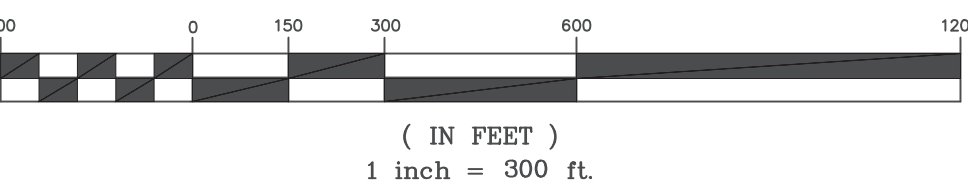


LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- EASEMENT
- TRANSMISSION LINE
- 25' WETLAND BUFFER
- 100' WETLAND BUFFER
- FENCE
- GUARDRAIL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- STONE WALL
- TREE LINE
- WETLAND LINE

- STONE BOUND FOUND
- STONE BOUND WITH DRILL HOLE FOUND
- DRILL HOLE FOUND
- CULVERT
- AREA DRAIN
- ROUND CATCH BASIN
- CATCH BASIN
- NO LABEL MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TRANS POLE
- ROCK
- SIGN (SINGLE POSTED)
- SIGN (DOUBLE POSTED)
- UNIDENTIFIED STRUCTURE
- POST
- SWAMP
- MAILBOX
- LIGHT POLE
- BOLLARD
- FLAG POLE
- VALVE
- VENT
- TREE STUMP
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB

GRAPHIC SCALE



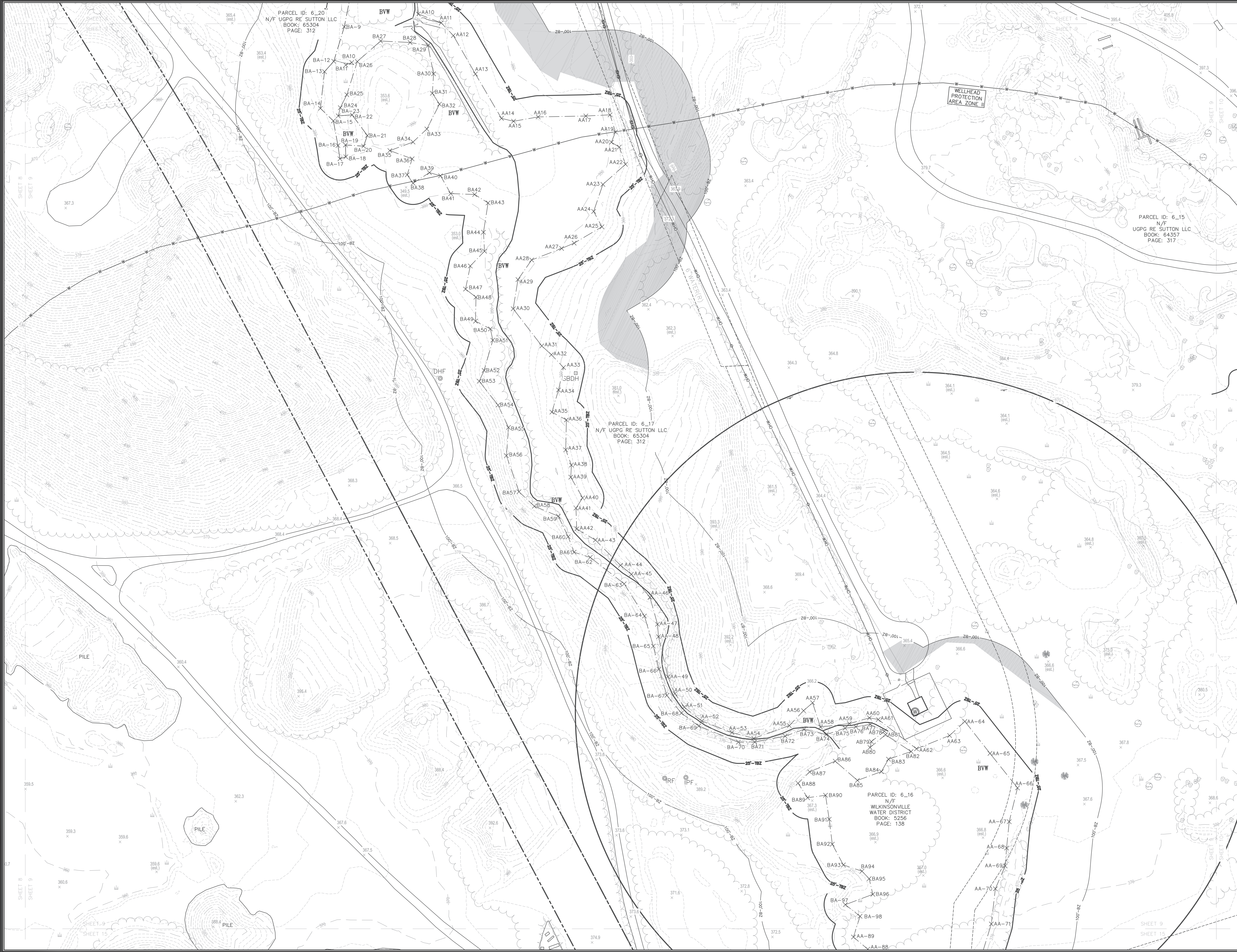
REVISION	
DATE	DESCRIPTION
09/23/22	REVISED NEPCO EASEMENT LOCATION
04/25/22	UPDATED SURVEY INFORMATION ALONG BOSTON ROAD
03/04/22	SURVEY TREE LOCATIONS IN AREAS PROVIDED (SHOWN ON SHEETS 4, 5, 9-11 & 17)
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OF LAND IN
SUTTON, MASSACHUSETTS AND
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PREPARED FOR
UGPG RE SUTTON LLC

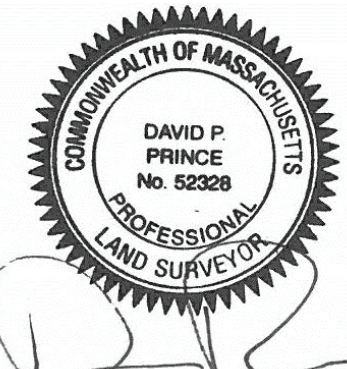


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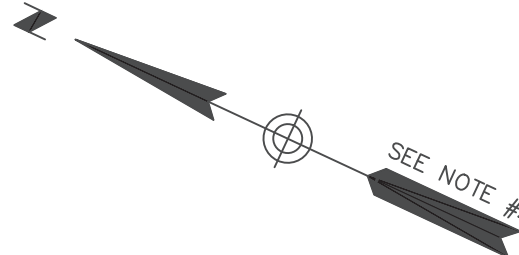
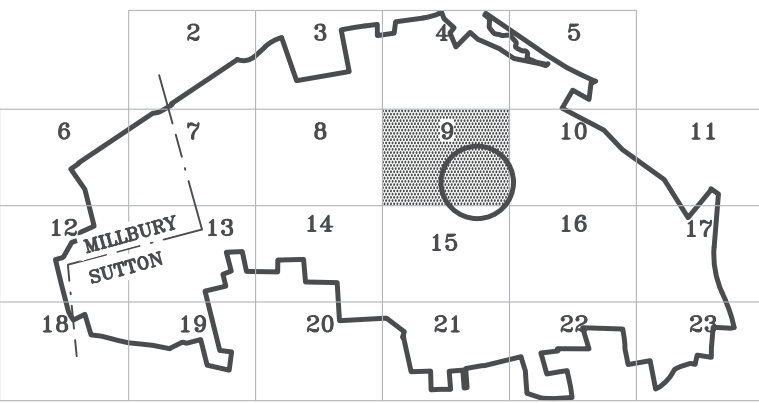
Drawn By BH	Date NOVEMBER 15, 2021	Job No. 30900157
Surveyed By WSP	Scale 1" = 50'	Sheet No. 8 OF 23
Checked By DPP		
Book No. -		



CERTIFICATION:



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REG. NO. 52328
WSP USA, Inc. 09/23/2022

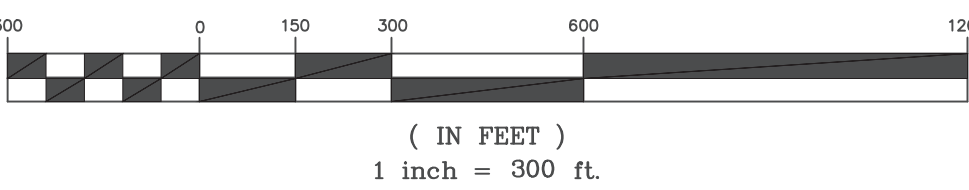


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

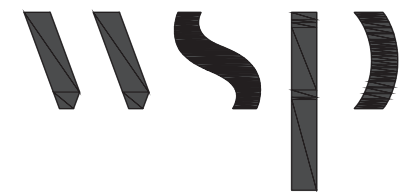
- | | | | |
|--|-----------------------------------|--|------------------------|
| | STONE BOUND FOUND | | ROCK |
| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
| | CULVERT | | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



REVISION	
DATE	DESCRIPTION
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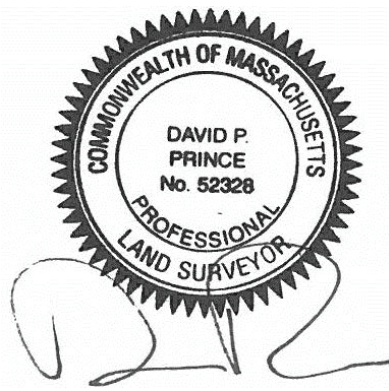


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Drawn By	BH	Date	NOVEMBER 15, 2021	Job No.	30900157
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Book No.	-				

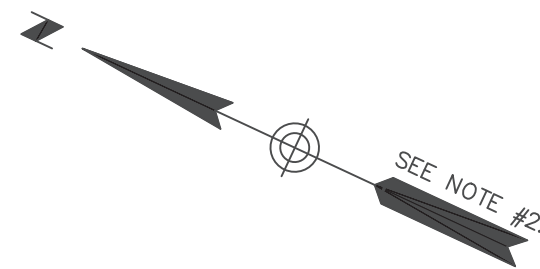
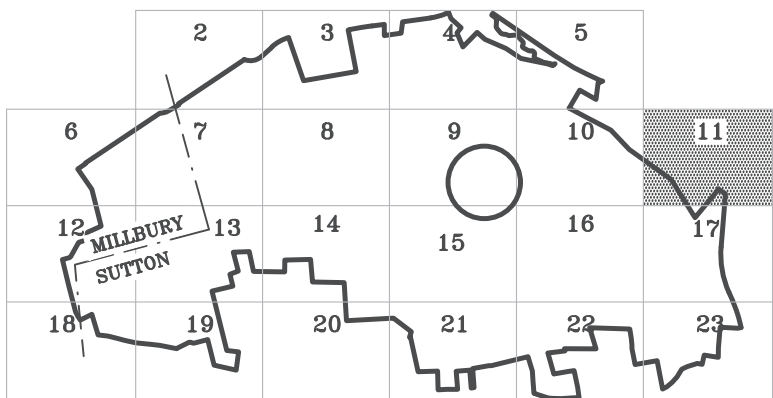


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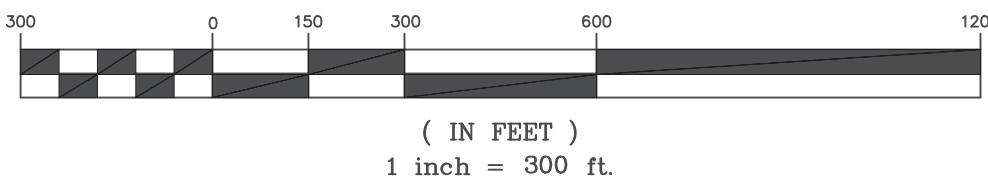


LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- EASEMENT
- TRANSMISSION LINE
- 25' WETLAND BUFFER
- 100'-82
- 100' WETLAND BUFFER
- FENCE
- GUARDRAIL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- STONE WALL
- TREE LINE
- WETLAND LINE

- STONE BOUND FOUND
- STONE BOUND WITH DRILL HOLE FOUND
- DRILL HOLE FOUND
- CULVERT
- AREA DRAIN
- ROUND CATCH BASIN
- CATCH BASIN
- NO LABEL MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TRANS POLE
- ROCK
- SIGN (SINGLE POSTED)
- SIGN (DOUBLE POSTED)
- UNIDENTIFIED STRUCTURE
- POST
- SWAMP
- MAILBOX
- LIGHT POLE
- BOLLARD
- FLAG POLE
- VALVE
- VENT
- TREE STUMP
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB

GRAPHIC SCALE



REVISION

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

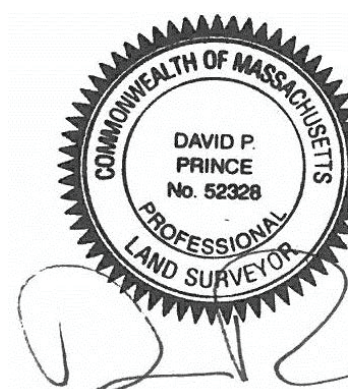
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PRESENTLY UNKNOWN
(FORMERLY THOMAS
BROWN)
BOOK: 1492 PAGE: 413

PARCEL ID: 64_11
N/F
PRESENTLY UNKNOWN
(FORMERLY MARGARET T.
BROWN)
BOOK: 1940
PAGE: 546

PARCEL ID: 64_1 + 8
N/F
UGPG RE SUTTON LLC
BOOK: 63692
PAGE: 50

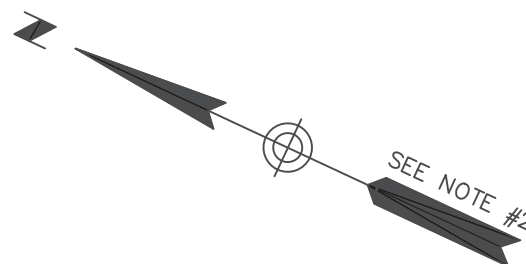
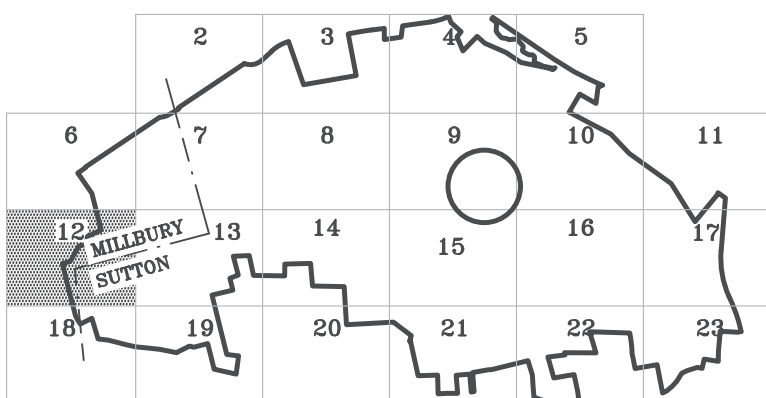
OLD JASON DUDLEY ROAD
(NO RECORD OF DISCONTINUANCE)

CERTIFICATION:



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09/23/2022

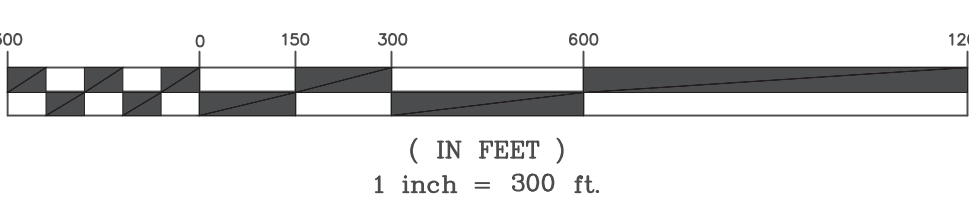


LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- EASEMENT
- TRANSMISSION LINE
- 25' WETLAND BUFFER
- 100'-BZ
- 100' WETLAND BUFFER
- FENCE
- GUARDRAIL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- STONE WALL
- TREE LINE
- WETLAND LINE

- STONE BOUND FOUND
- STONE BOUND WITH DRILL HOLE FOUND
- DRILL HOLE FOUND
- CULVERT
- AREA DRAIN
- ROUND CATCH BASIN
- CATCH BASIN
- NO LABEL MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TRANS POLE
- ROCK
- SIGN (SINGLE POSTED)
- SIGN (DOUBLE POSTED)
- UNIDENTIFIED STRUCTURE
- POST
- SWAMP
- MAILBOX
- LIGHT POLE
- BOLLARD
- FLAG POLE
- VALVE
- VENT
- TREE STUMP
- DECIDUOUS TREE
- CONIFER TREE
- SHRUB

GRAPHIC SCALE



REVISION

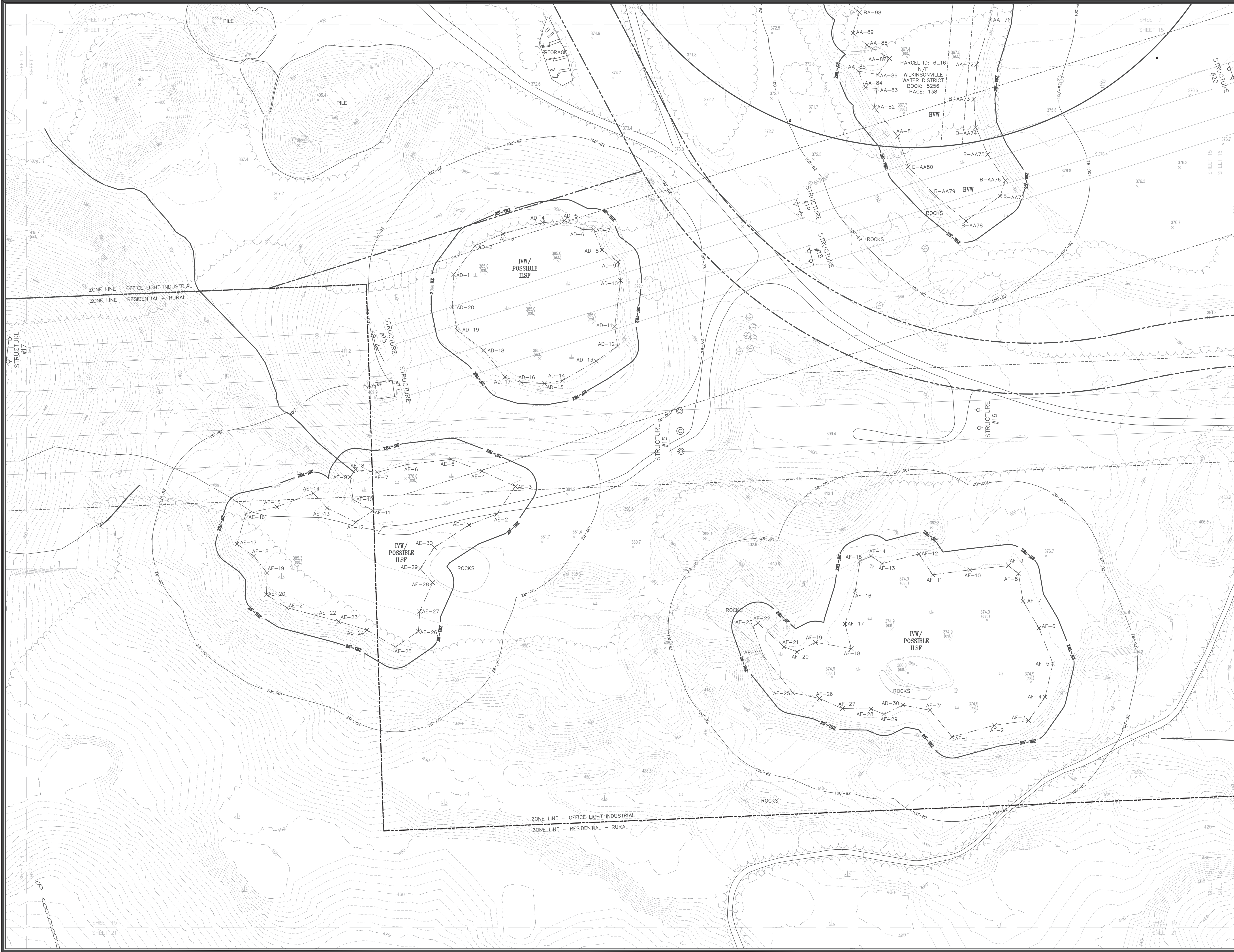
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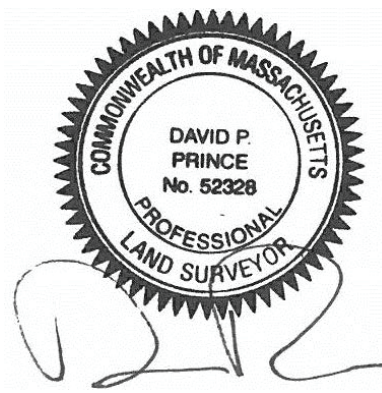


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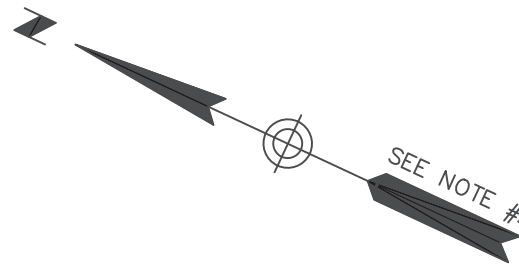
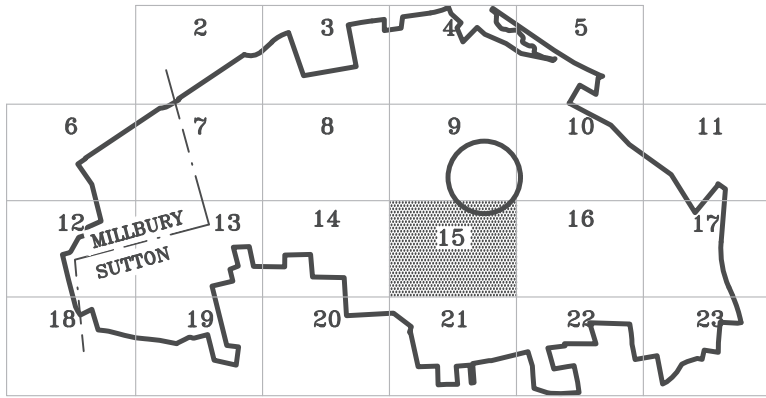


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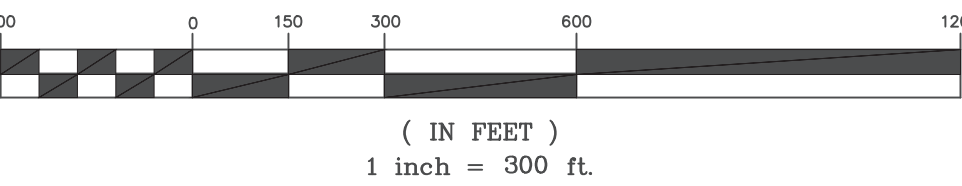


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

- | | | | |
|--|-----------------------------------|--|------------------------|
| | STONE BOUND FOUND | | ROCK |
| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
| | CULVERT | | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



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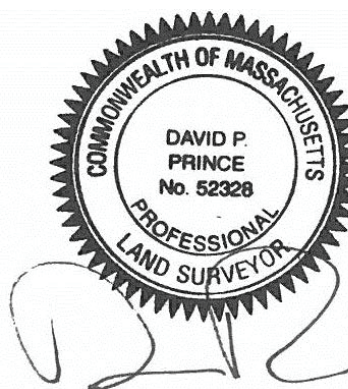


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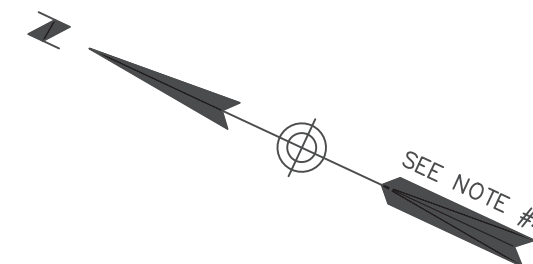
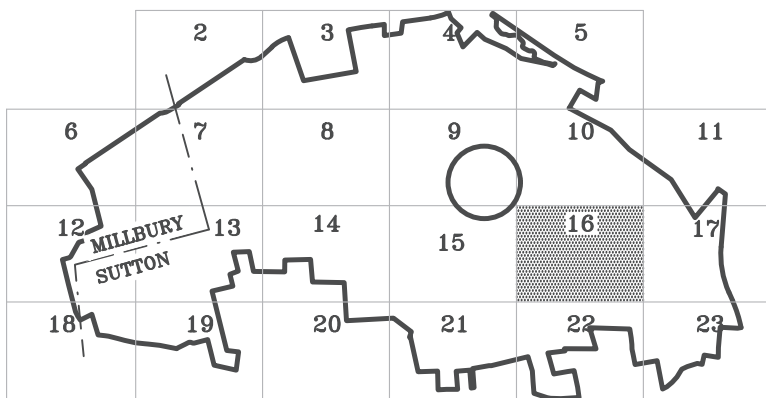


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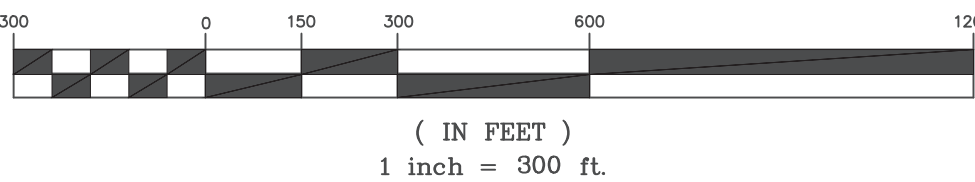


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

- | | | | |
|--|-----------------------------------|--|------------------------|
| | STONE BOUND FOUND | | ROCK |
| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
| | CULVERT | | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



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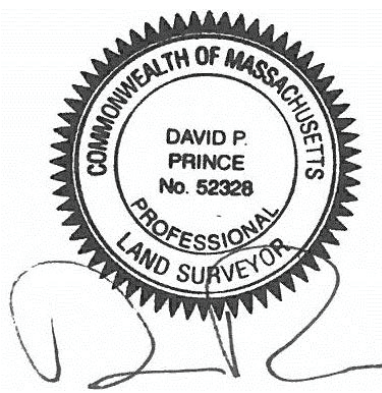


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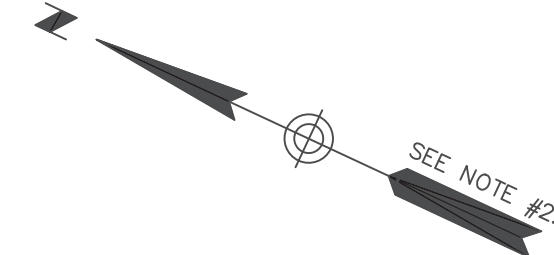
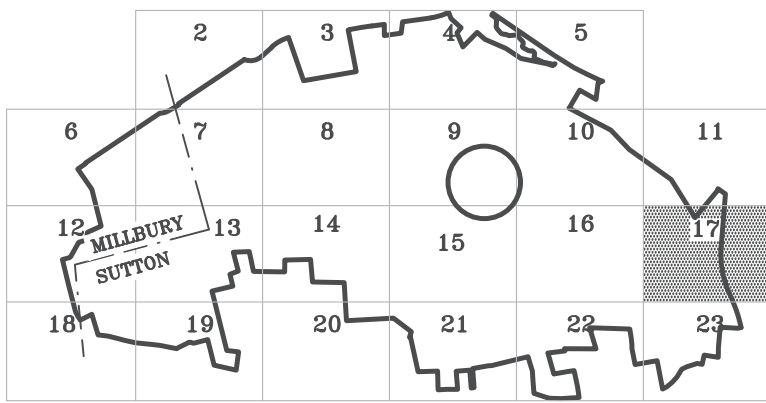


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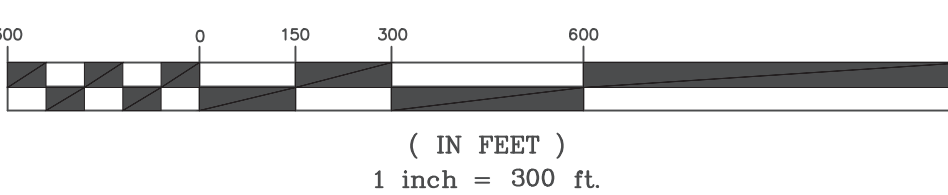


LEGEND

- | | |
|-------------|----------------------|
| — | PROPERTY LINE |
| - - - | ABUTTERS LINE |
| - - - | TOWN LINE |
| - - - | EASEMENT |
| - - - | TRANSMISSION LINE |
| — 25'-WET | 25' WETLAND BUFFER |
| — 100'-BZ | 100' WETLAND BUFFER |
| — X — X — X | FENCE |
| — | GUARDRAIL |
| — 360 | INDEX CONTOUR |
| — 362 | INTERMEDIATE CONTOUR |
| — | STONE WALL |
| — | TREE LINE |
| — X — | WETLAND LINE |

- | | | |
|-----|-----------------------------------|------------------------|
| SB | STONE BOUND FOUND | ROCK |
| SBH | STONE BOUND WITH DRILL HOLE FOUND | SIGN (SINGLE POSTED) |
| ⊙ | DRILL HOLE FOUND | SIGN (DOUBLE POSTED) |
| ⊙ | CULVERT | UNIDENTIFIED STRUCTURE |
| ⊙ | AREA DRAIN | POST |
| ⊙ | ROUND CATCH BASIN | SWAMP |
| ⊙ | CATCH BASIN | MAILBOX |
| ⊙ | NO LABEL MANHOLE | LIGHT POLE |
| ⊙ | ELECTRIC BOX | BOLLARD |
| ⊙ | ELECTRIC HANDHOLE | FLAG POLE |
| ⊙ | GAS VALVE | VALVE |
| ⊙ | WATER GATE | VENT |
| ⊙ | FIRE HYDRANT | TREE STUMP |
| ⊙ | UTILITY POLE | DECIDUOUS TREE |
| ⊙ | UTILITY POLE WITH LIGHT | CONIFER TREE |
| ⊙ | TRANS POLE | SHRUB |

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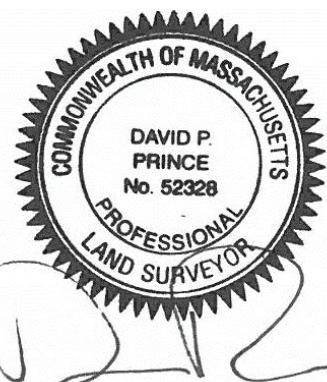


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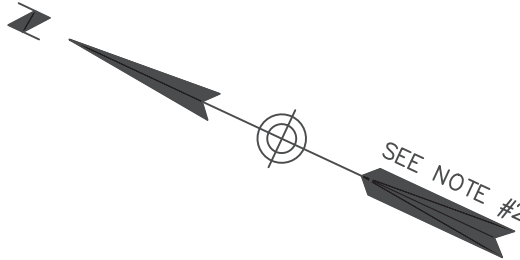
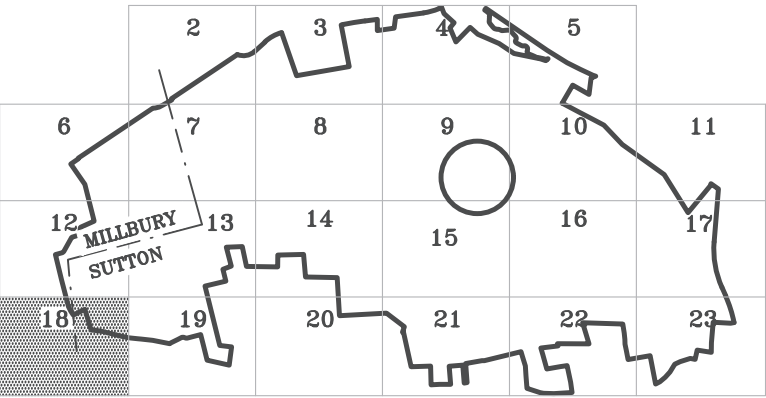


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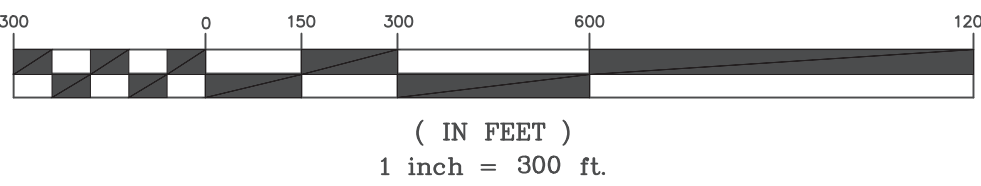


LEGEND

- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- EASEMENT
- TRANSMISSION LINE
- 25' WETLAND BUFFER
- 100' WETLAND BUFFER
- FENCE
- GUARDRAIL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- STONE WALL
- TREE LINE
- WETLAND LINE

- STONE BOUND FOUND
- STONE BOUND WITH DRILL HOLE FOUND
- DRILL HOLE FOUND
- CULVERT
- AREA DRAIN
- ROUND CATCH BASIN
- CATCH BASIN
- NO LABEL MANHOLE
- ELECTRIC BOX
- ELECTRIC HANDHOLE
- GAS VALVE
- WATER GATE
- FIRE HYDRANT
- UTILITY POLE
- UTILITY POLE WITH LIGHT
- TRANS POLE
- ROCK
- SIGN (SINGLE POSTED)
- SIGN (DOUBLE POSTED)
- UNIDENTIFIED STRUCTURE
- POST
- SWAMP
- MAILBOX
- LIGHT POLE
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- TREE STUMP
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GRAPHIC SCALE



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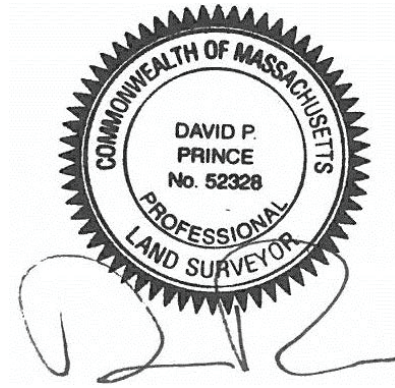


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Book No. -		

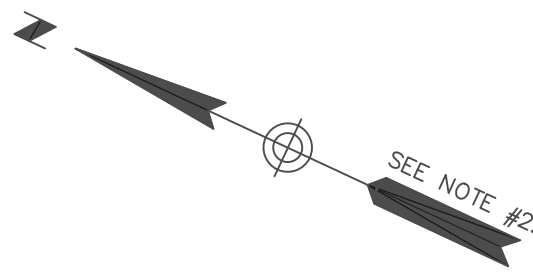
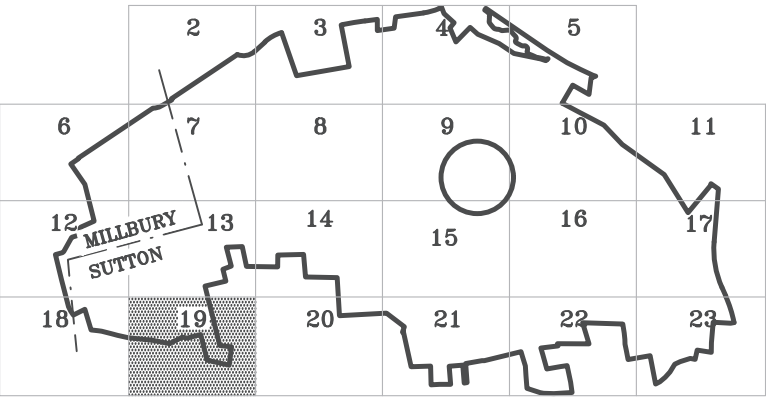


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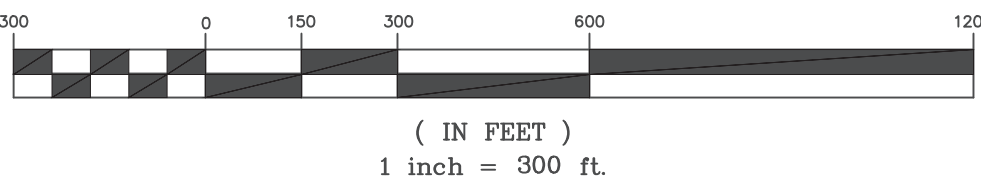


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100'-BZ |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
| | STONE WALL |
| | TREE LINE |
| | WETLAND LINE |

- | | | | |
|--|-----------------------------------|--|------------------------|
| | STONE BOUND FOUND | | ROCK |
| | STONE BOUND WITH DRILL HOLE FOUND | | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | | SIGN (DOUBLE POSTED) |
| | CULVERT | | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | | POST |
| | ROUND CATCH BASIN | | SWAMP |
| | CATCH BASIN | | MAILBOX |
| | NO LABEL MANHOLE | | LIGHT POLE |
| | ELECTRIC BOX | | BOLLARD |
| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

GRAPHIC SCALE



REVISION	
DATE	DESCRIPTION
09/23/22	REVISED NEPCO EASEMENT LOCATION
04/25/22	UPDATED SURVEY INFORMATION ALONG BOSTON ROAD
03/04/22	SURVEY TREE LOCATIONS IN AREAS PROVIDED (SHOWN ON SHEETS 4, 5, 9-11 & 17)
12/16/21	ADDRESSED COMMENTS FROM TOWN

EXISTING CONDITIONS PLAN
OF LAND IN
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" = 50'	Sheet No.	19 OF 23
Book No.	-				

A circular seal for a Professional Land Surveyor in the Commonwealth of Massachusetts. The outer ring contains the text "COMMONWEALTH OF MASSACHUSETTS" at the top and "PROFESSIONAL LAND SURVEYOR" at the bottom. The center of the seal contains the name "DAVID P. PRINCE" and the number "No. 52328". A handwritten signature is written across the bottom of the seal.

09/23/2022

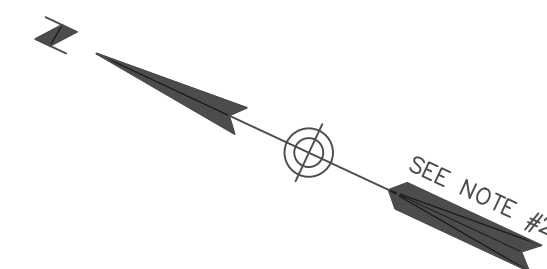


Diagram illustrating the boundary of a wetland area, showing various features and their corresponding line styles:

- PROPERTY LINE
- ABUTTERS LINE
- TOWN LINE
- EASEMENT
- TRANSMISSION LINE
- 25' WETLAND BUFFER
- 100' WETLAND BUFFER
- FENCE
- GUARDRAIL
- INDEX CONTOUR
- INTERMEDIATE CONTOUR
- STONE WALL
- TREE LINE
- WETLAND LINE

- | | | |
|-----|-----------------------------------|------------------------|
| SB | STONE BOUND FOUND | ROCK |
| SBH | STONE BOUND WITH DRILL HOLE FOUND | SIGN (SINGLE POSTED) |
| | DRILL HOLE FOUND | SIGN (DOUBLE POSTED) |
| | CULVERT | UNIDENTIFIED STRUCTURE |
| | AREA DRAIN | POST |
| | ROUND CATCH BASIN | SWAMP |
| | CATCH BASIN | MAILBOX |
| | NO LABEL MANHOLE | LIGHT POLE |
| | ELECTRIC BOX | BOLLARD |
| | ELECTRIC HANDHOLE | FLAG POLE |
| | GAS VALVE | VALVE |
| | WATER GATE | VENT |
| | FIRE HYDRANT | TREE STUMP |
| | UTILITY POLE | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | CONIFER TREE |
| | TRANS POLE | SHRUB |

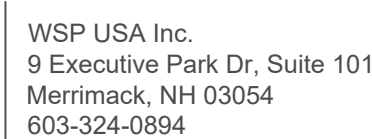
300 0 150 300 600 1200

(IN FEET)

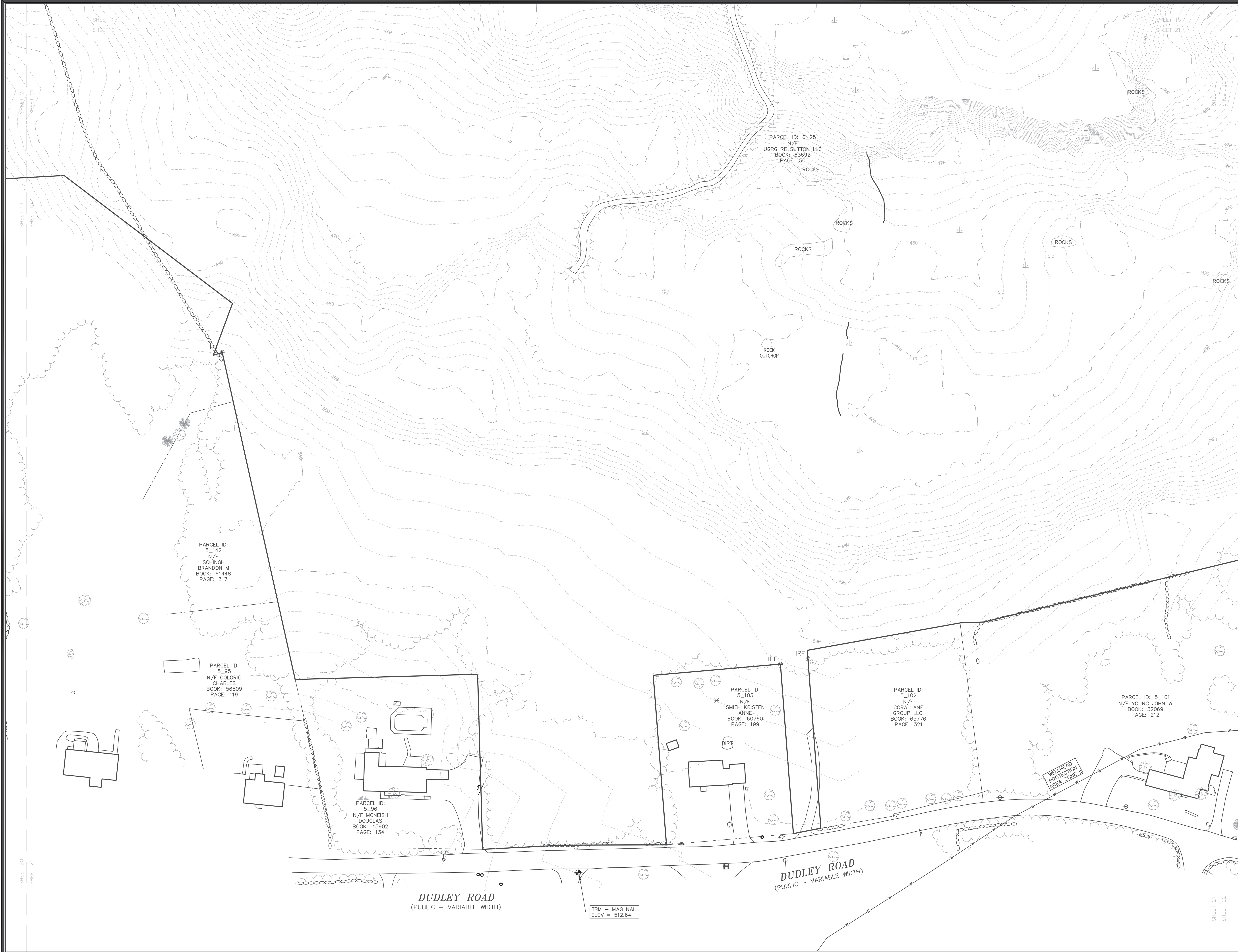
1 inch = 300 ft.

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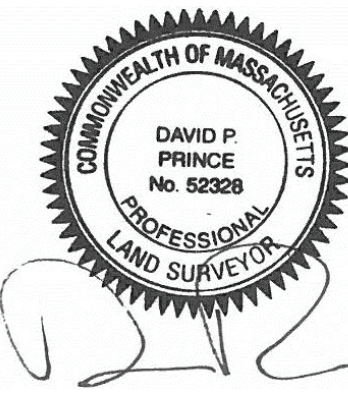
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Drawn By BH	Date NOVEMBER 15, 2021	Job No.
Surveyed By WSP		30900157
Checked By DPP	Scale 1" = 50'	Sheet No.
Book No. -		20 OF 23

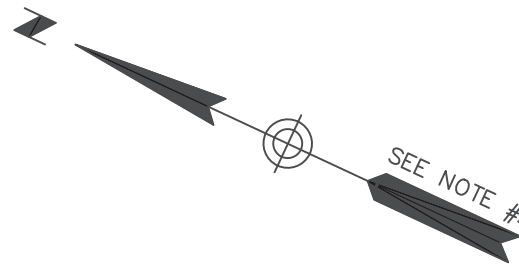
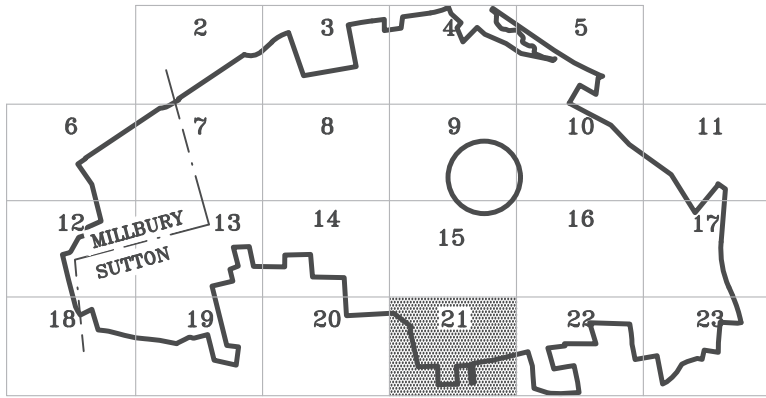


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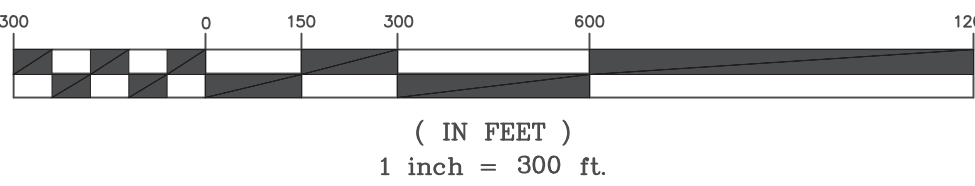


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
| | GUARDRAIL |
| | INDEX CONTOUR |
| | INTERMEDIATE CONTOUR |
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| | TREE LINE |
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- | | | | |
|--|-----------------------------------|--|------------------------|
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| | ELECTRIC HANDHOLE | | FLAG POLE |
| | GAS VALVE | | VALVE |
| | WATER GATE | | VENT |
| | FIRE HYDRANT | | TREE STUMP |
| | UTILITY POLE | | DECIDUOUS TREE |
| | UTILITY POLE WITH LIGHT | | CONIFER TREE |
| | TRANS POLE | | SHRUB |

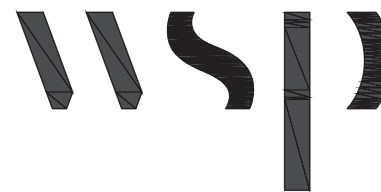
GRAPHIC SCALE



REVISION

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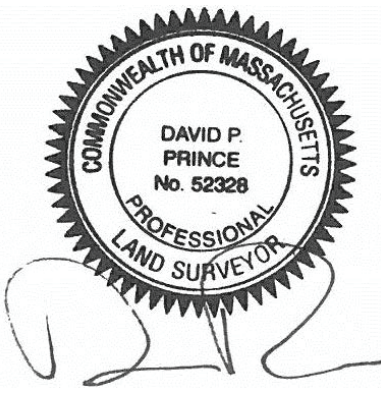


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Checked By	DPP				
Book No.	-				

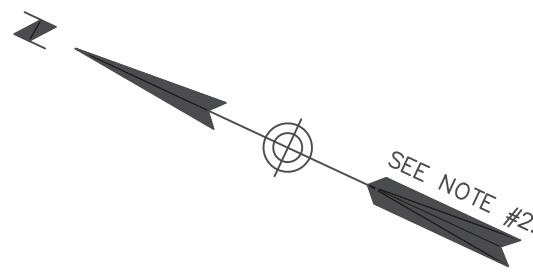
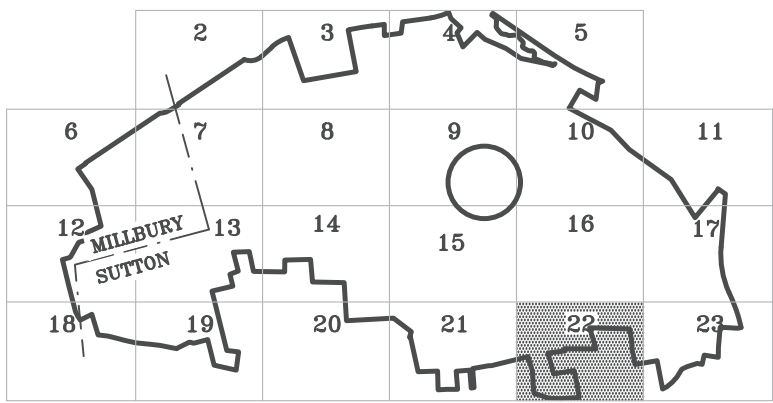


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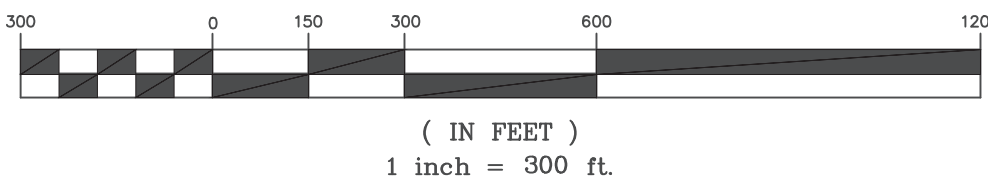


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
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| | EASEMENT |
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GRAPHIC SCALE



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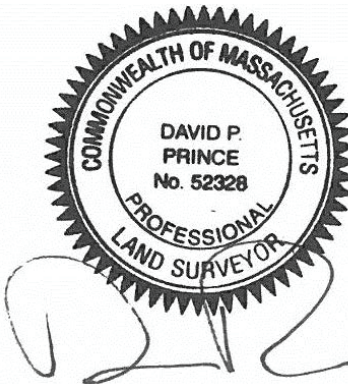


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Book No.	-				

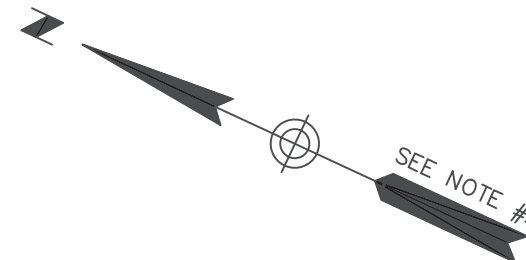
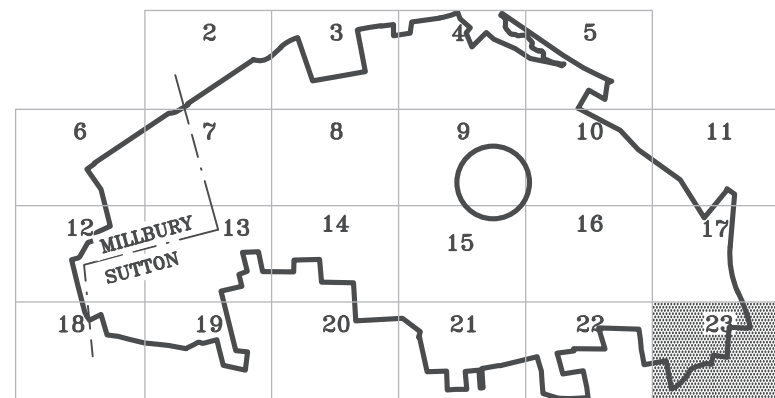


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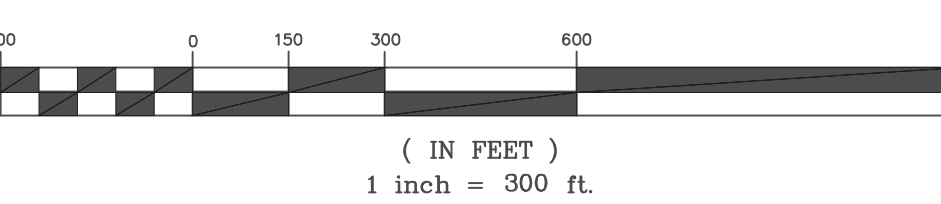


LEGEND

- | | |
|--|----------------------|
| | PROPERTY LINE |
| | ABUTTERS LINE |
| | TOWN LINE |
| | EASEMENT |
| | TRANSMISSION LINE |
| | 25' WETLAND BUFFER |
| | 100' WETLAND BUFFER |
| | FENCE |
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| | TREE LINE |
| | WETLAND LINE |

- | | |
|--|-----------------------------------|
| | STONE BOUND FOUND |
| | STONE BOUND WITH DRILL HOLE FOUND |
| | DRILL HOLE FOUND |
| | CULVERT |
| | AREA DRAIN |
| | ROUND CATCH BASIN |
| | CATCH BASIN |
| | NO LABEL MANHOLE |
| | ELECTRIC BOX |
| | ELECTRIC HANDHOLE |
| | GAS VALVE |
| | WATER GATE |
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