FOR REGISTRY USE ONLY

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

DISTRICT	USE	MINIMUM REQUIRED LOTS (1) AREA (SQ. FT.)	WIDTH & FRONTAGE (FT.)	YARDS (2–17) 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

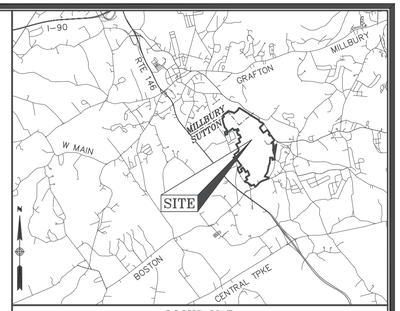
TABLE 3
TABLE OF HEIGHT AND BULK REGULATIONS

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 (%)	--	--

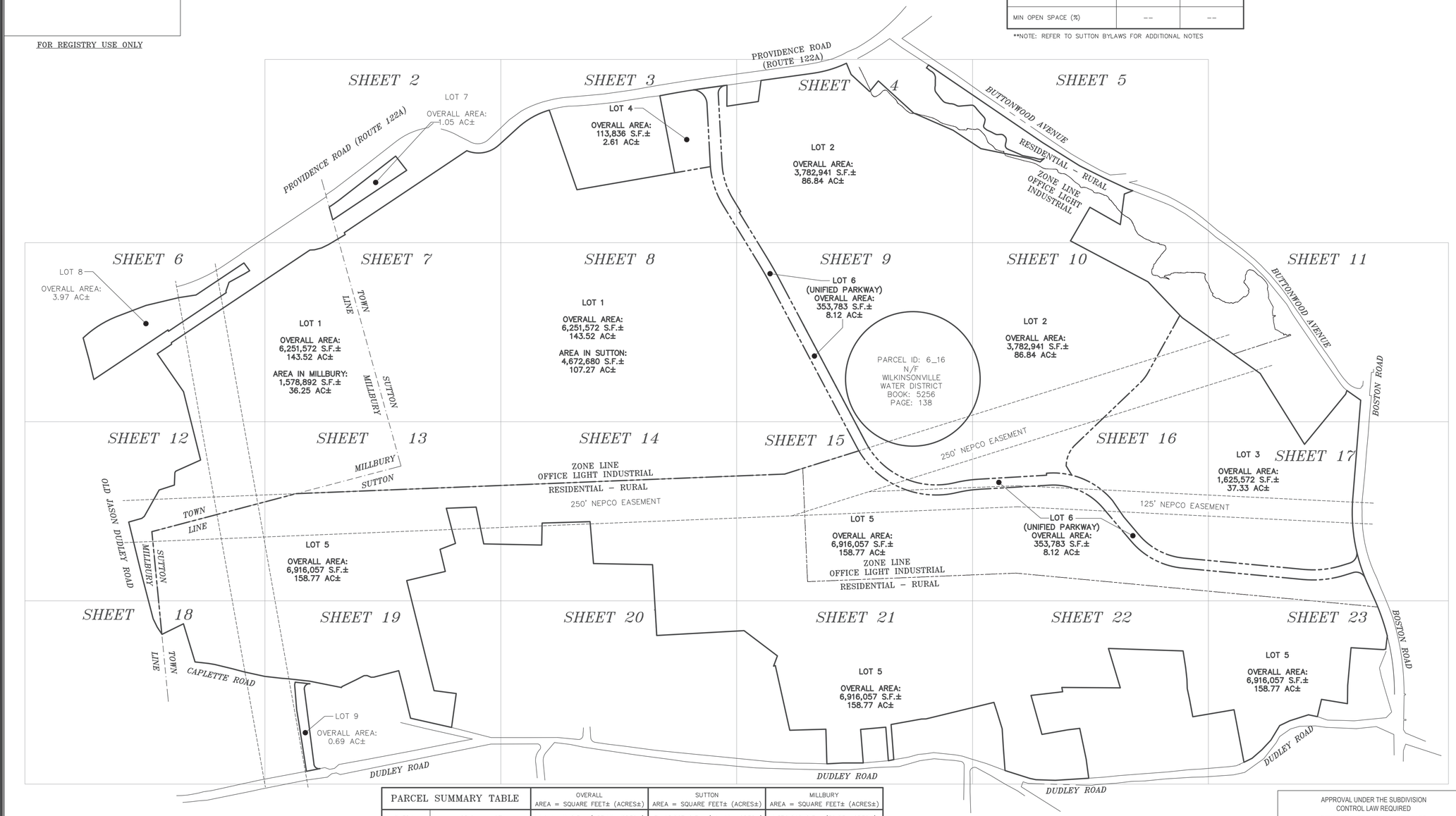
**NOTE: REFER TO SUTTON BYLAWS FOR ADDITIONAL NOTES

LOCUS 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.



LOCUS MAP
(N.T.S.)



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±)

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.

CERTIFICATION:

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

COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

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 377 PLAN 112 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.

GRAPHIC SCALE

300 0 150 300 600 1200

(IN FEET)
1 inch = 300 ft.

30900157–001–Sutton–TKG–1.dwg

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

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

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

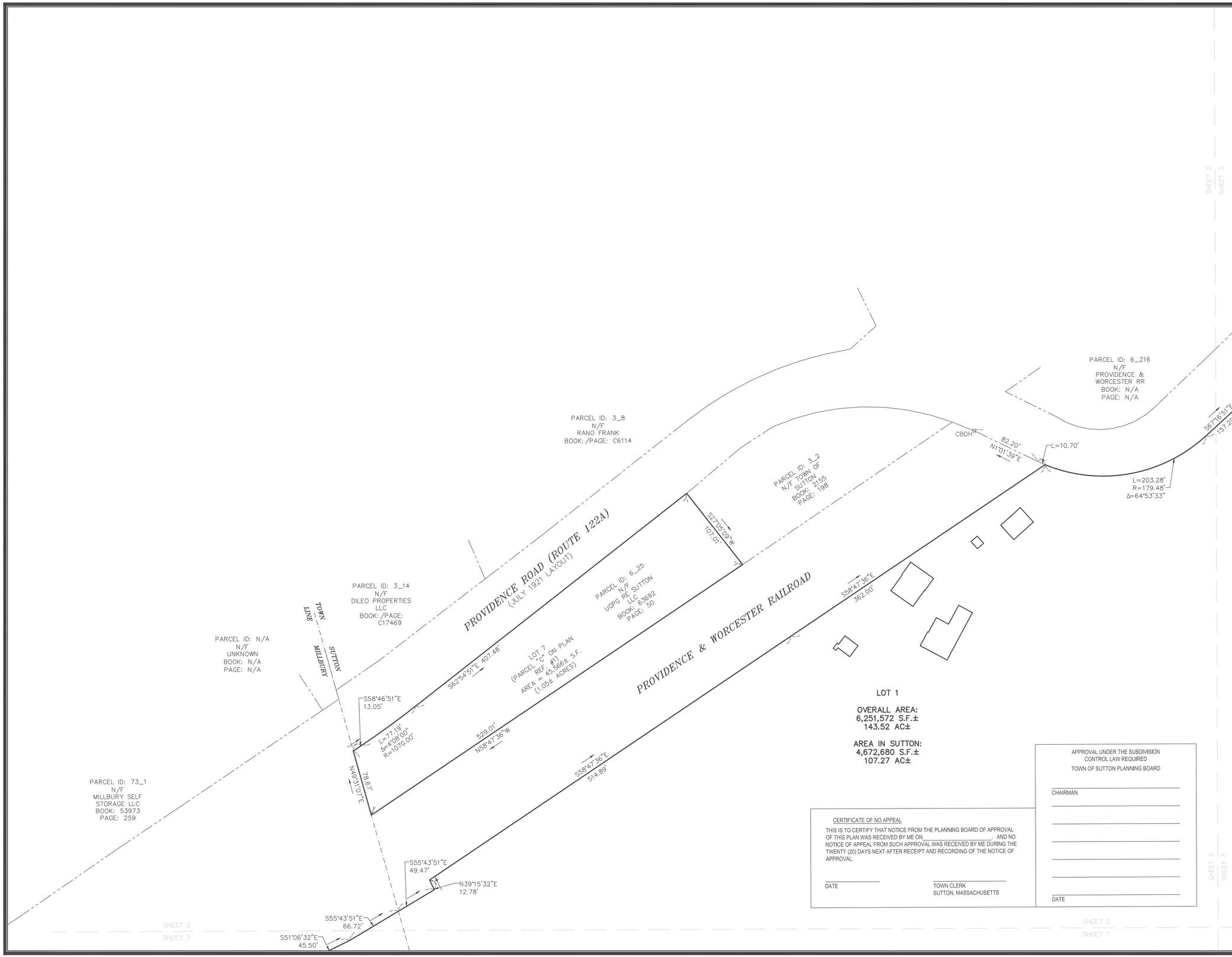
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

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. –		



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

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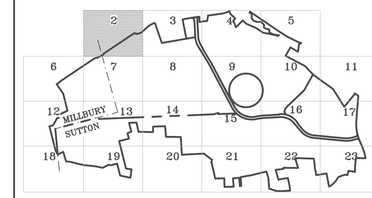

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DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

12/16/2021

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
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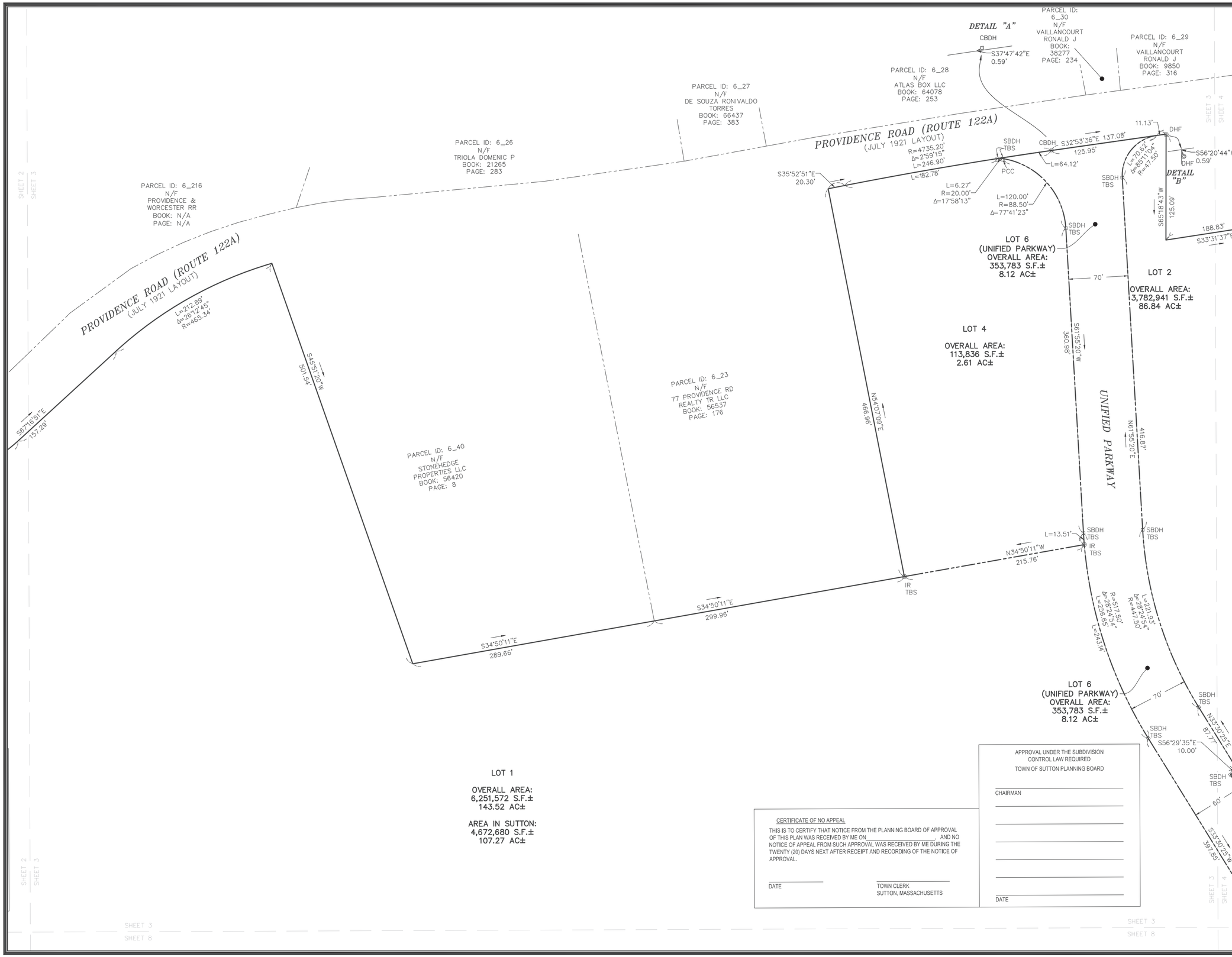
DEFINITIVE SUBDIVISION PLAN OF LAND

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'	2 OF 23



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

CHAIRMAN

DATE

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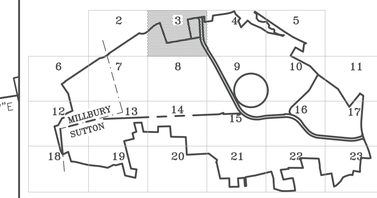

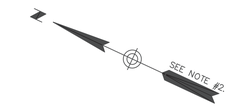

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COMMONWEALTH OF MASSACHUSETTS
DAVID P PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
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

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
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'	3 OF 23

PARCEL ID: 6_30
N/F
VAILLANCOURT RONALD J
BOOK: 38277 PAGE: 234

PROVIDENCE ROAD (ROUTE 122A)
(JULY 1921 LAYOUT)

L=33.02'
R=682.69'
Δ=2°46'17"

L=175.60'
R=682.69'
Δ=14°44'16"

S42°33'15"W
72.21'

S32°53'36"E
311.75'

S56°20'44"W
0.59'

PARCEL ID:
6_22
N/F
VAILLANCOURT
ROLAND D JR
BOOK: 52803
PAGE: 159

N72°27'51"E
126.23'

188.83'
S33°31'37"E

SHEET 3
SHEET 4

LOT 2

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

ZONE LINE – RESIDENTIAL – RURAL

ZONE LINE – OFFICE LIGHT INDUSTRIAL

S17°36'17"W
149.96'

PARCEL ID: 6_12
N/F
TOWN OF SUTTON
BOOK: 13645 PAGE:
33

S75°52'56"E
81.85'

S17°22'15"W
170.00'

PARCEL ID:
6_10
N/F
UGPG RE
SUTTON LLC
BOOK:66277
PAGE:112

HATCHERY DRIVE (PRIVATE)

HATCHERY DRIVE (PRIVATE)
EXISTING DIRT ROAD CURRENTLY
PROVIDES ACCESS TO PARCEL
6_16

S80°44'07"E
22.00'

PARCEL ID:
6_7
N/F
ROBERT S
NORDBERG
BOOK: 51665
PAGE: 28

HIGH WATER
LINE OF POND

BUTTONWOOD AVENUE
(PUBLIC – VARIABLE WIDTH)

PARCEL ID:
6_270
N/F
SMITH NICHOLAS J
BOOK: 58717
PAGE: 179

PARCEL ID:
6_147
N/F
RAJOTTE RLTY
TRUST LE
BOOK: 61673
PAGE: 23

SHEET 4
SHEET 5

S01°55'53"W
820.00'

PARCEL ID: 6_12
N/F
TOWN OF SUTTON
BOOK: 13645
PAGE: 33

1,037'± TOTAL

BY
EMBANKMENT

114.00'
S17°22'15"W

ZONE LINE – RESIDENTIAL – RURAL

ZONE LINE – OFFICE LIGHT INDUSTRIAL

COLD SPRING BROOK

256.55'
S1°24'06"E

198.14'
S8°30'12"W

LOT 2

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

LOT 2

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

SBDH
TBS

N33°30'25"E
81.77'

SBDH
TBS

SBDH
TBS

60'

S33°30'25"W
397.85'

UNIFIED PARKWAY

LOT 6
(UNIFIED PARKWAY)
OVERALL AREA:
353,783 S.F.±
8.12 AC±

310.08'
N33°30'25"E

SHEET 3
SHEET 4

SHEET 4
SHEET 9

SEASONAL BROOK

EASEMENT
BOOK 5256 PAGE 135
14,678 S.F.±

SHEET 4
SHEET 9

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_____
DATE

_____
TOWN CLERK
SUTTON, MASSACHUSETTS

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

_____
CHAIRMAN

_____

_____

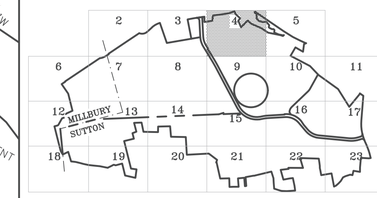
_____

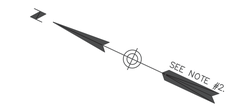
_____

_____

_____
DATE

FOR REGISTRY USE ONLY





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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

LEGEND

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	STONE WALL
SBDH	STONE BOUND DRILL HOLE
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LPEP	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

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SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
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Drawn By BH	Date	Job No.
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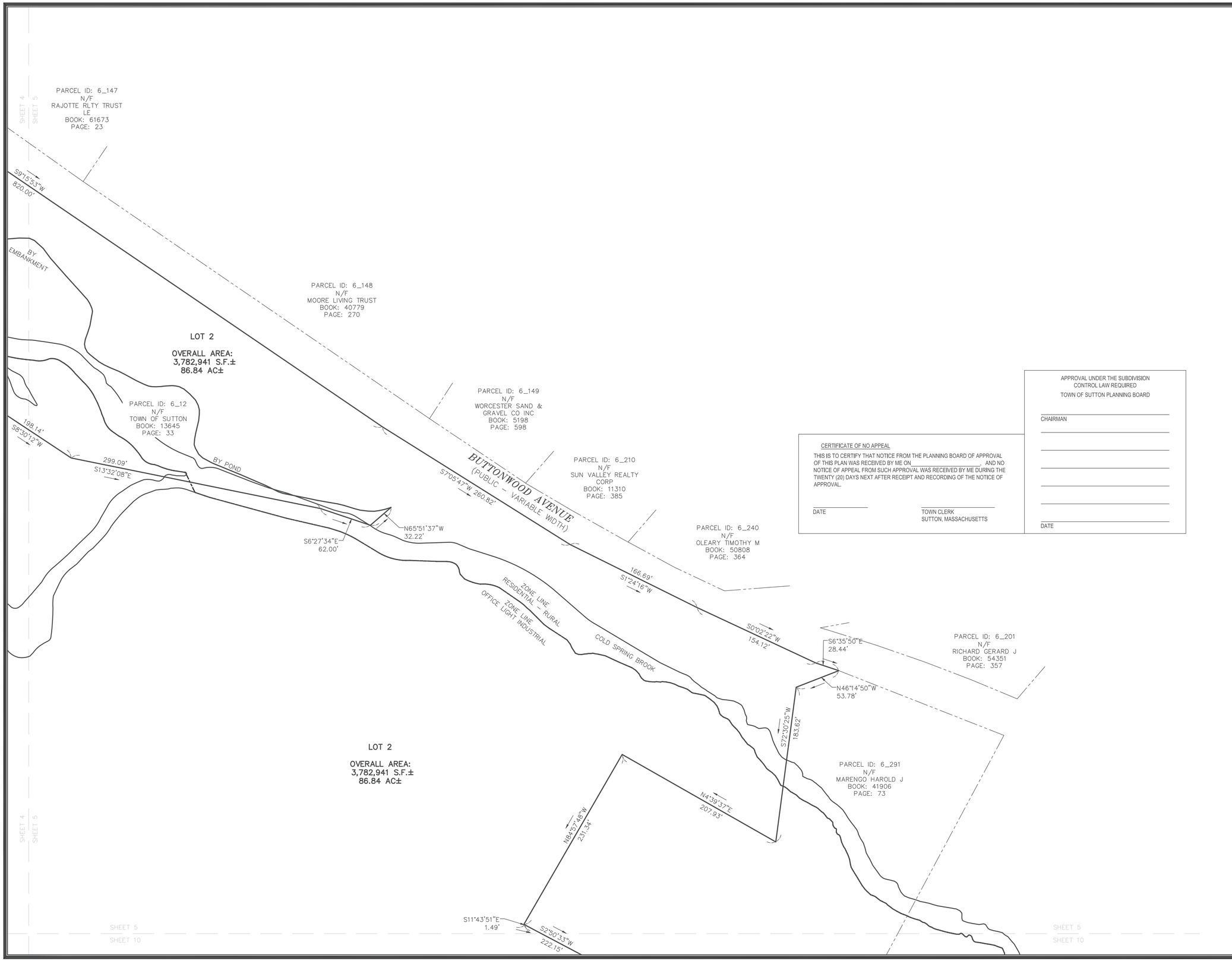

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

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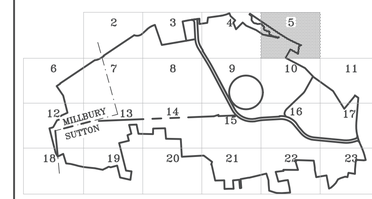

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50 0 25 50 100 200

(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

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APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

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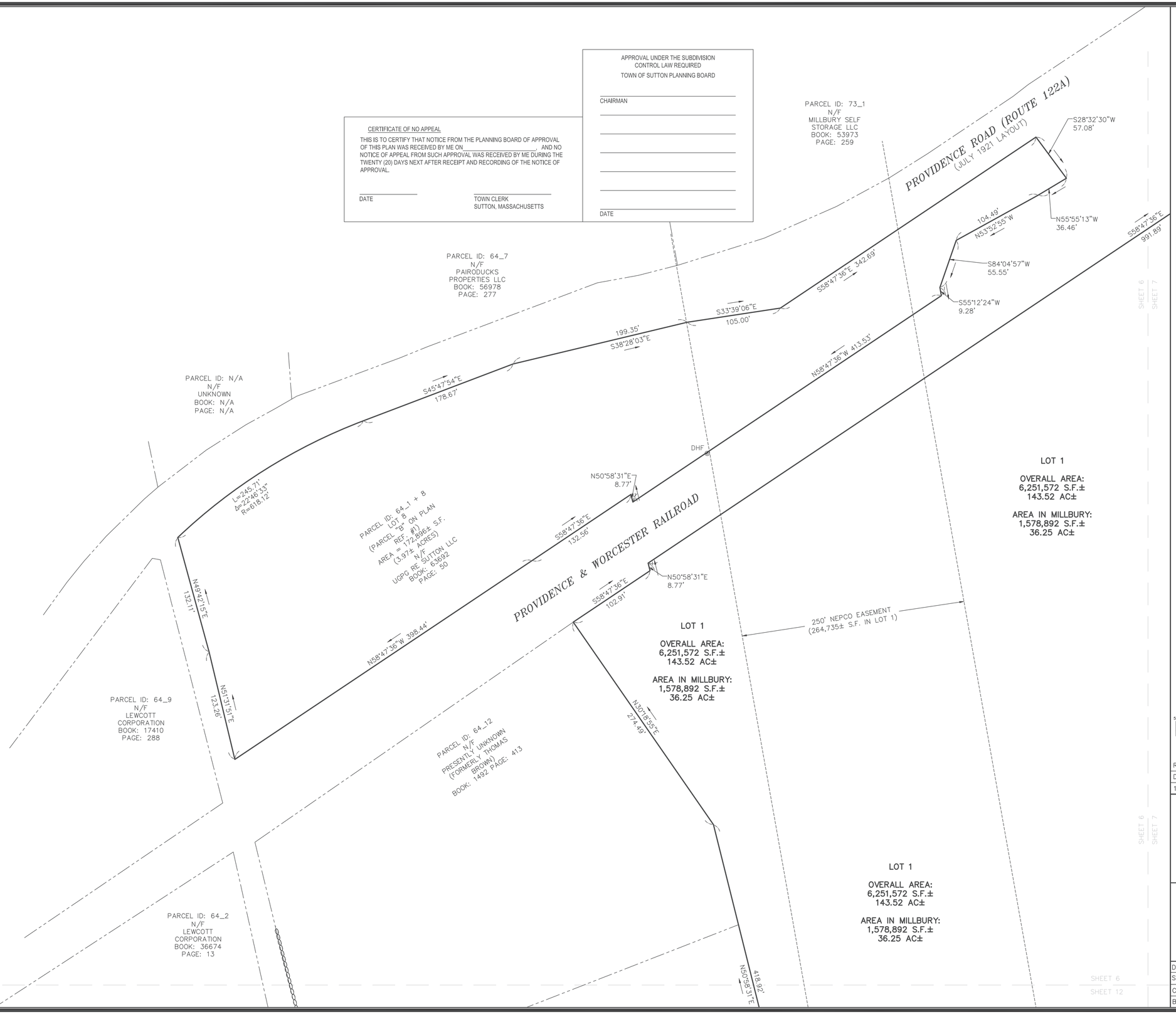

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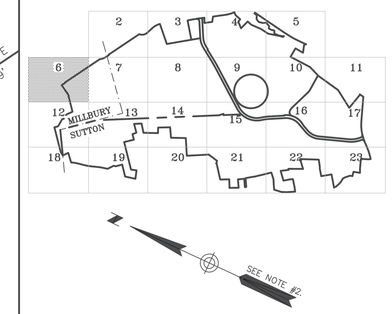

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DHF	DRILL HOLE FOUND
IRF	IRON ROD FOUND
IPF	IRON PIPE FOUND
LPEP	LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

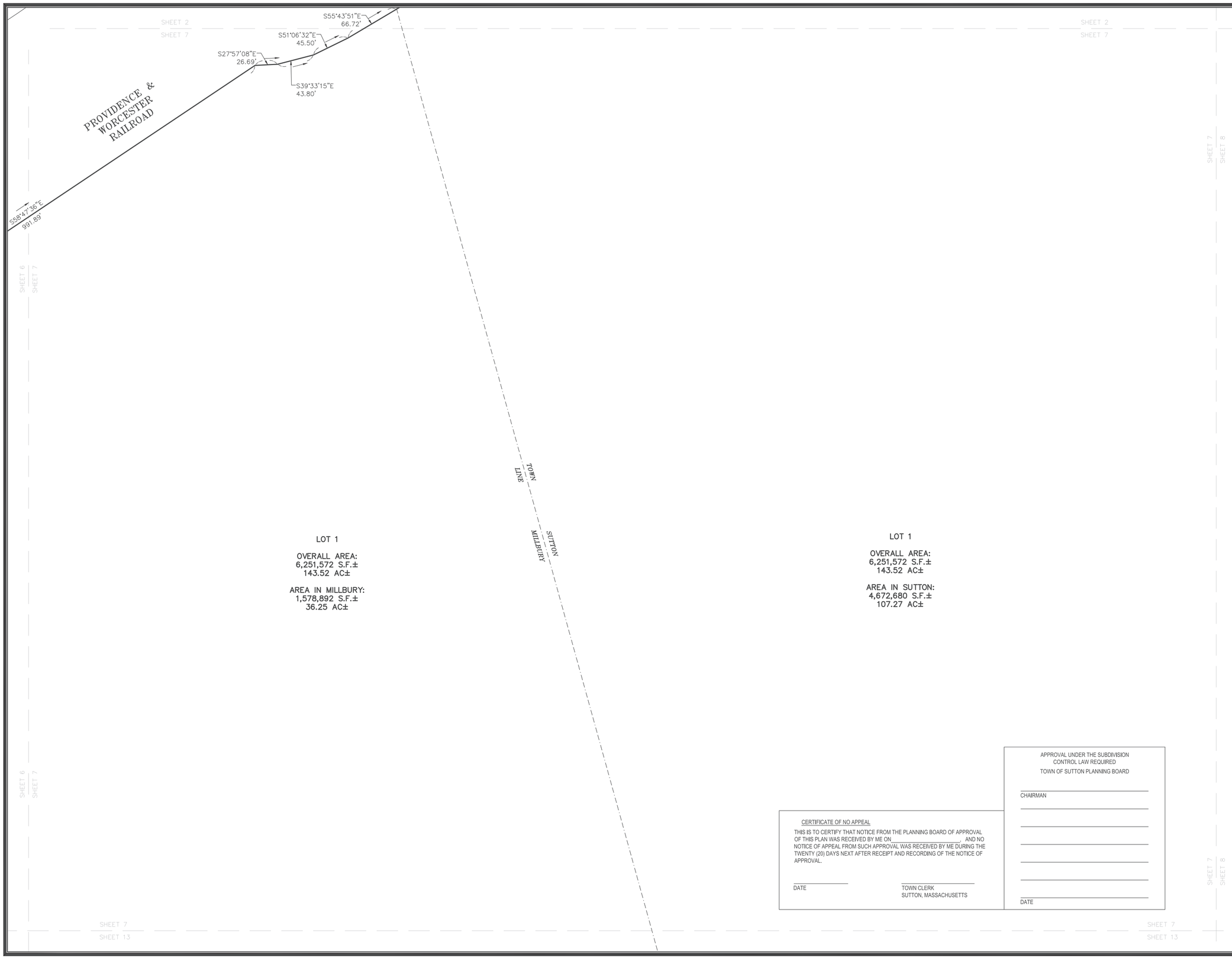
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

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'	6 OF 23



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DATE

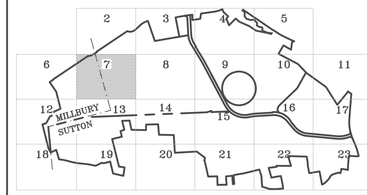
TOWN CLERK
SUTTON, MASSACHUSETTS

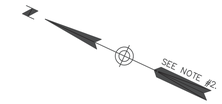
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

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.

COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
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

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(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
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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
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Book No. –	1" = 50'	7 OF 23

SHEET 3
SHEET 8
SHEET 7
SHEET 8
SHEET 8
SHEET 9

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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_____ DATE

_____ TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

_____ CHAIRMAN

_____

_____

_____

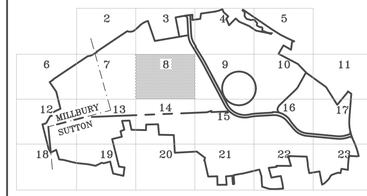
_____

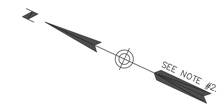
_____

_____ DATE

SHEET 8
SHEET 14
SHEET 8
SHEET 14
SHEET 7
SHEET 8
SHEET 8
SHEET 9

FOR REGISTRY USE ONLY





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PROPOSED PROPERTY LINE
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TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

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GRAPHIC SCALE

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

WSP USA Inc.
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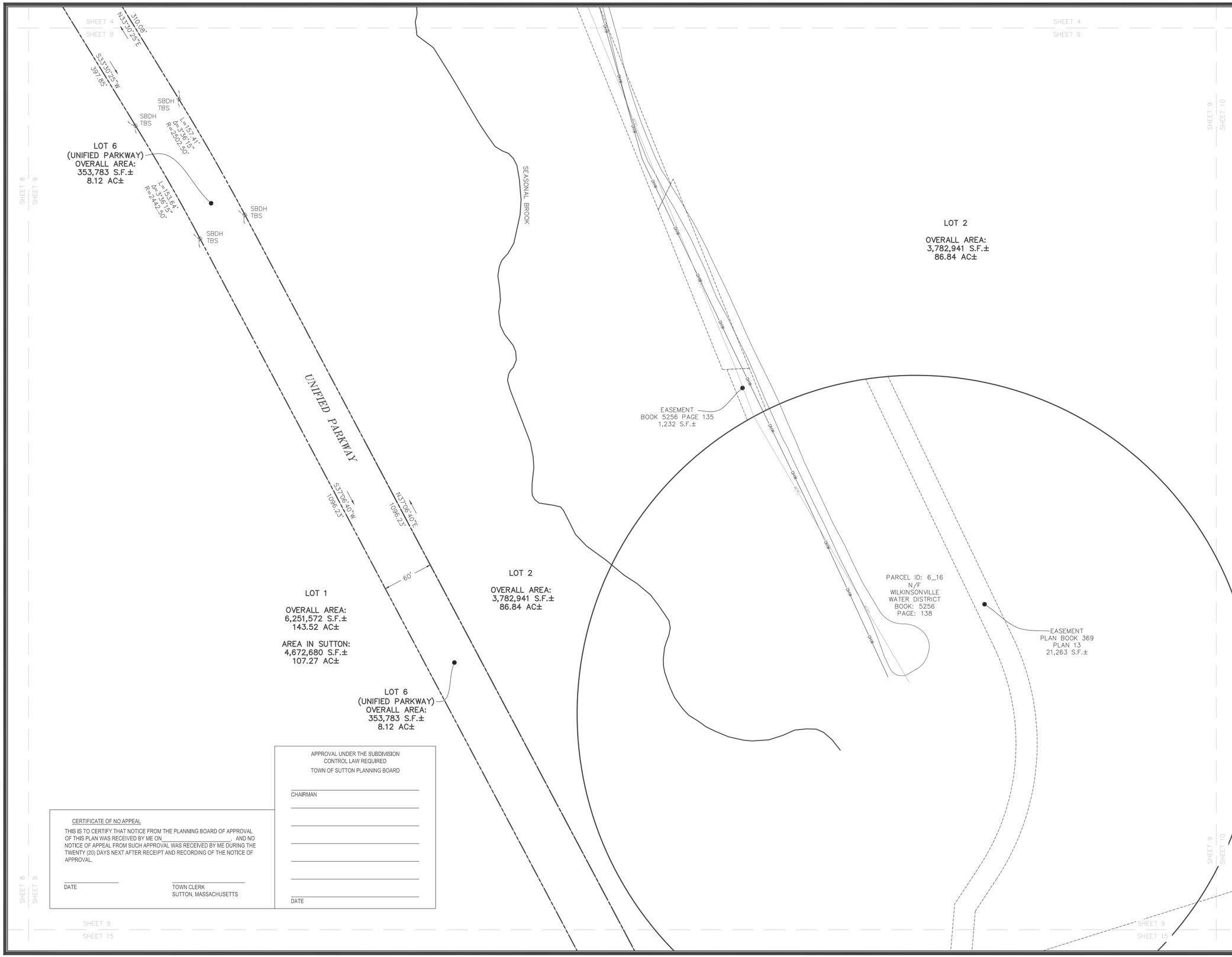

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

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TOWN CLERK
SUTTON, MASSACHUSETTS

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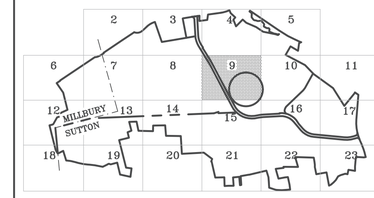

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DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
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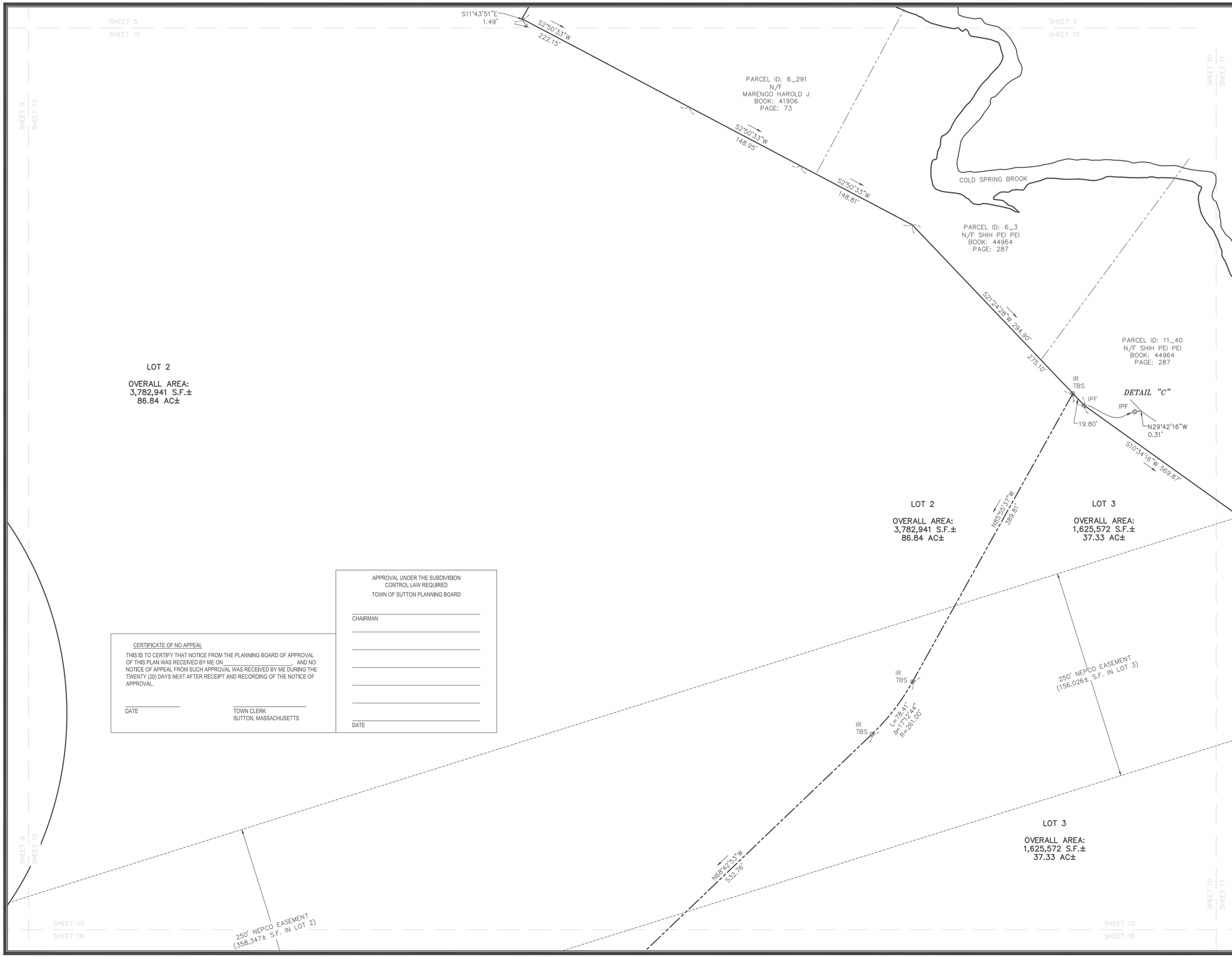

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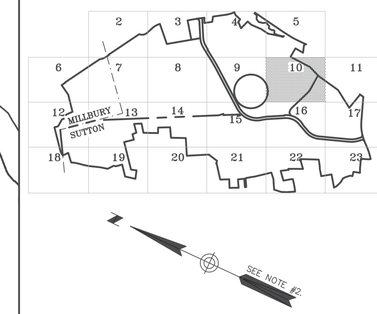

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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
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PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
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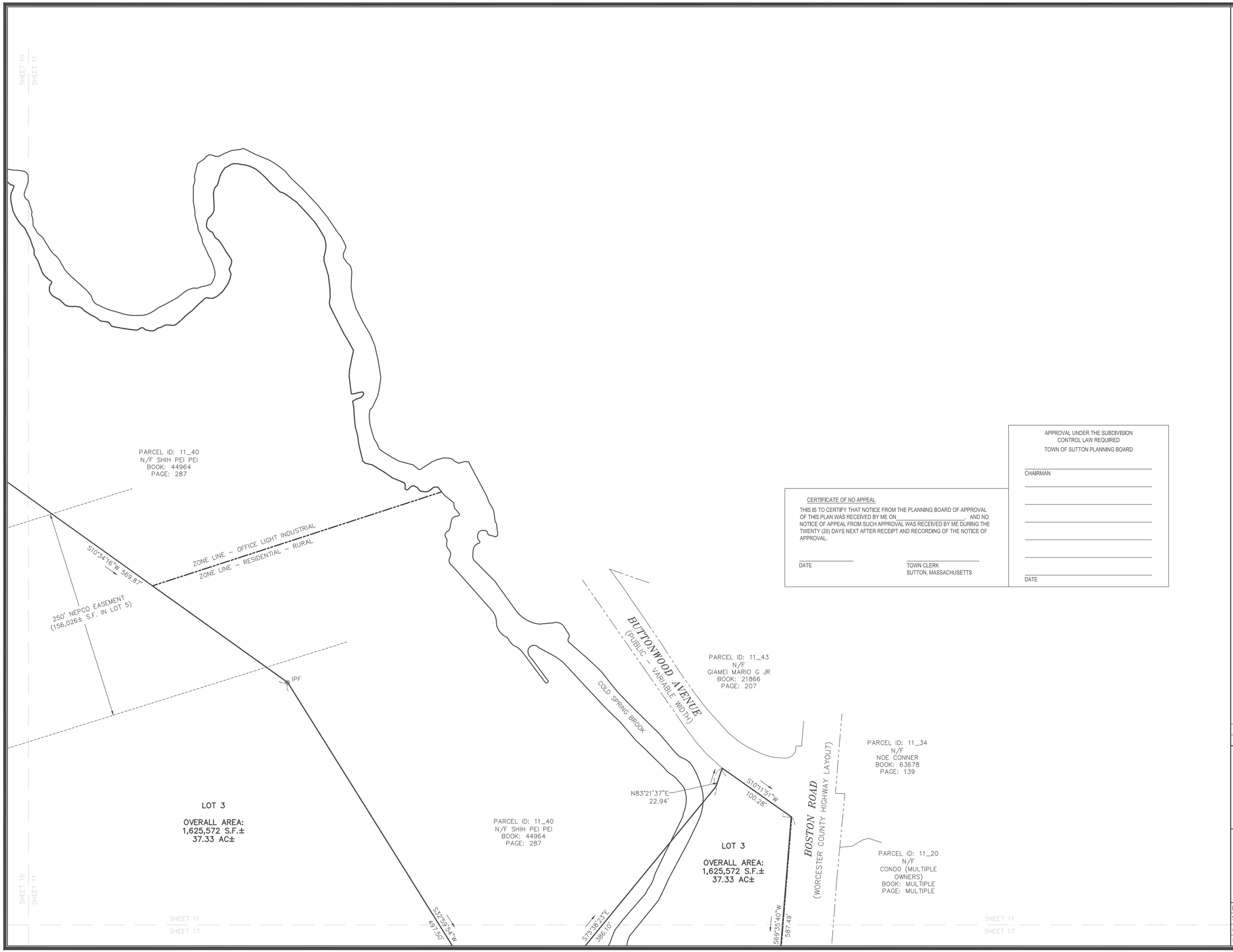

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

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TOWN CLERK
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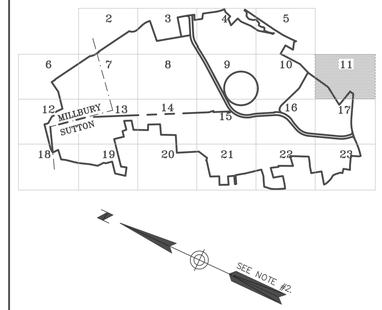

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

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9 Executive Park Dr, Suite 101
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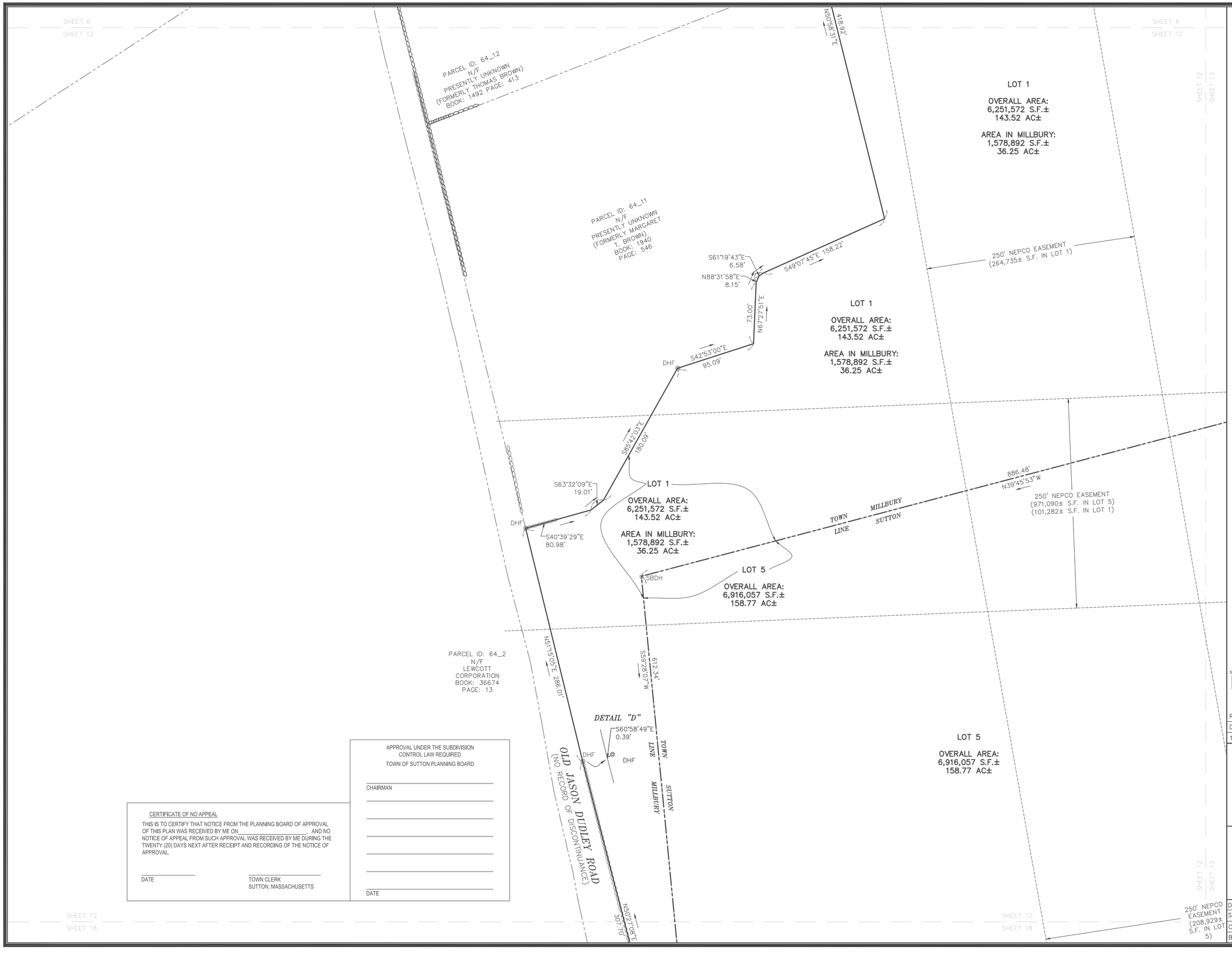

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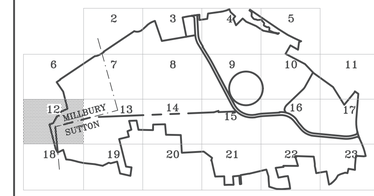

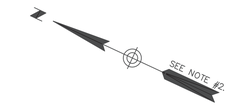

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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52326
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S.
REG. NO. 52326
WSP USA, Inc.

12/16/2021

LEGEND

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(IN FEET)
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REVISION

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

WSP USA Inc.
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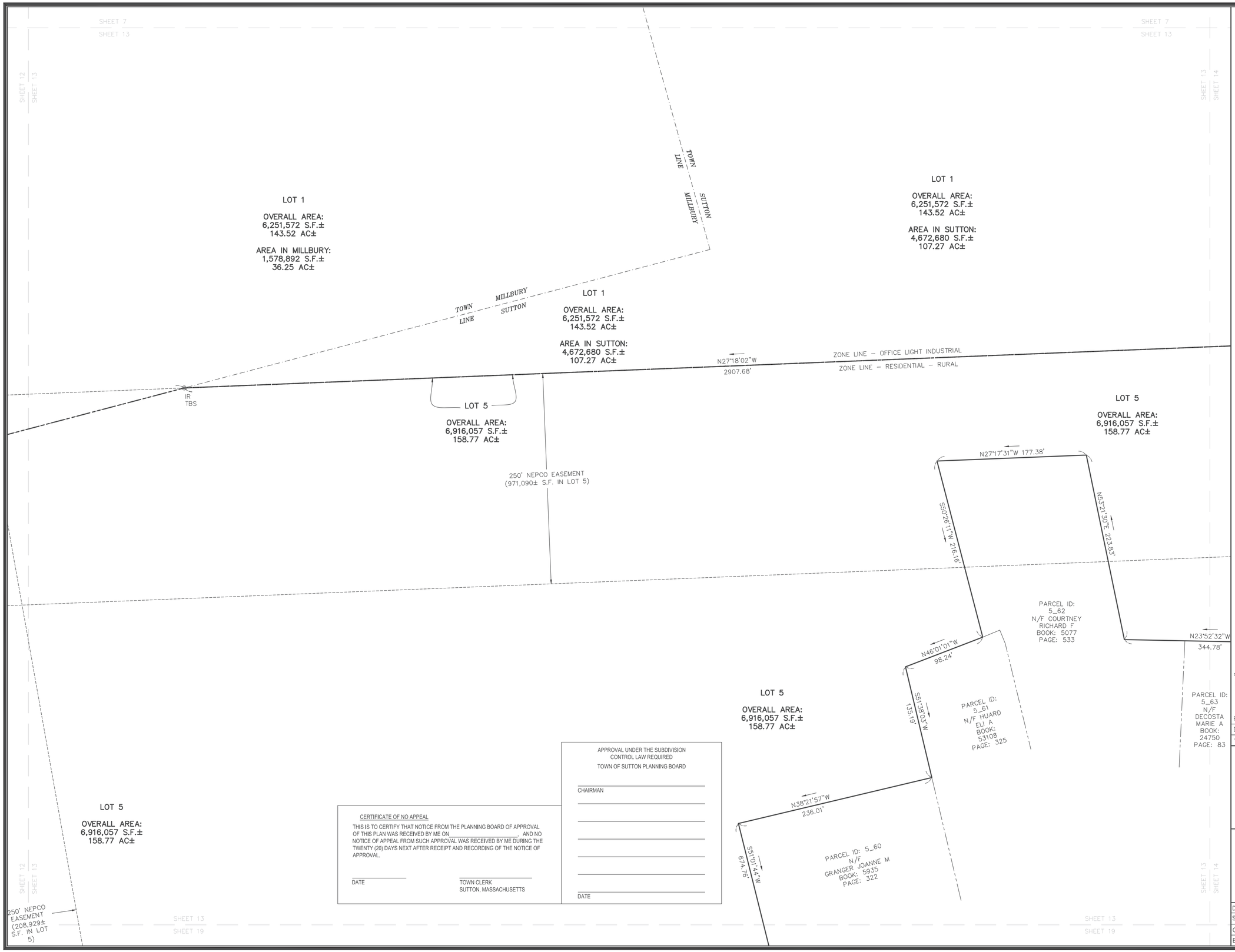

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

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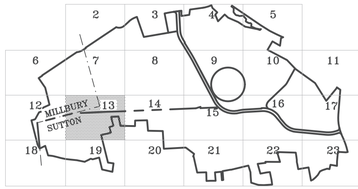

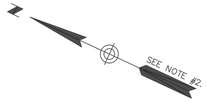

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WSP USA, Inc.

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DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

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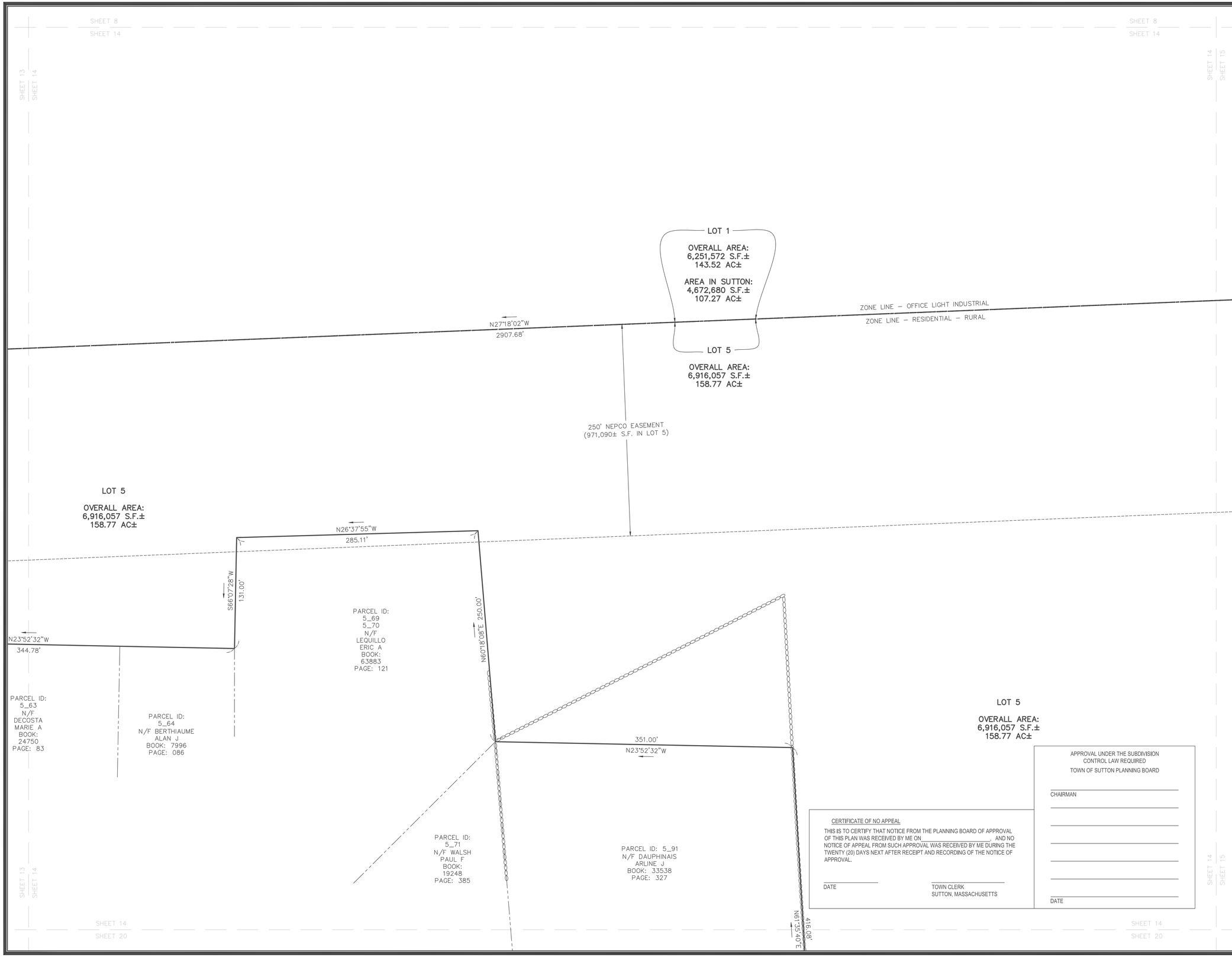

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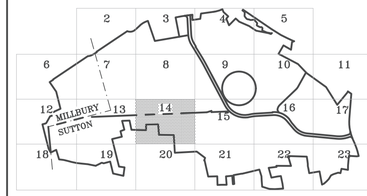

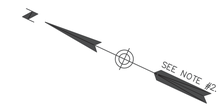

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CHAIRMAN

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TOWN CLERK
SUTTON, MASSACHUSETTS

DEFINITIVE SUBDIVISION PLAN OF LAND

SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS

PREPARED FOR

UGPG RE SUTTON LLC

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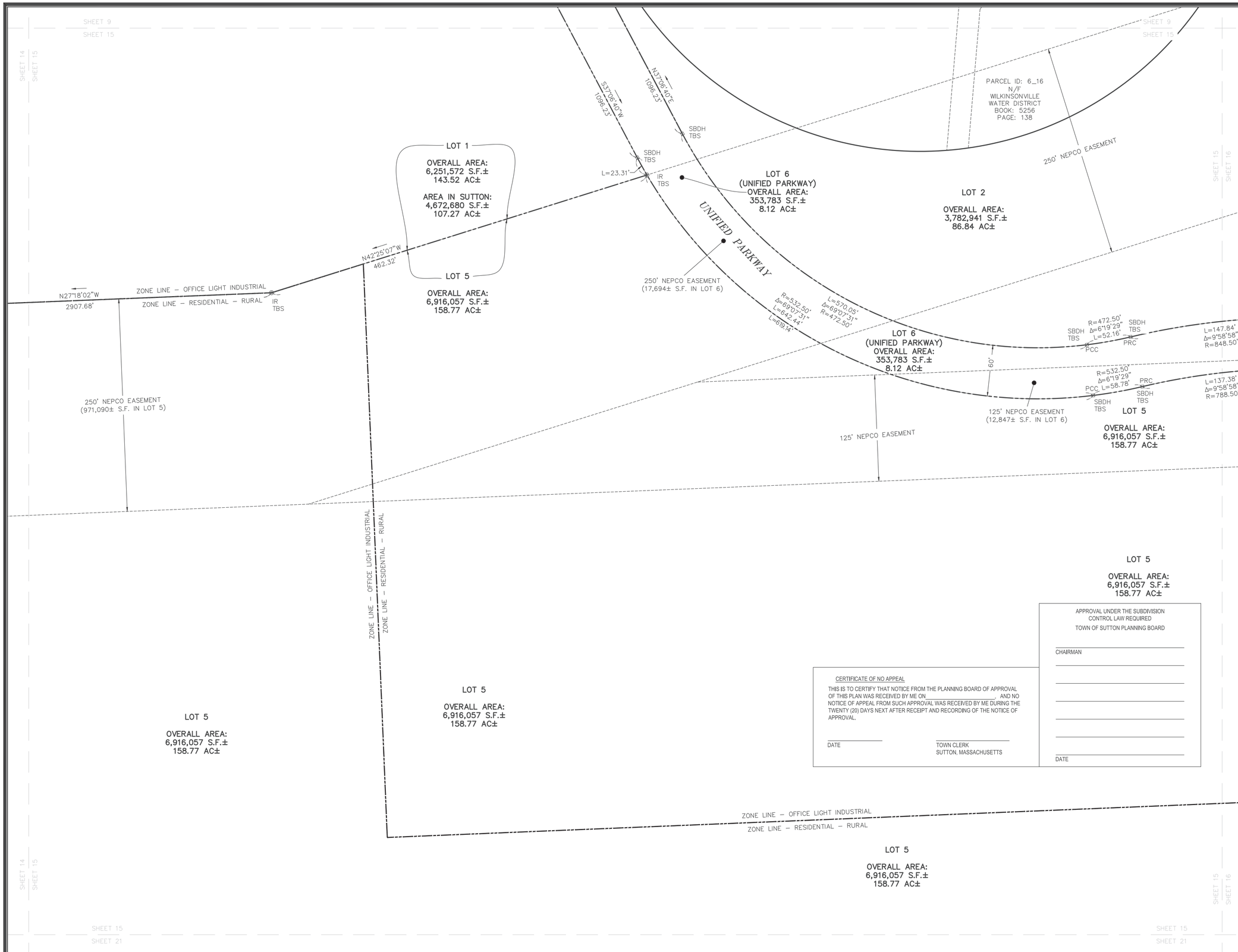
Checked By DPP	Scale	Sheet No.
Book No. –	1" = 50'	14 OF 23



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

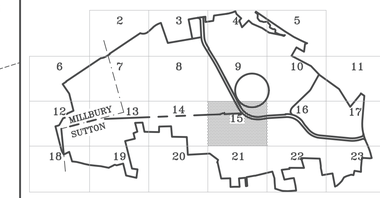
CERTIFICATE OF NO APPEAL

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

FOR REGISTRY USE ONLY



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.

COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
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

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

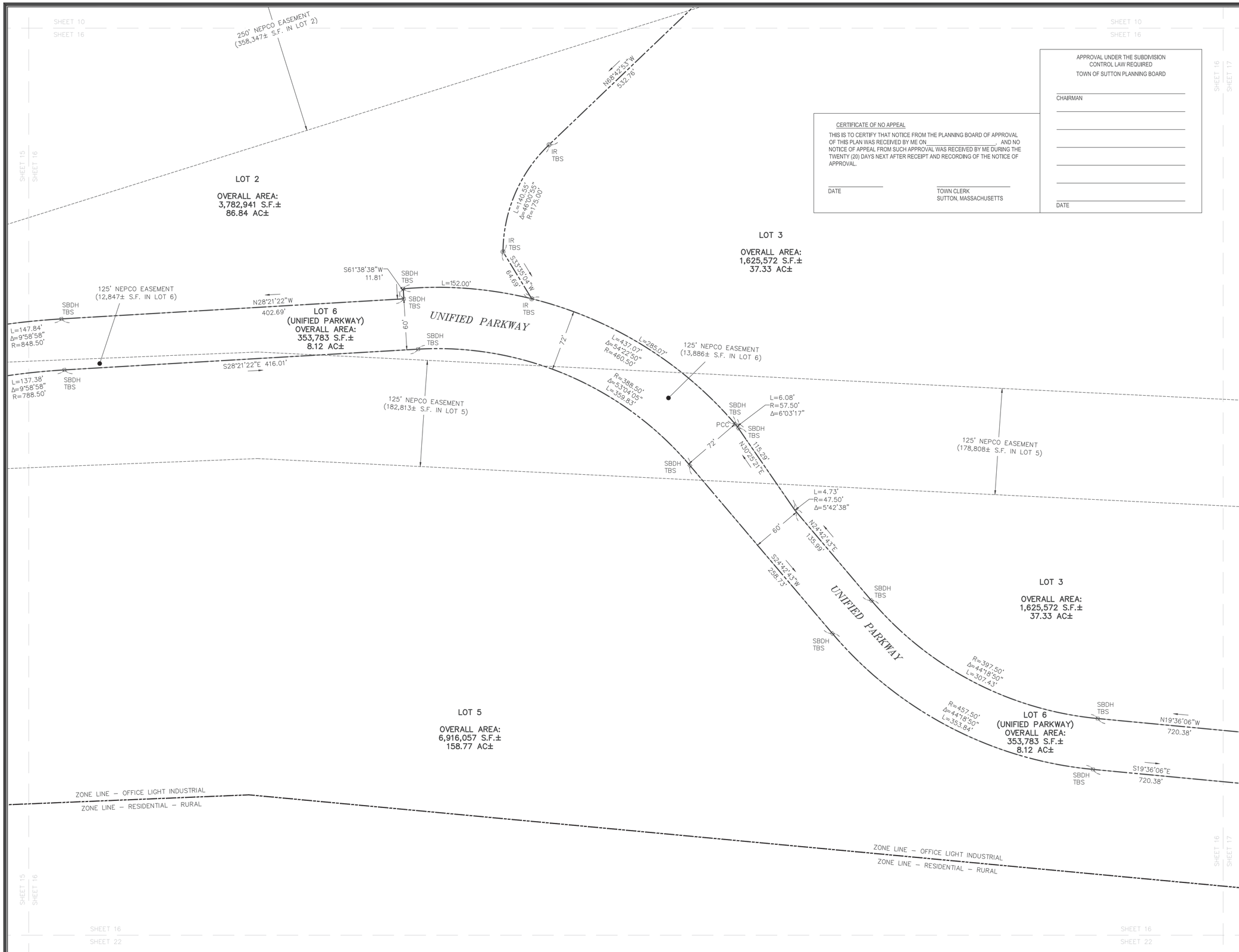
SUTTON, MASSACHUSETTS AND MILLBURY, MASSACHUSETTS

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'	15 OF 23



APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

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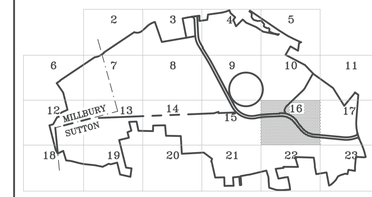
DATE

TOWN CLERK
SUTTON, MASSACHUSETTS

FOR REGISTRY USE ONLY



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

12/16/2021

LEGEND

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	PROPOSED PROPERTY LINE
	ABUTTERS LINE
	TOWN LINE
	ZONE LINE
	EASEMENT
	STONE WALL
SBDH	STONE BOUND DRILL HOLE
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GRAPHIC SCALE

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(IN FEET)
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DATE	DESCRIPTION
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
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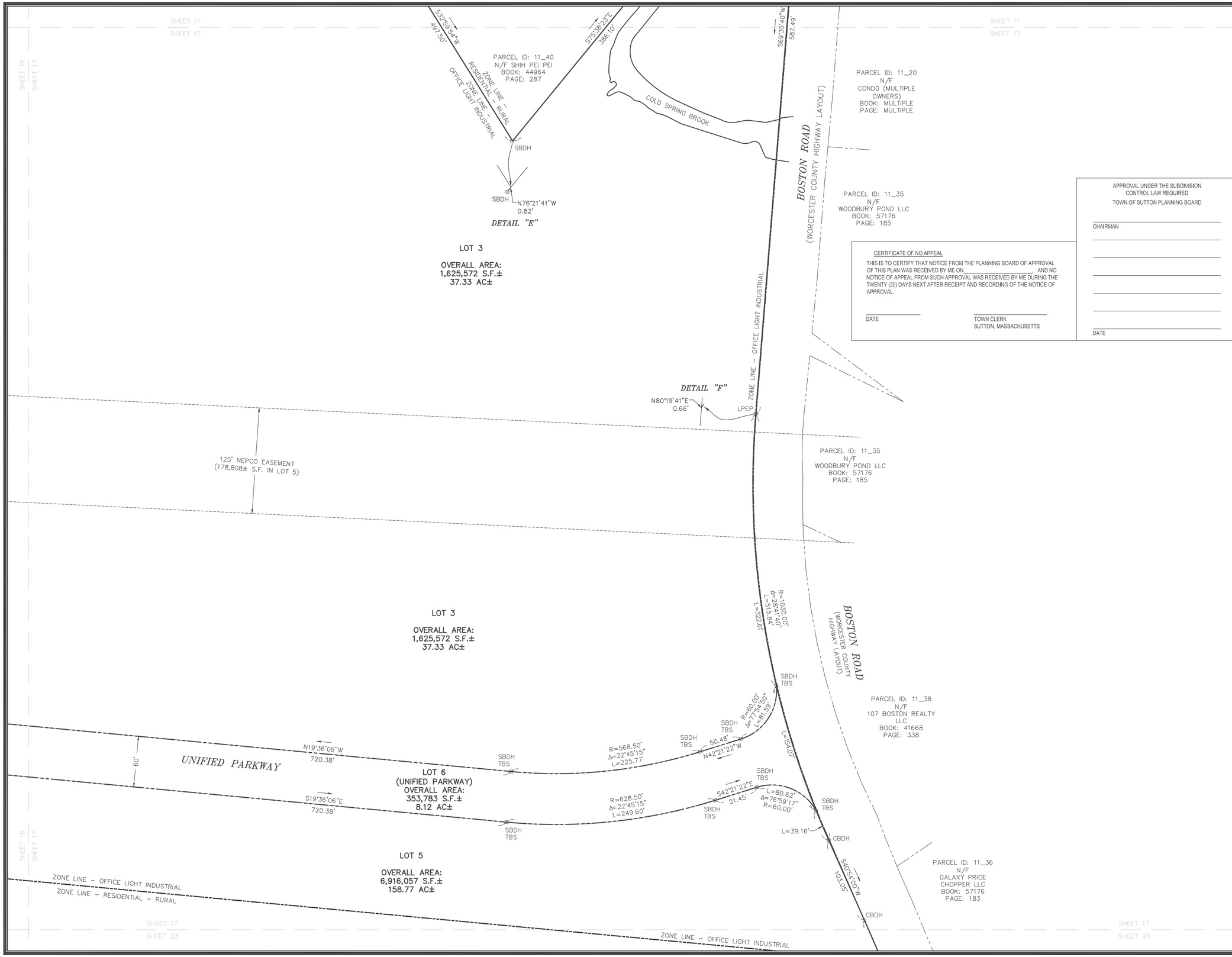
Book No. –	1" = 50'	16 OF 23



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

CHAIRMAN

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TOWN CLERK
SUTTON, MASSACHUSETTS

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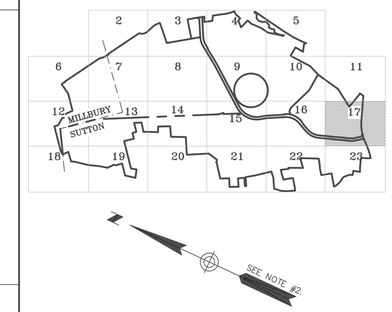

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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
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PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

LEGEND

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TOWN LINE
ZONE LINE
EASEMENT
STONE WALL

SBDH STONE BOUND DRILL HOLE
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LPEP LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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REVISION

DATE	DESCRIPTION
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
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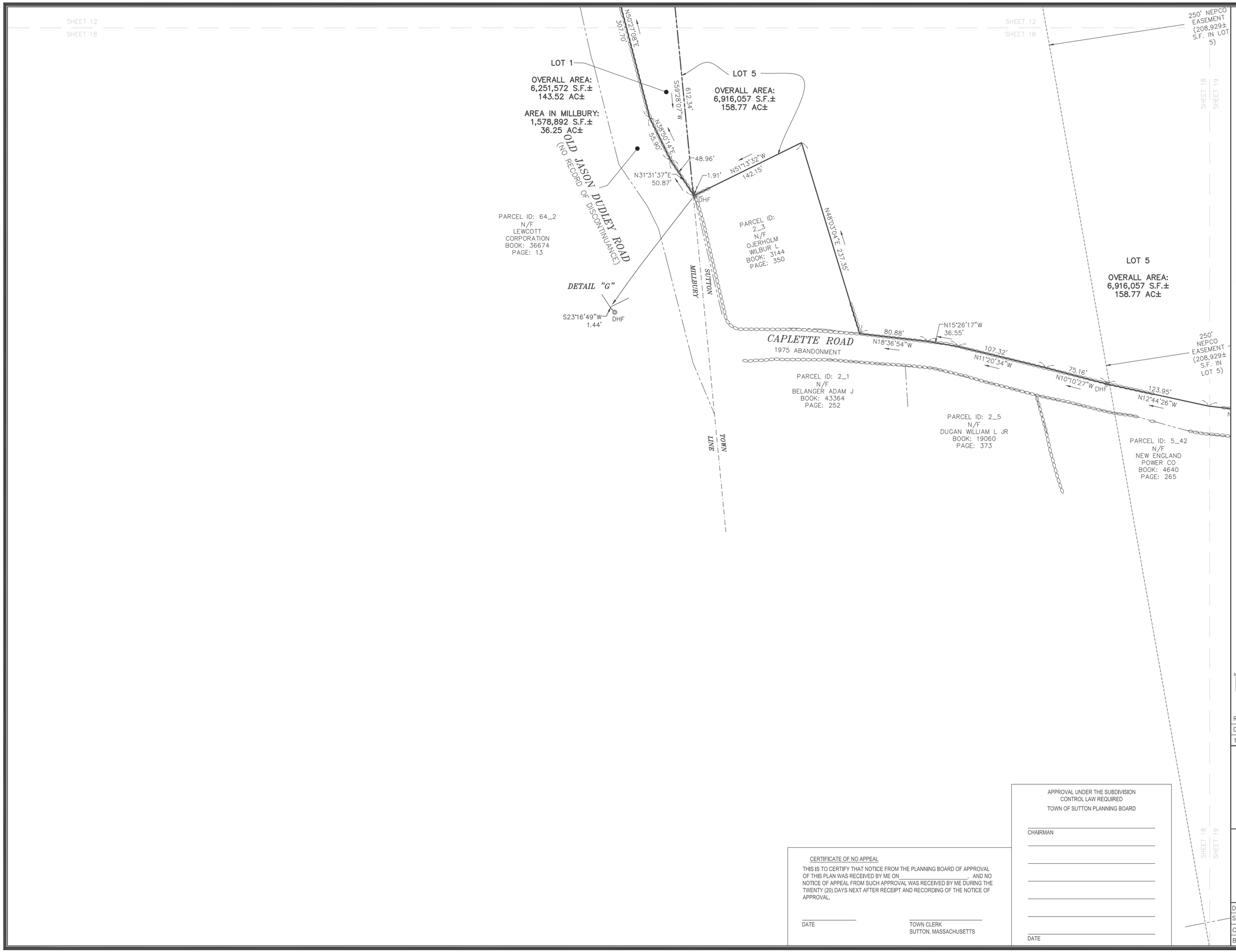
Book No. –	1" = 50'	17 OF 23



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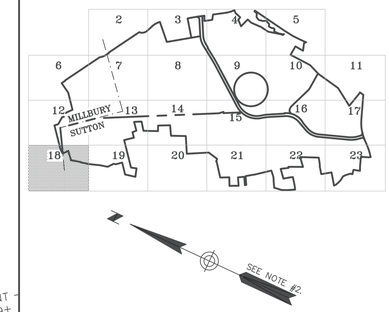

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WSP USA, Inc.

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DATE	DESCRIPTION
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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

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Book No. –	1" = 50'	18 OF 23

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

CHAIRMAN

DATE

CERTIFICATE OF NO APPEAL

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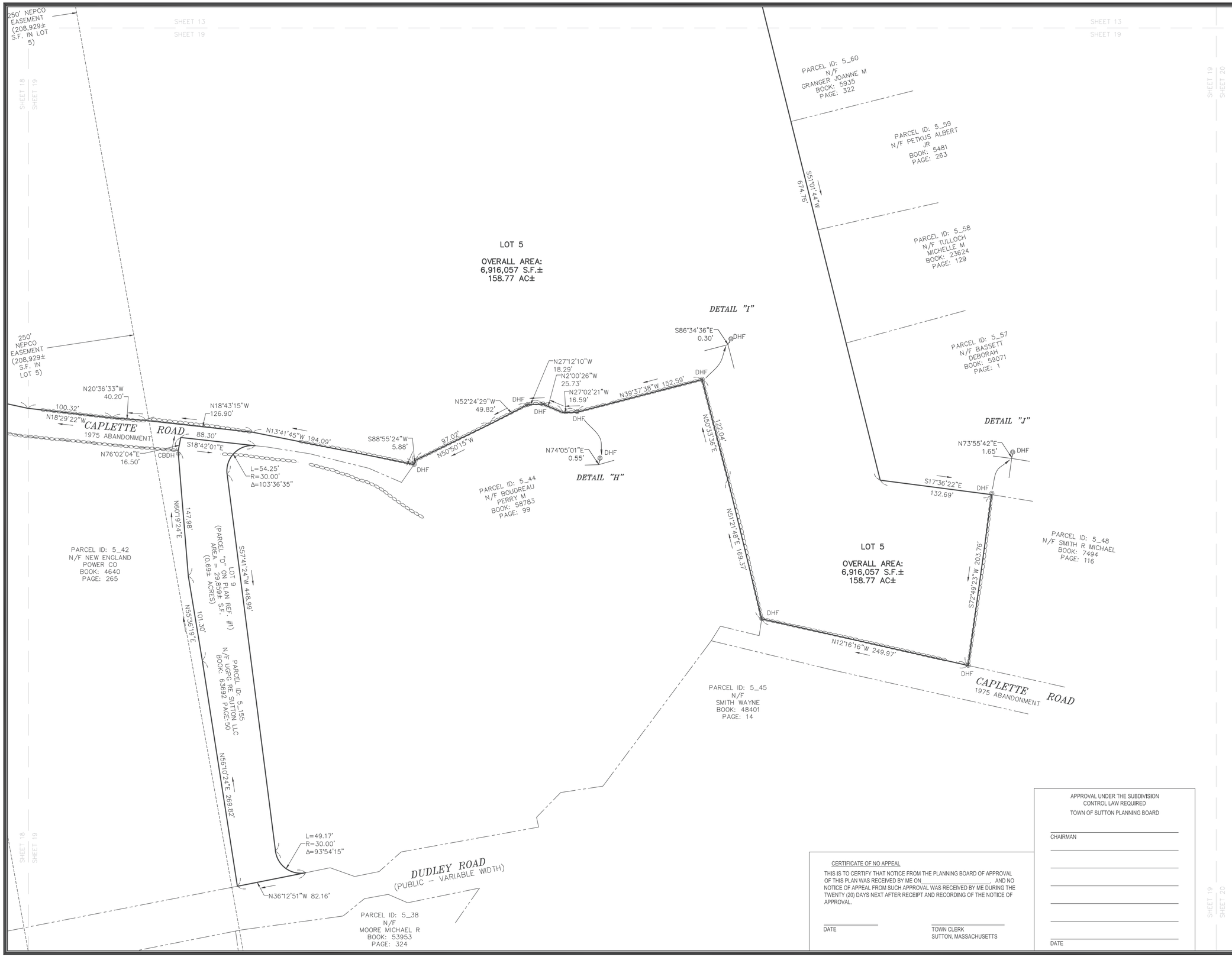
DATE

TOWN CLERK
SUTTON, MASSACHUSETTS



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_____ DATE

_____ TOWN CLERK SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

_____ CHAIRMAN

_____

_____

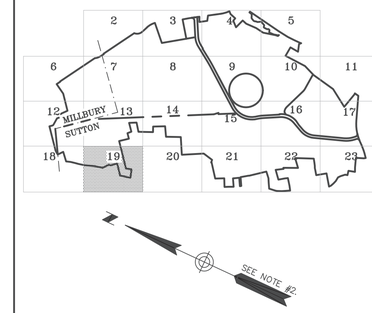
_____

_____

_____

_____ DATE

FOR REGISTRY USE ONLY



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No. 52328
PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

LEGEND

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	PROPOSED PROPERTY LINE
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	ZONE LINE
	EASEMENT
	STONE WALL
SBDH	STONE BOUND DRILL HOLE
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
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REVISION

DATE	DESCRIPTION
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

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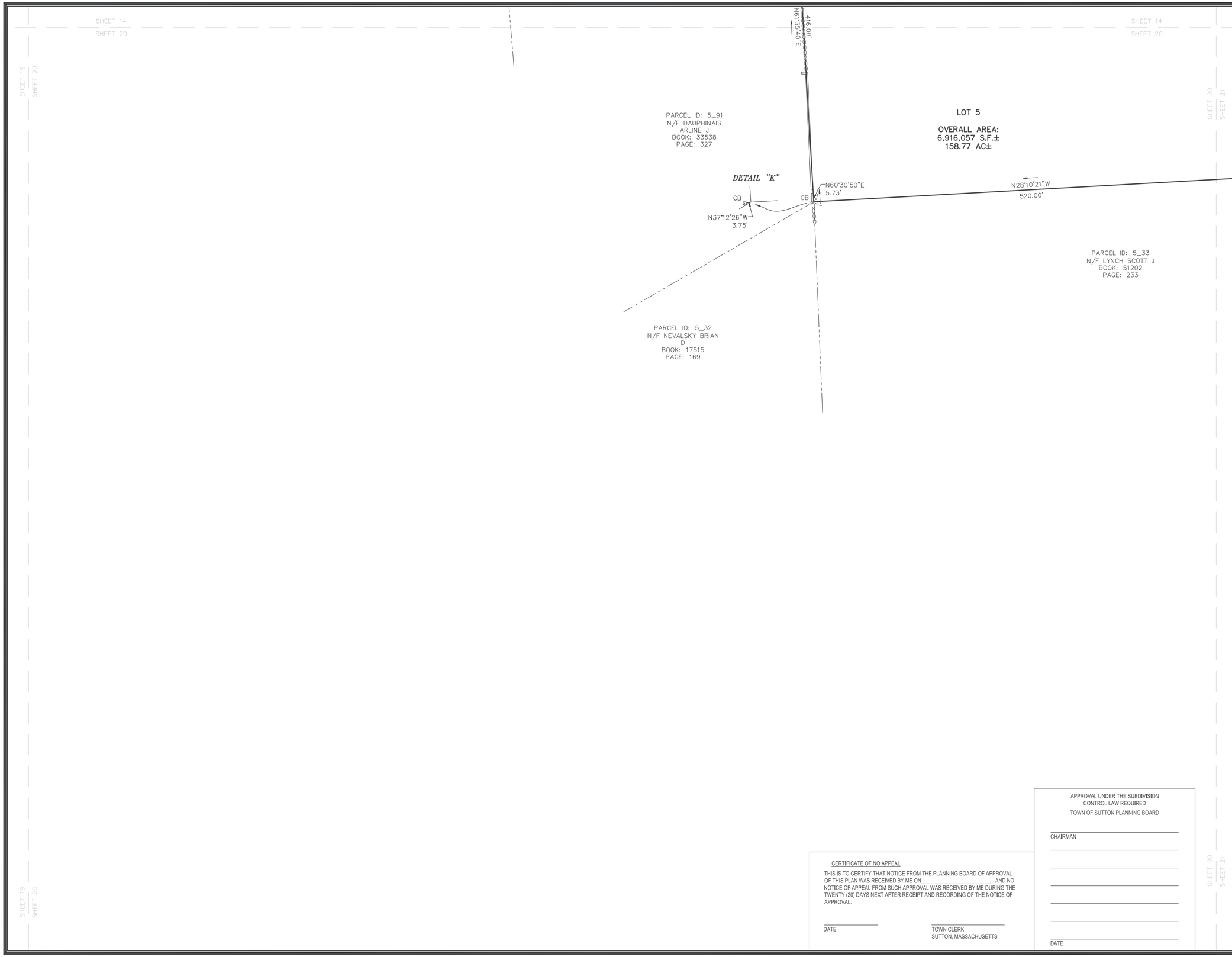

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DATE

TOWN CLERK
SUTTON, MASSACHUSETTS

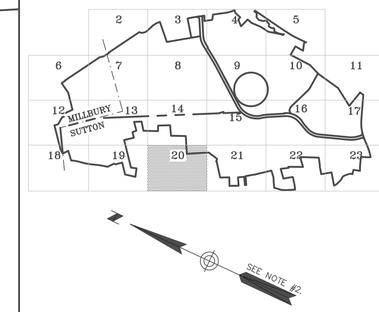
APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED

TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE

FOR REGISTRY USE ONLY



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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
No. 52328
PROFESSIONAL LAND SURVEYOR

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

12/16/2021

LEGEND

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PROPOSED PROPERTY LINE
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EASEMENT
STONE WALL

SBDH STONE BOUND DRILL HOLE
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GRAPHIC SCALE

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(IN FEET)
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REVISION

DATE	DESCRIPTION
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
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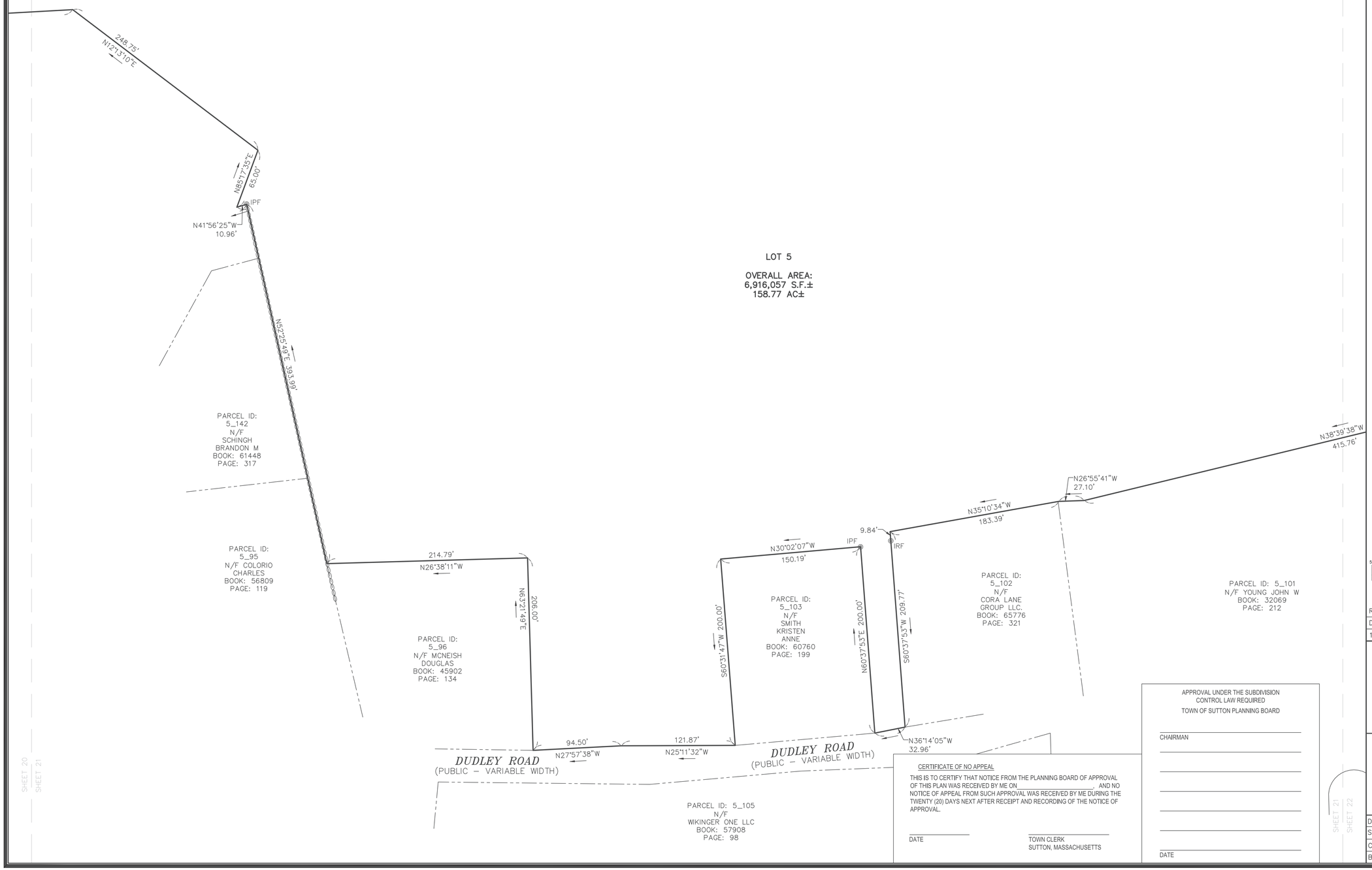
Book No. –	1" = 50'	20 OF 23

SHEET 15
SHEET 21

SHEET 20
SHEET 21

SHEET 21
SHEET 22



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_____
DATE

_____
TOWN CLERK
SUTTON, MASSACHUSETTS

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

_____
CHAIRMAN

_____

_____

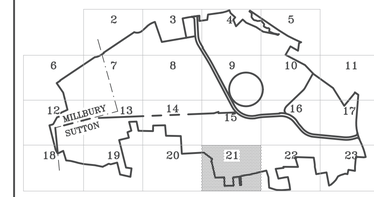
_____

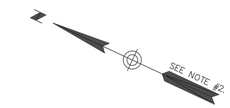
_____

_____

_____
DATE

FOR REGISTRY USE ONLY





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DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

LEGEND

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	PROPOSED PROPERTY LINE
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	TOWN LINE
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SBDH	STONE BOUND DRILL HOLE
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GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

REVISION

DATE	DESCRIPTION
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DEFINITIVE SUBDIVISION PLAN OF LAND

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

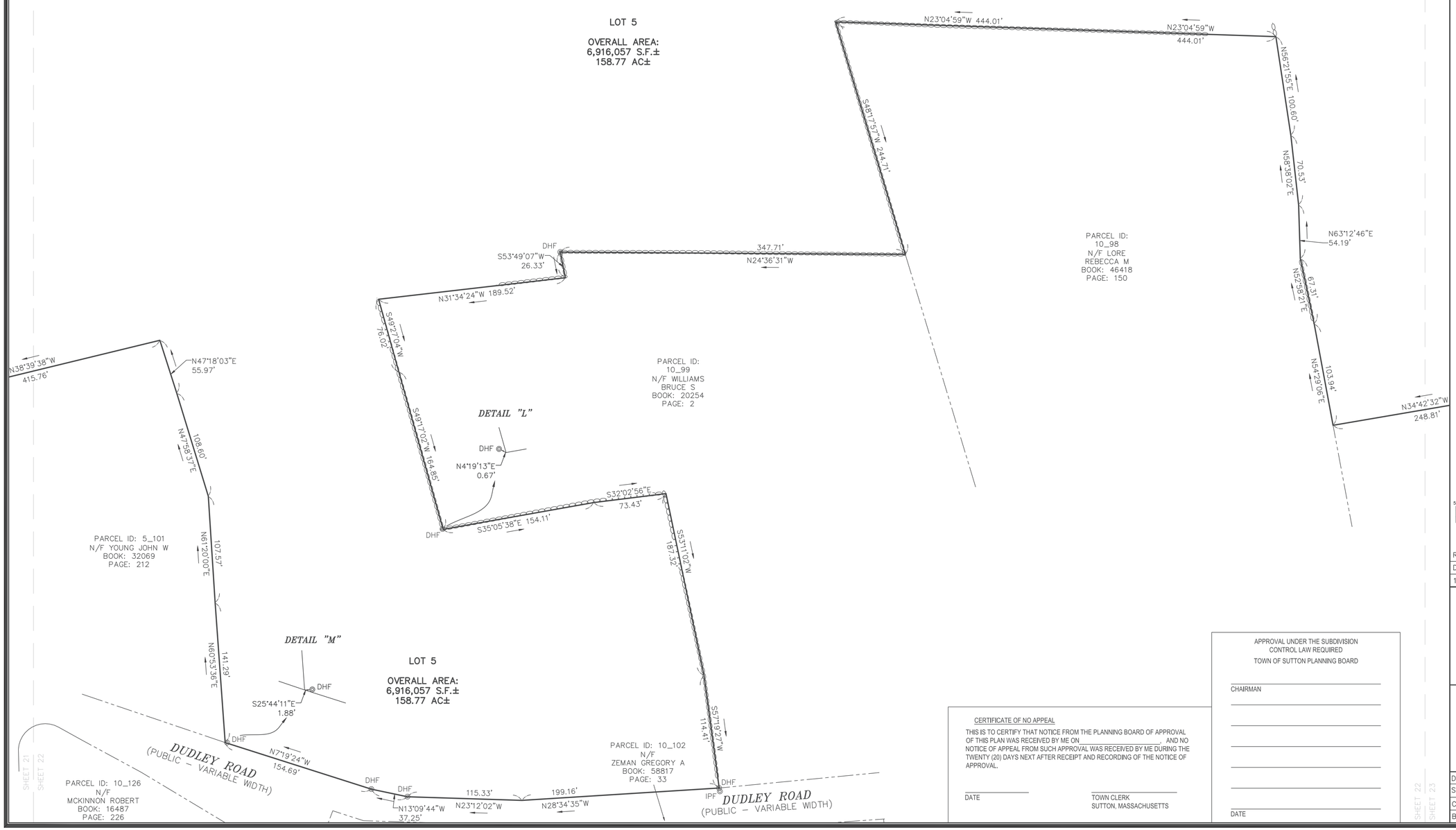
WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

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

SHEET 16
SHEET 22

SHEET 21
SHEET 22

SHEET 22
SHEET 23



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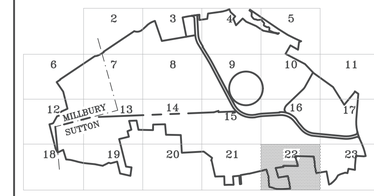

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REG. NO. 52328
WSP USA, Inc.

LEGEND

———	PROPERTY LINE
— — —	PROPOSED PROPERTY LINE
———	ABUTTERS LINE
—·—·—	TOWN LINE
———	ZONE LINE
- - - -	EASEMENT
○○○○○○	STONE WALL
SBDH ⊡	STONE BOUND DRILL HOLE
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DEFINITIVE SUBDIVISION PLAN OF LAND

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

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

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
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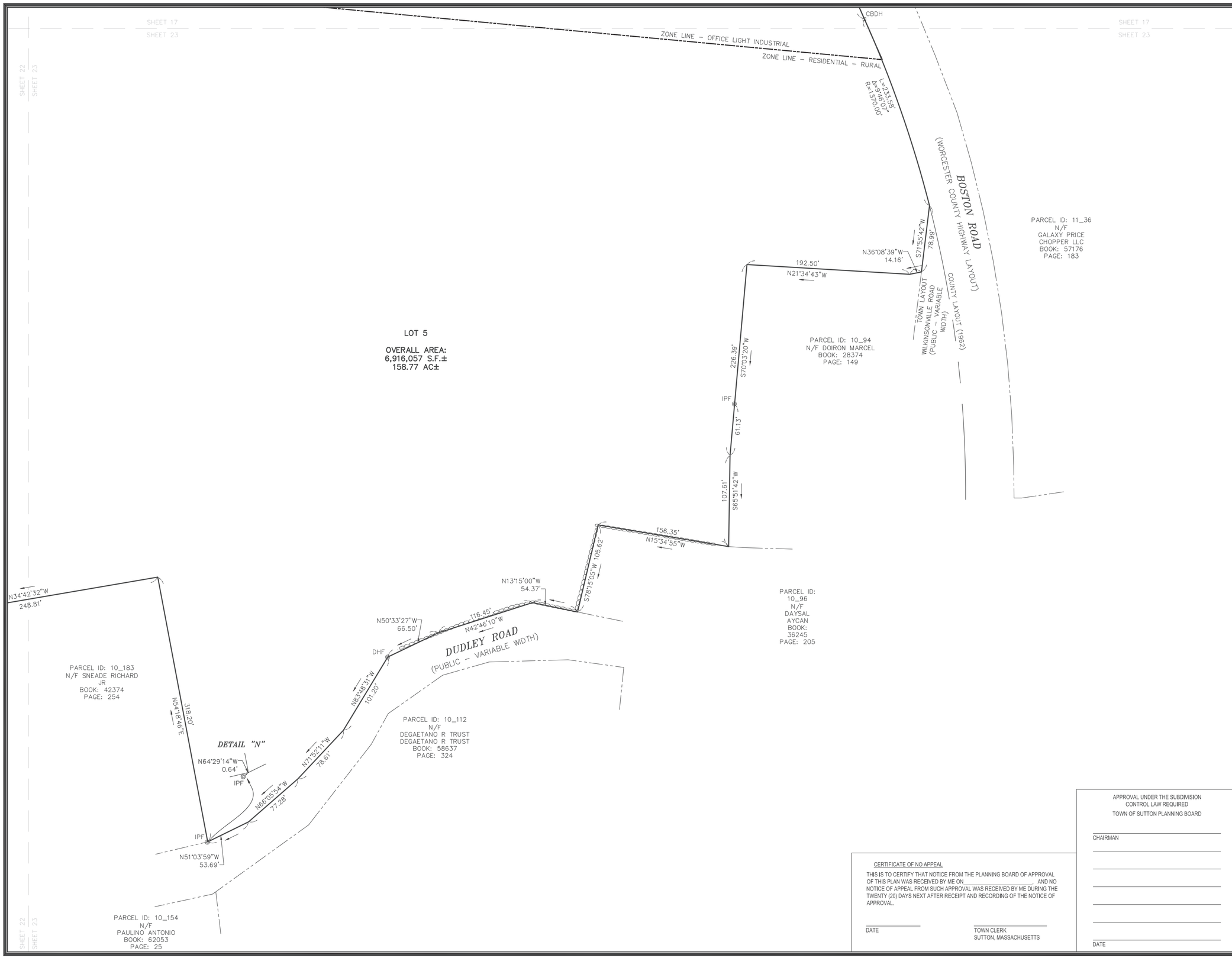
Book No. –	1" = 50'	22 OF 23

SHEET 21
SHEET 22

SHEET 22
SHEET 23



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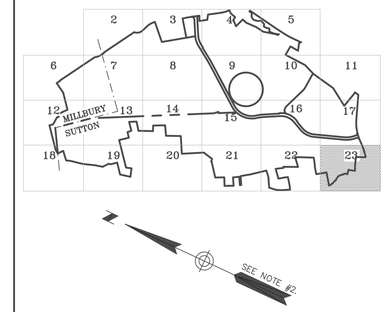

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COMMONWEALTH OF MASSACHUSETTS
DAVID P. PRINCE
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PROFESSIONAL LAND SURVEYOR

DAVID P. PRINCE, P.L.S. 12/16/2021
REG. NO. 52328
WSP USA, Inc.

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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
12/16/21	ADDRESSED COMMENTS FROM TOWN

DEFINITIVE SUBDIVISION PLAN OF LAND

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

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

CHAIRMAN

DATE

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

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'	23 OF 23