

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

		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

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 (%)	--	--

PLAN REFERENCES

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

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.

5. PER AN EMAIL FROM ROBERT NUNNEMACHER (SUTTON BOARD OF ASSESSORS) DATED OCTOBER 15, 2022, THE TOWN OF SUTTON VOTED TO DISCONTINUE CAPLETTE ROAD.

6. THE BENCHMARKS FOR FUTURE CONSTRUCTION SHOWN ON SHEETS 2,3,4,5,6,19,21&23 REFERENCES NAVD 1988.

7. THIS DEFINITIVE SUBDIVISION PLAN IS A MODIFICATION OF THE PRIOR DEFINITIVE SUBDIVISION PLAN RECORDED IN PLAN BOOK 963, PLAN 1 AND THIS PLAN WILL NOW BE THE PLAN OF RECORD.

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. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

(IN FEET)
1 inch = 300 ft.

30900157-001-Sutton-TKG-1-overall.dwg

REVISION	
DATE	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

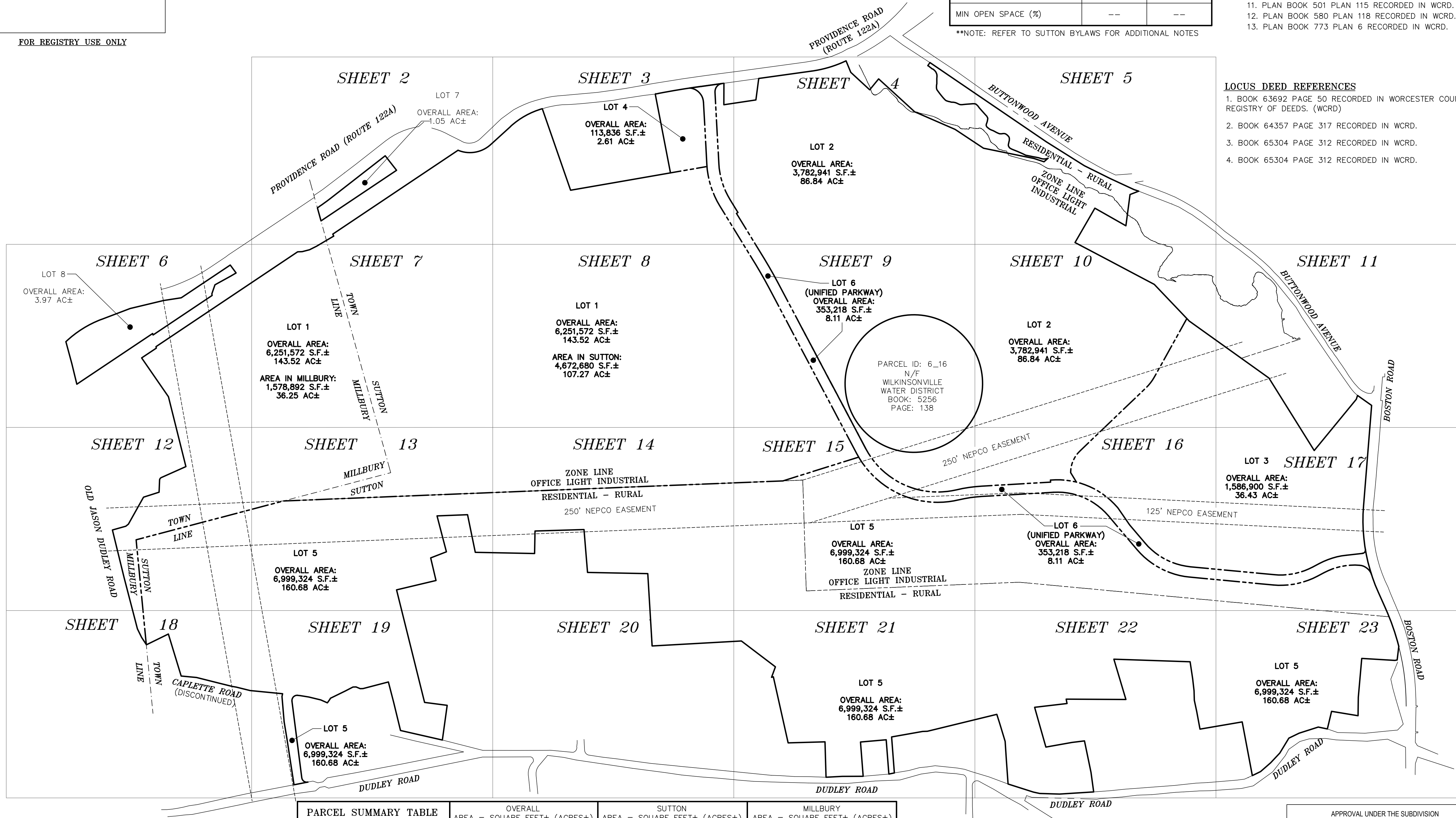
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



WSP USA Inc.
10 Al Paul Lane, Suite 103
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" = 300'	1 OF 23

FOR REGISTRY USE ONLY



PARCEL SUMMARY TABLE		OVERALL AREA = SQUARE FEET± (ACRES±)	SUTTON AREA = SQUARE FEET± (ACRES±)	MILLBURY AREA = SQUARE FEET± (ACRES±)
OVERALL	ORIGINAL LOT	19,087,792 S.F.± (438.19 ACRES±)	17,508,899 S.F.± (401.95 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	1,586,900 S.F.± (36.43 ACRES±)	1,586,900 S.F.± (36.43 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	6,999,324 S.F.± (160.68 ACRES±)	6,999,324 S.F.± (160.68 ACRES±)	0 S.F.± (0 ACRES±)
LOT 6	NEW LOT	353,218 S.F.± (8.11 ACRES±)	353,218 S.F.± (8.11 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±)

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

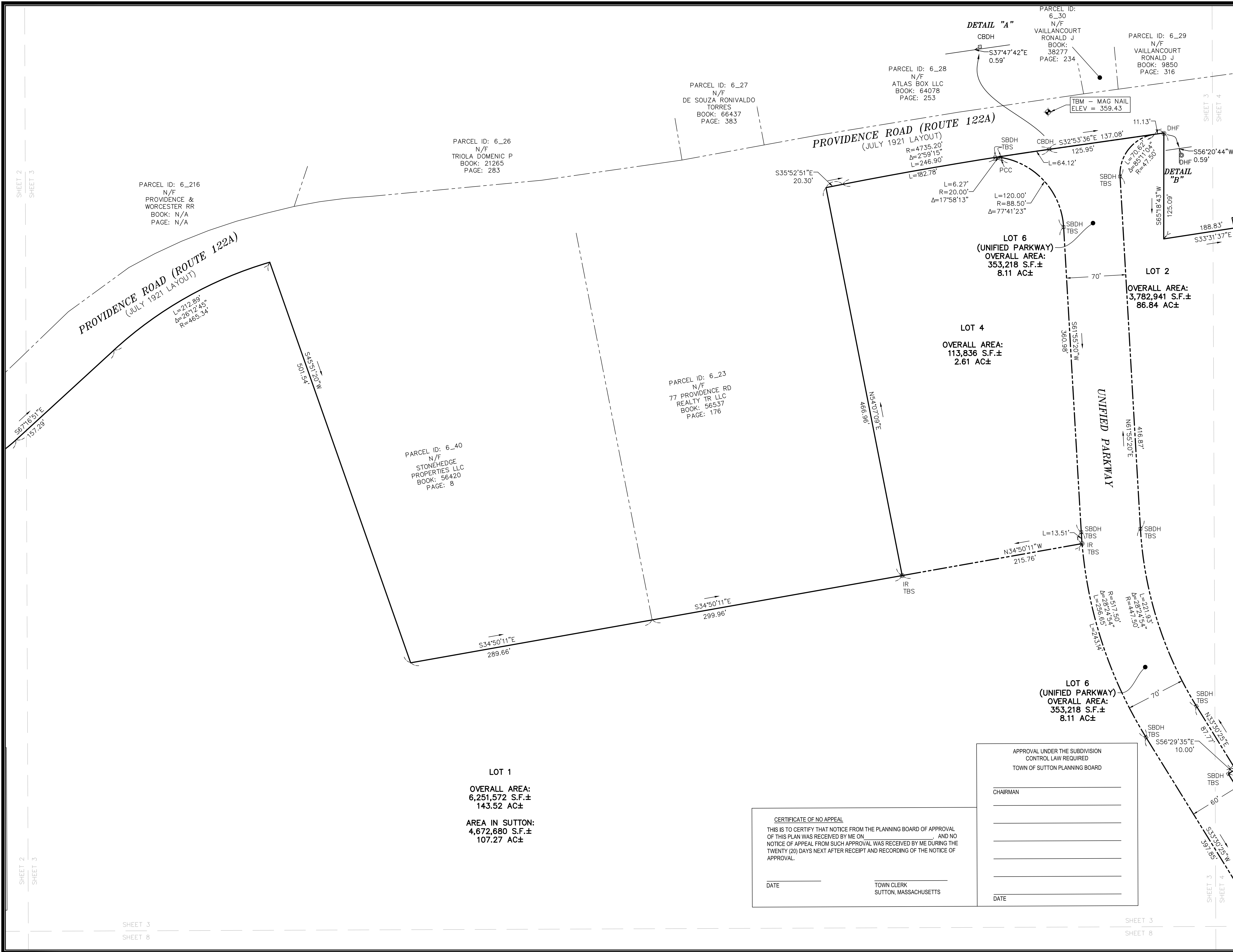
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DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

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

CHAIRMAN

DATE _____



FOR REGISTRY USE ONLY

SEE NOTE #2.

CERTIFICATION:

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DAVID P. PRINCE, P.L.S. 11/15/2022
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

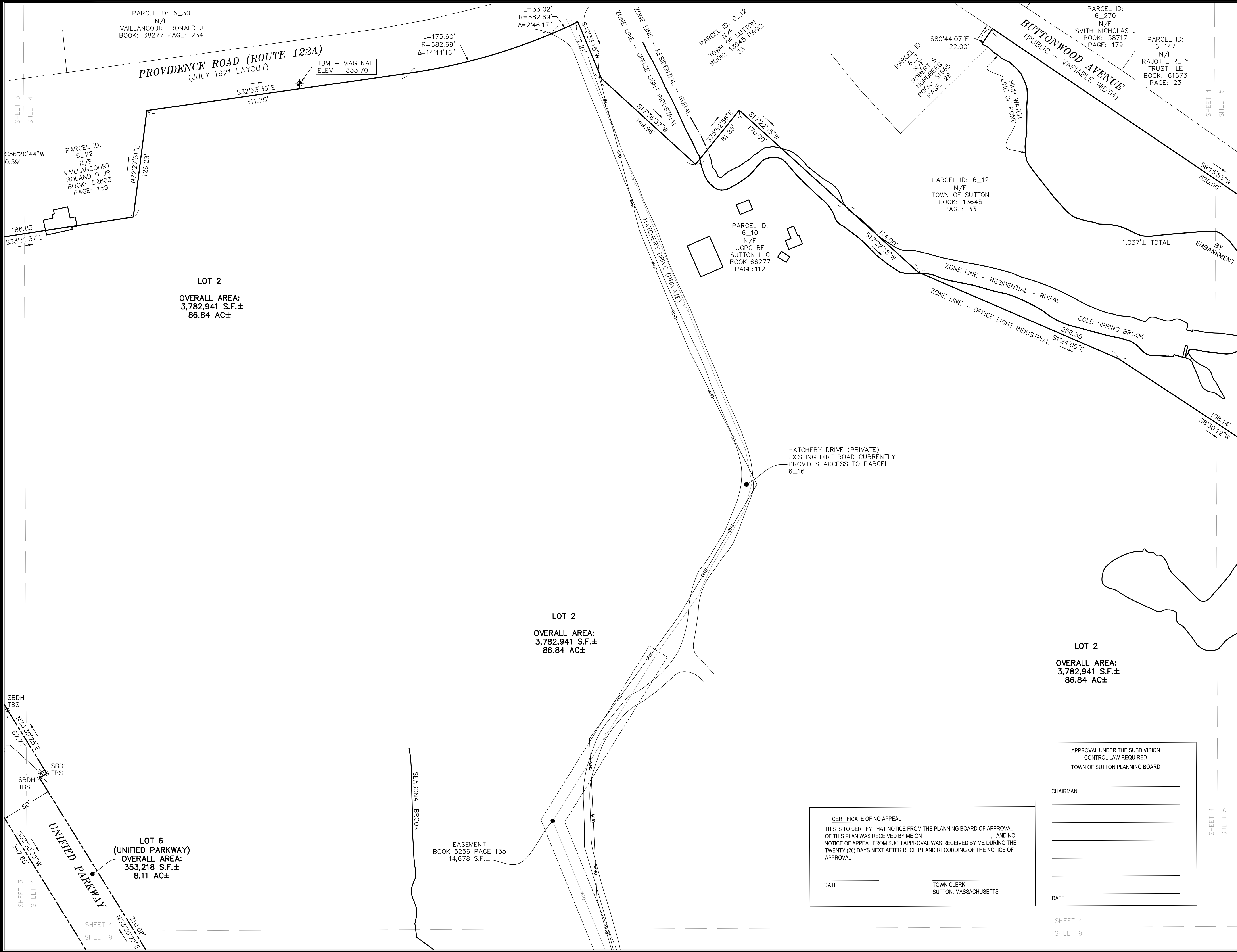
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**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

WSP USA Inc.
10 Al Paul Lane, Suite 103
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



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WSP USA, Inc.

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PROPOSED PROPERTY LINE
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GRAPHIC SCALE

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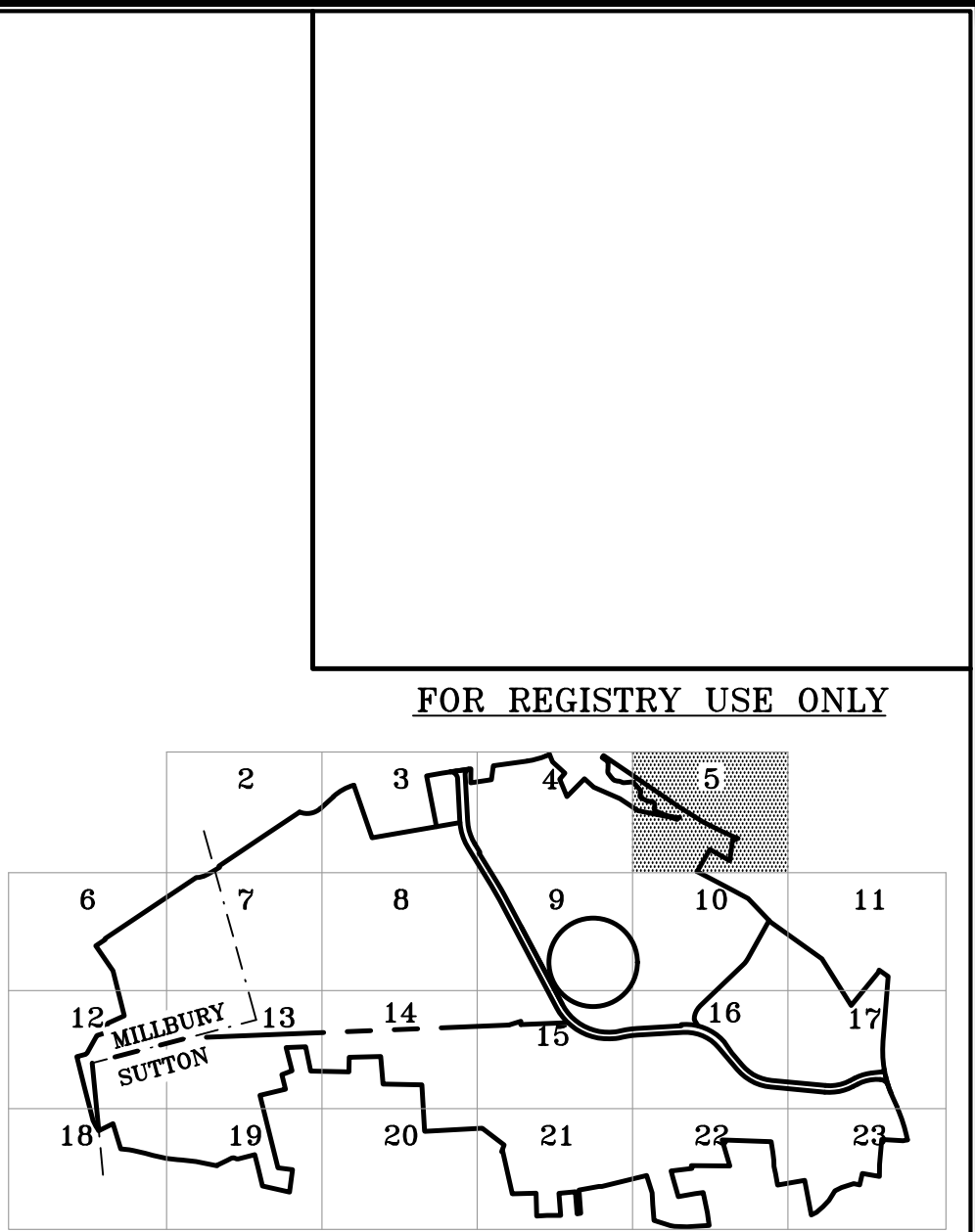
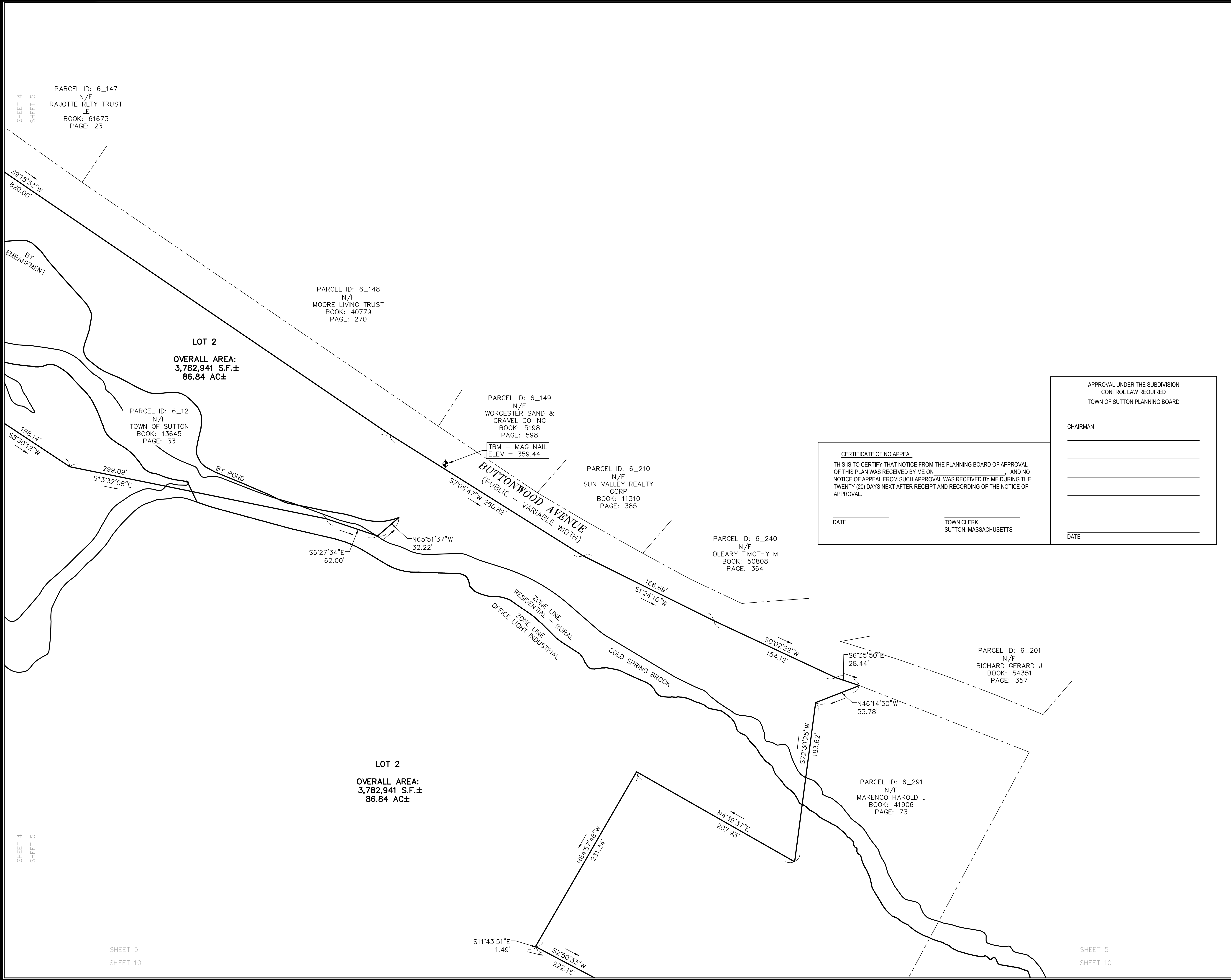
WSP USA Inc.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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

Surveyed By WSP

Checked By DPP Scale 1" = 50'

Book No. - Sheet No. 4 OF 23



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DAVID P. PRINCE, P.L.S. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

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	STONE WALL
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Checked By DPP		
Book No. -		

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DATE _____

TOWN CLERK
SUTTON, MASSACHUSETTS

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

CHAIRMAN _____

DATE _____

PARCEL ID: 73_1
N/F
MILLBURY SELF
STORAGE LLC
BOOK: 53973
PAGE: 259

PARCEL ID: 64_7
N/F
PAIRODUCKS
PROPERTIES LLC
BOOK: 56978
PAGE: 277

PARCEL ID: N/A
N/F
UNKNOWN
BOOK: N/A
PAGE: N/A

TBM - MAG NAIL
ELEV = 359.26

PARCEL ID: 64_1 + 8
LOT 8 ON PLAN
(PARCEL REF. #1)
AREA = 172,896± S.F.
N/F
UGPG RE SUTTON LLC
BOOK: 63692
PAGE: 50

PARCEL ID: 64_9
N/F
LEWCOTT
CORPORATION
BOOK: 17410
PAGE: 288

PARCEL ID: 64_2
N/F
LEWCOTT
CORPORATION
BOOK: 36674
PAGE: 13

PARCEL ID: 64_12
N/F
PRESENTLY UNKNOWN
(FORMERLY THOMAS
BROWN)
BOOK: 1492 PAGE: 413

PROVIDENCE & WORCESTER RAILROAD

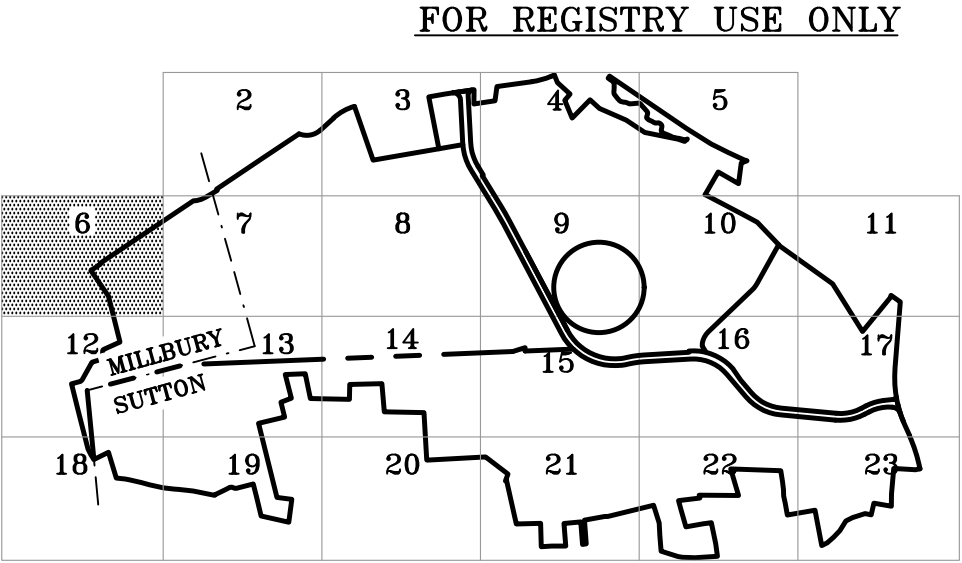
PROVIDENCE ROAD (ROUTE 122A)
(JULY 1921 LAYOUT)

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN MILLBURY:
1,578,892 S.F.±
36.25 AC±

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN MILLBURY:
1,578,892 S.F.±
36.25 AC±

250' NEPCO EASEMENT
(264,735± S.F. IN LOT 1)

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN MILLBURY:
1,578,892 S.F.±
36.25 AC±



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WSP USA, Inc.

LEGEND	
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	TOWN LINE
	ZONE LINE
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	STONE WALL
	STONE BOUND DRILL HOLE
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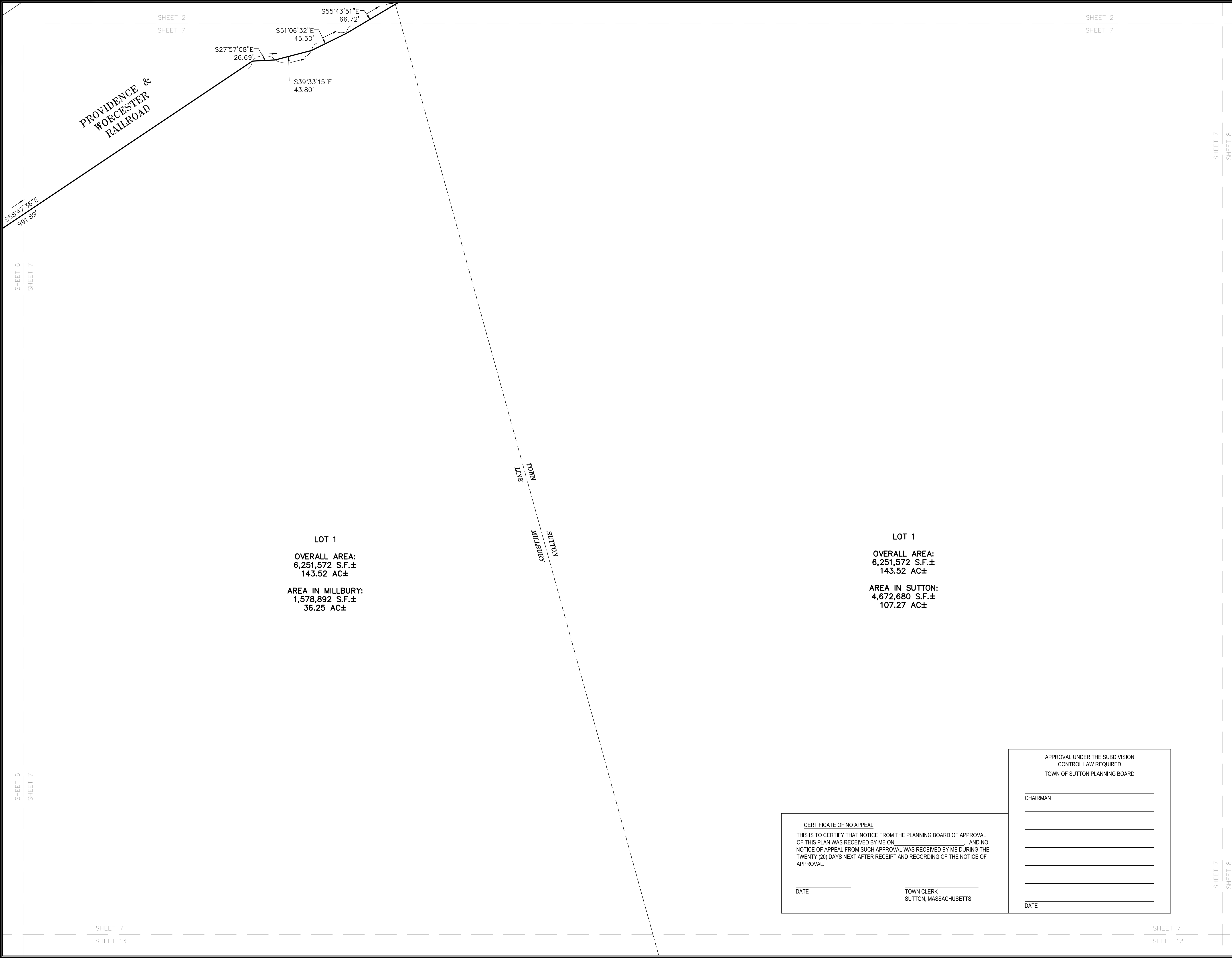


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DEFINITIVE SUBDIVISION PLAN
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PREPARED FOR
UGPG RE SUTTON LLC

wsp WSP USA Inc.
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603-324-0894

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REG. NO. 52328
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11/15/2022

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GRAPHIC SCALE

(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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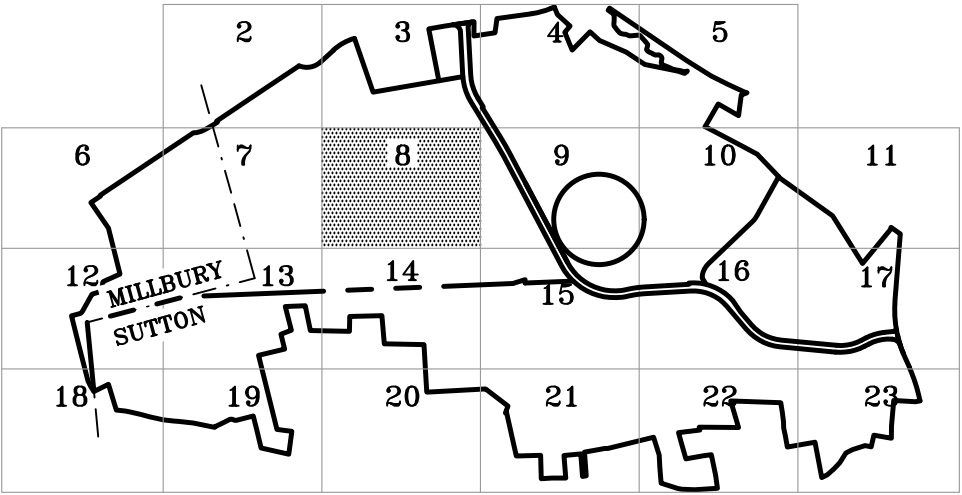
DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

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

CHAIRMAN _____

DATE _____

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WSP USA, Inc.

LEGEND

- | | |
|-----------|---------------------------|
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| - . - . - | ABUTTERS LINE |
| ————— | TOWN LINE |
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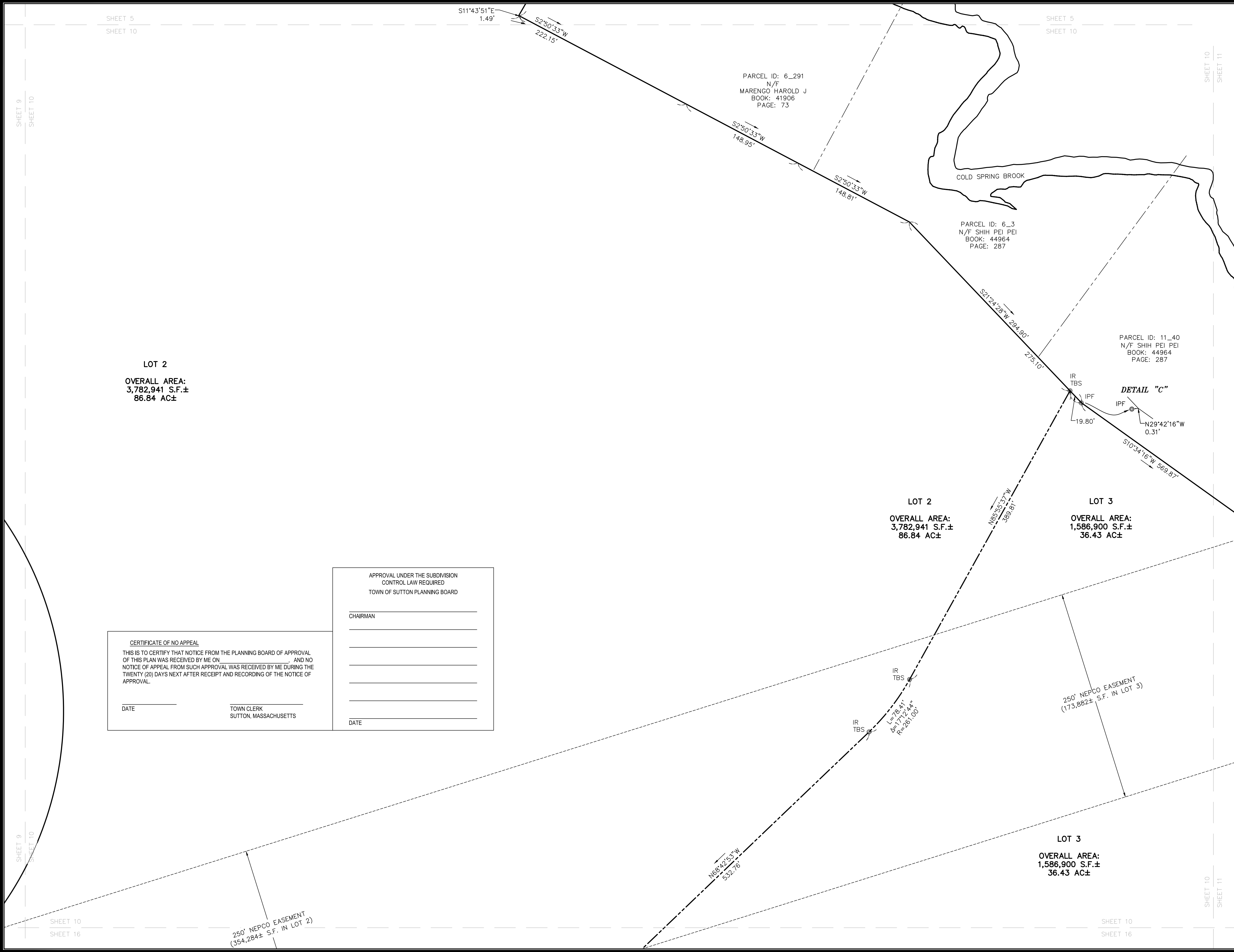
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GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

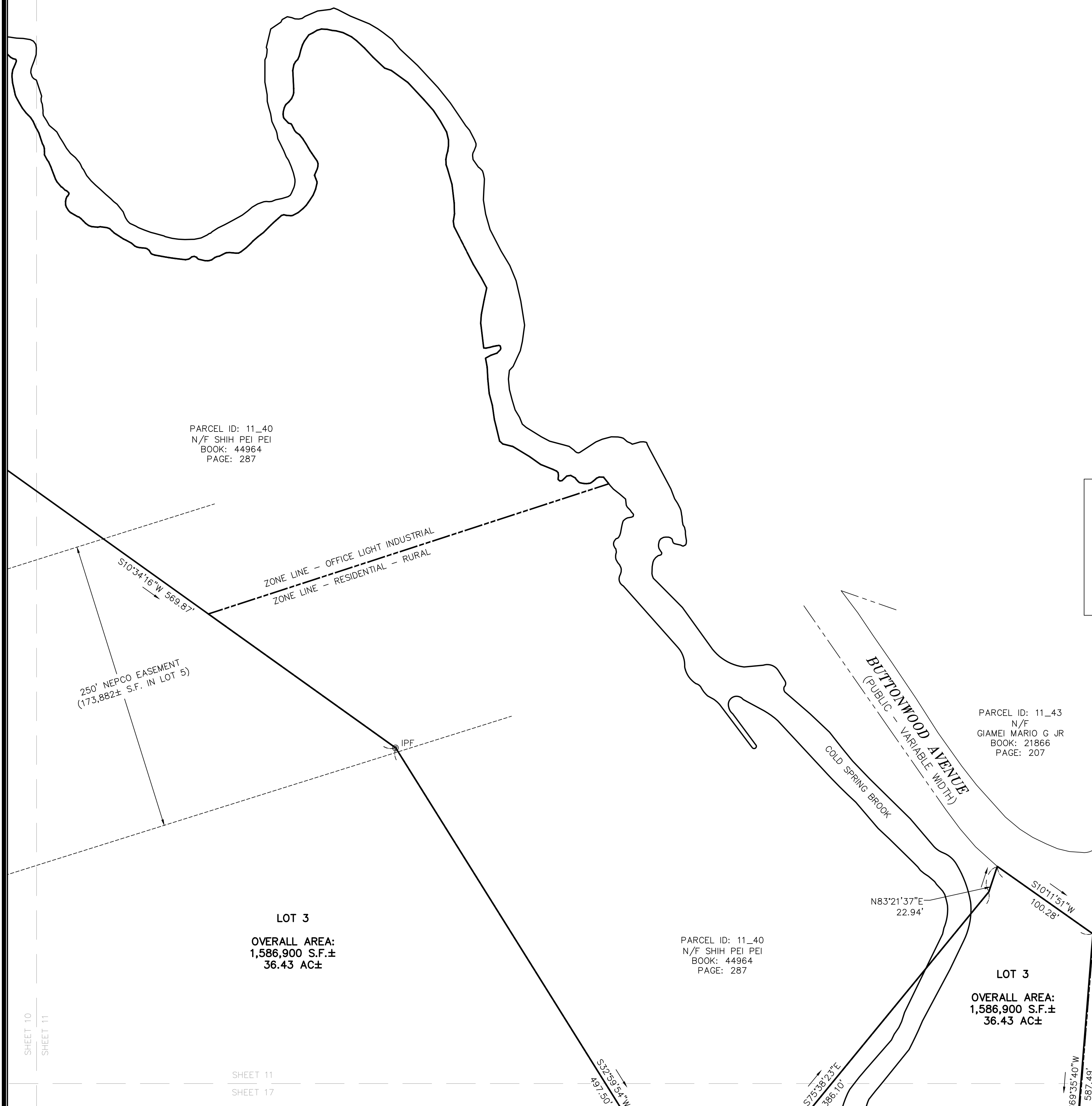
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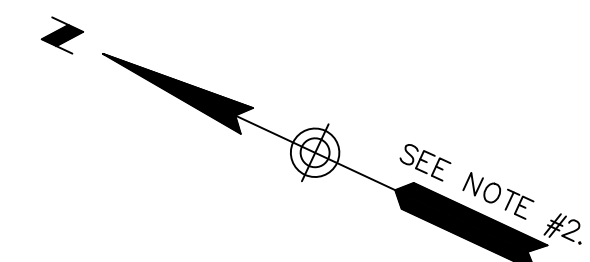
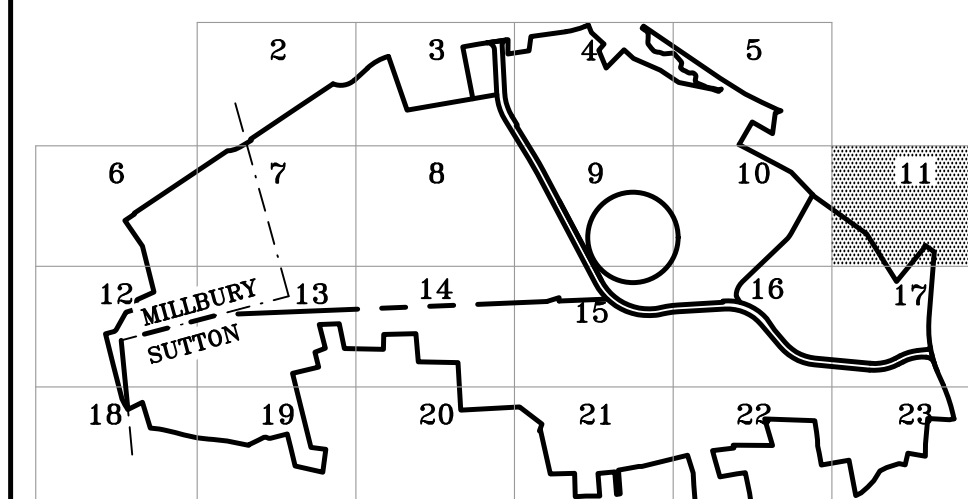
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TOWN CLERK
SUTTON, MASSACHUSETTS

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. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- | 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 |
| LPF ⊗ | LEAD PLUG ESCUTCHEON PIN |

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft

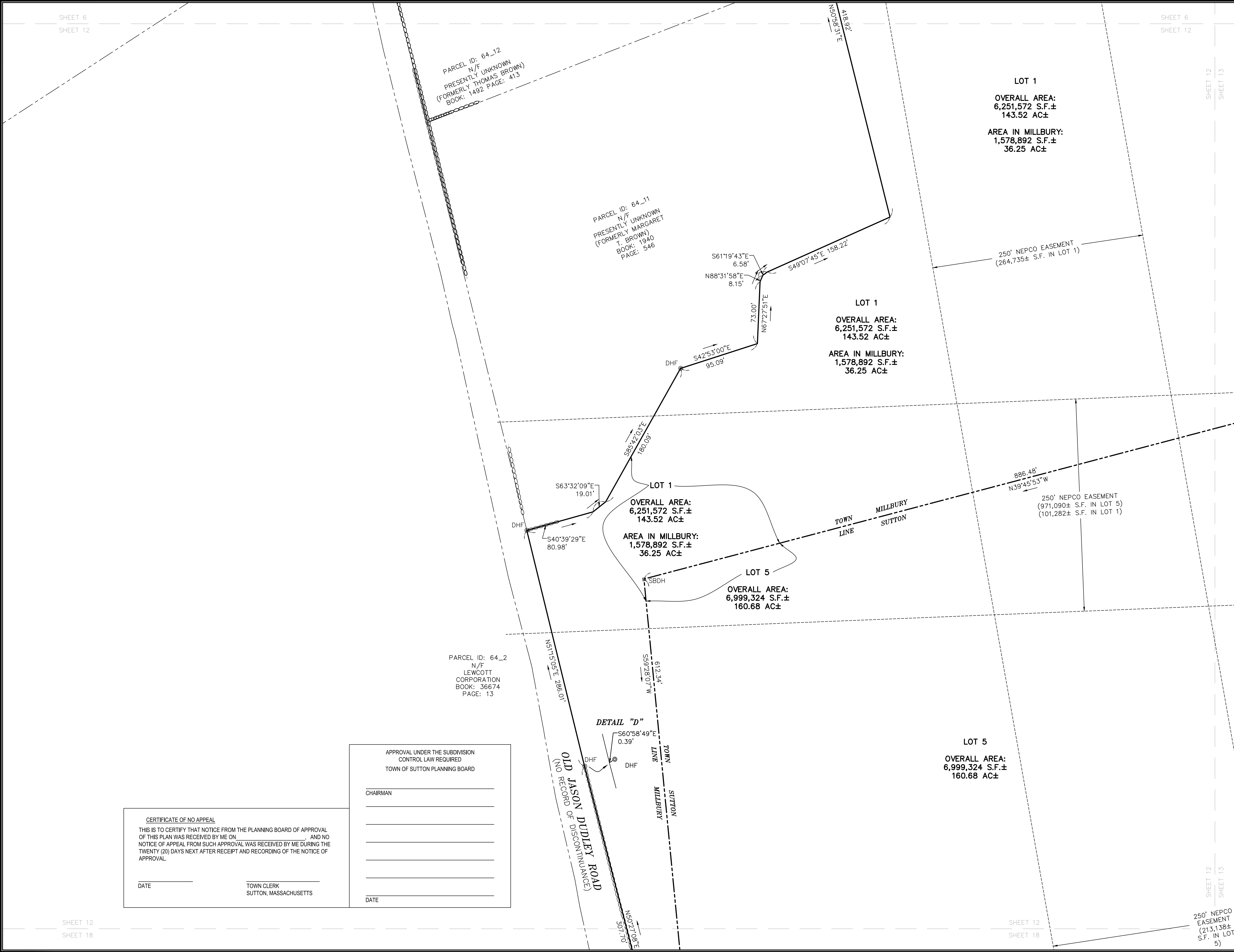
REVISION	1 inch = 50 ft.
DATE	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

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



WSP USA Inc.
10 Al Paul Lane, Suite 103
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'	11 OF 23



FOR REGISTRY USE ONLY

CERTIFICATION:

DAVID P. PRINCE, P.L.S. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

GRAPHIC SCALE

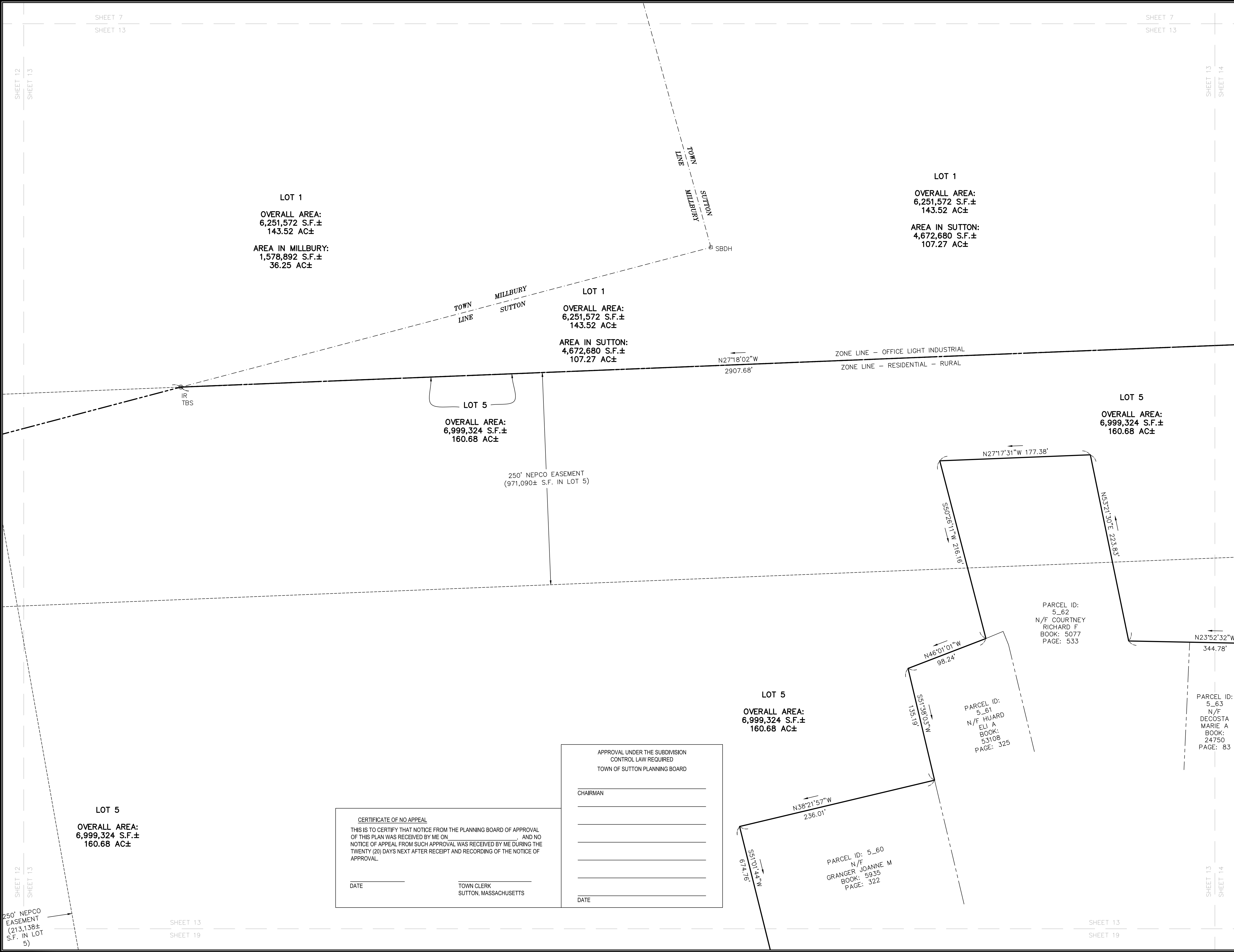
REVISION

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

wsp

WSP USA Inc.
10 Al Paul Lane, Suite 103
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

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. 11/15/2022
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

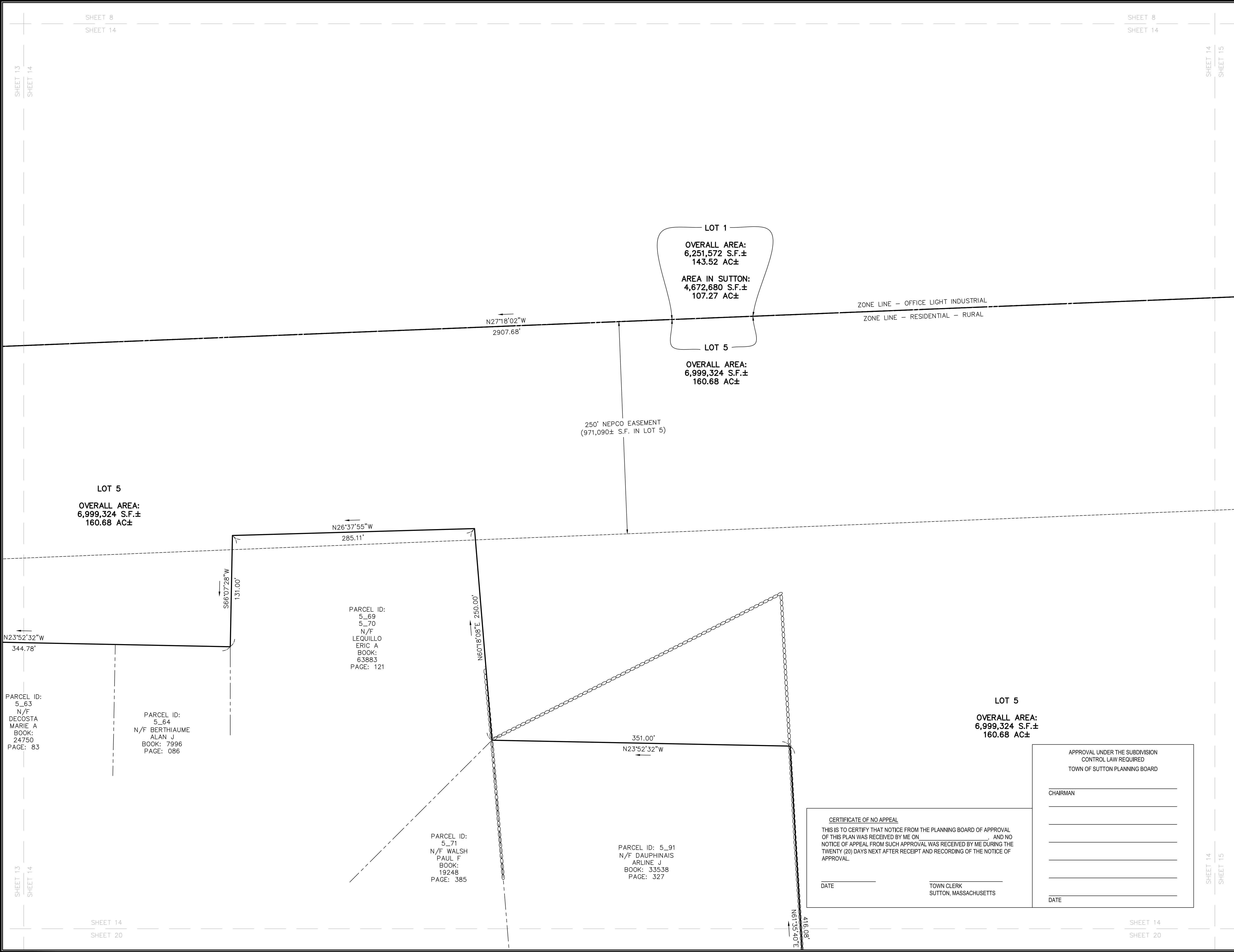
GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

REVISION
DATE DESCRIPTION
11/15/22 BENCHMARKS ADDED
10/25/22 CAPLETTE ROAD DISCONTINUANCE
09/28/22 ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
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.
10 Al Paul Lane, Suite 103
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. —



FOR REGISTRY USE ONLY

SEE NOTE #2.

CERTIFICATION:

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ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 11/15/2022
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
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

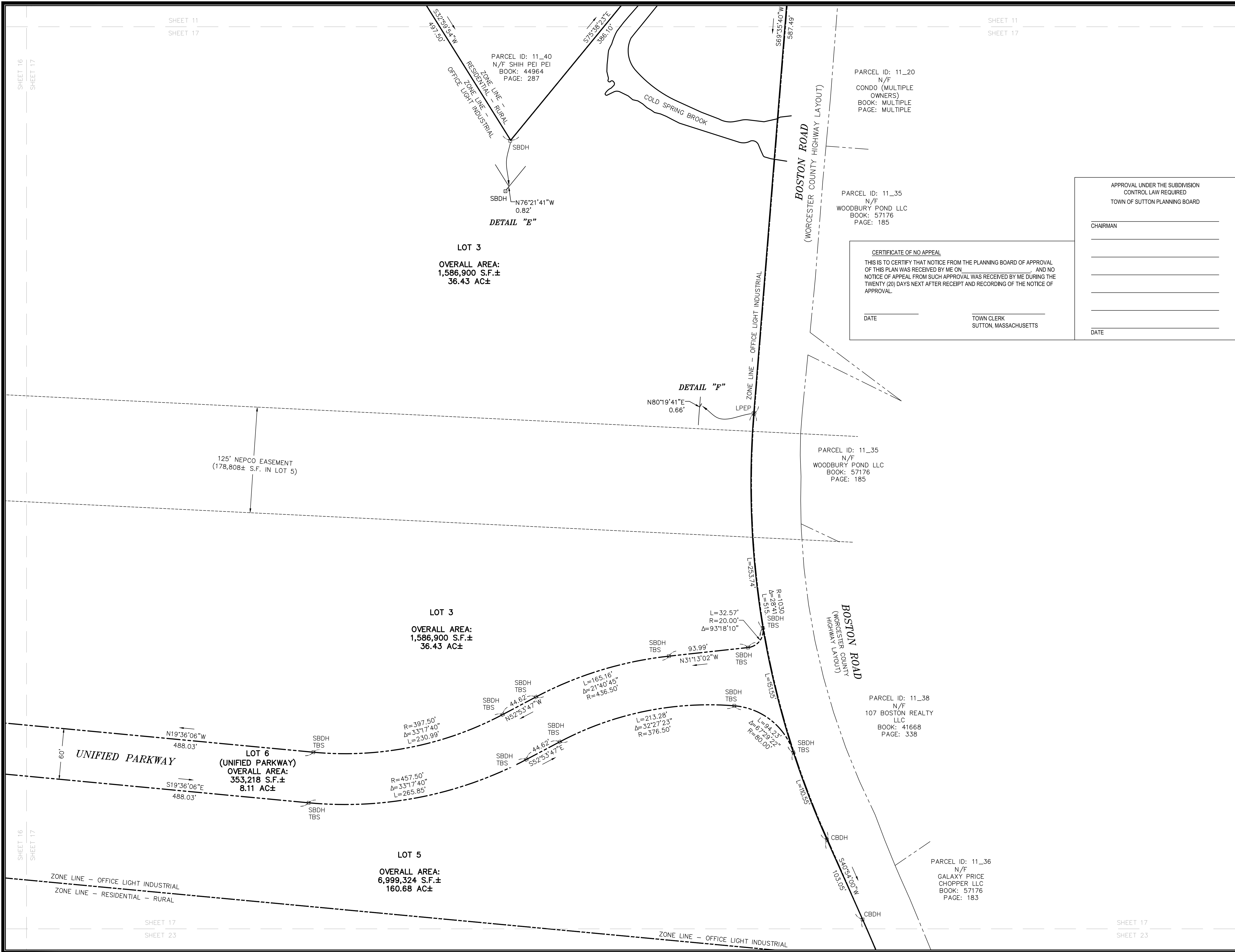
**DEFINITIVE SUBDIVISION PLAN
OF LAND**

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

wsp

WSP USA Inc.
10 Al Paul Lane, Suite 103
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'	14 OF 23



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.

DAVID P. PRINCE, P.L.S. 11/15/2022
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

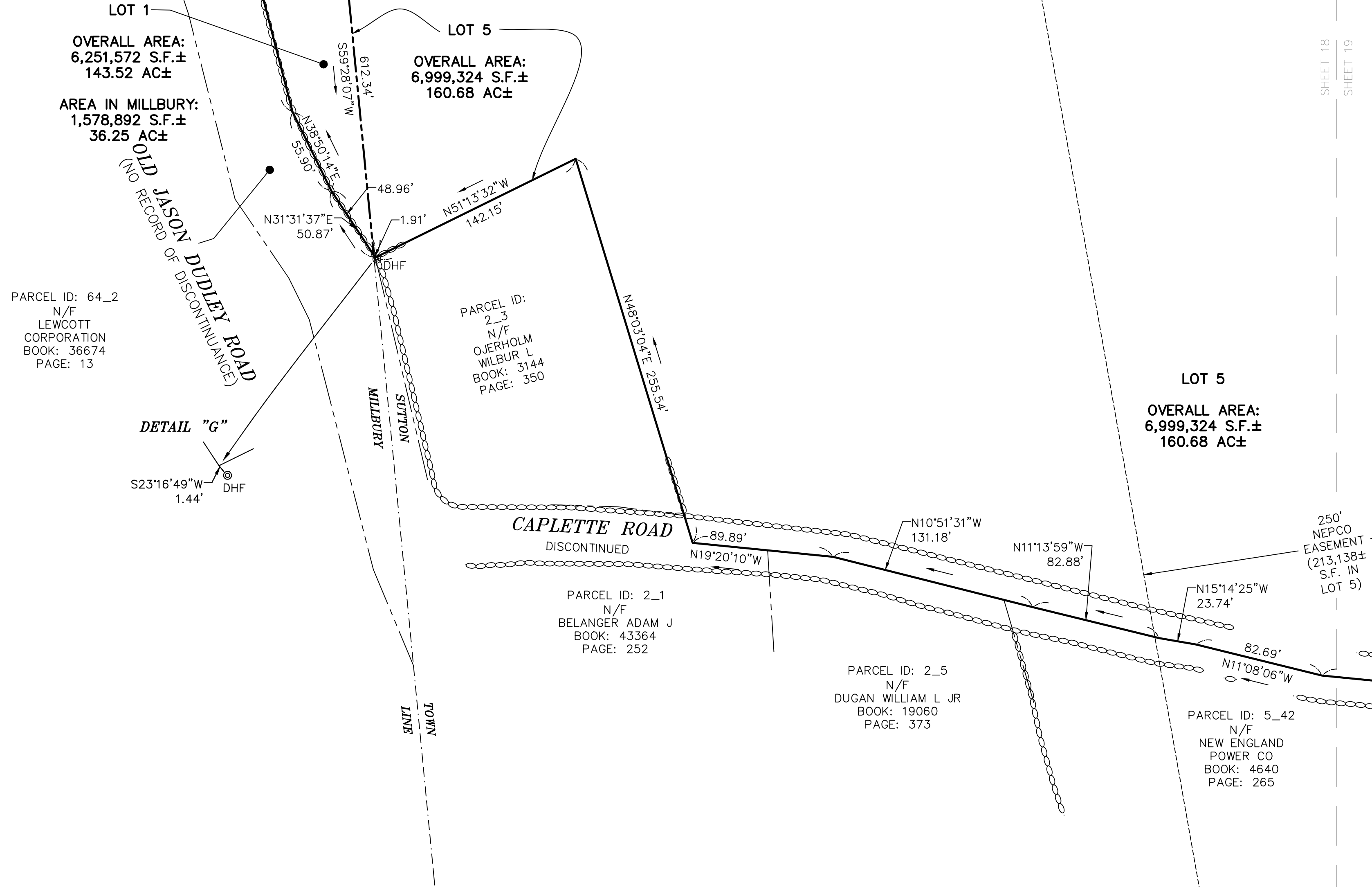
DATE	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
01/07/22	ADDRESSED COMMENTS FROM TOWN
12/16/21	ADDRESSED COMMENTS FROM TOWN

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

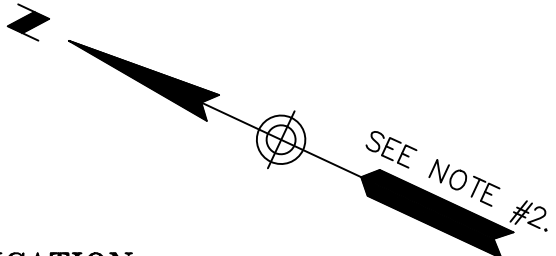
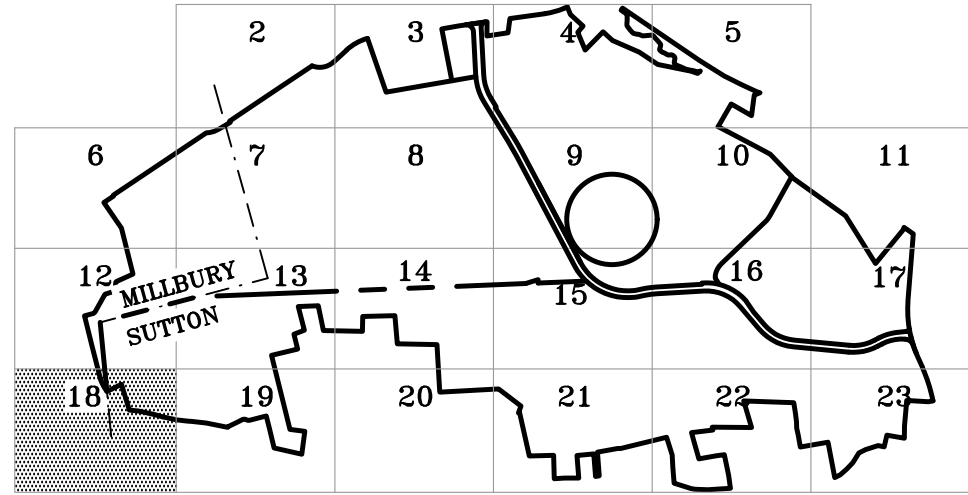
wsp

WSP USA Inc.
10 Al Paul Lane, Suite 103
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. -		



FOR REGISTRY USE ONLY



CERTIFICATION:

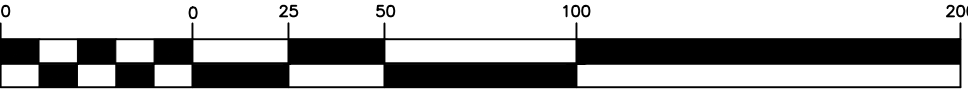
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 11/15/2022
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	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
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.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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

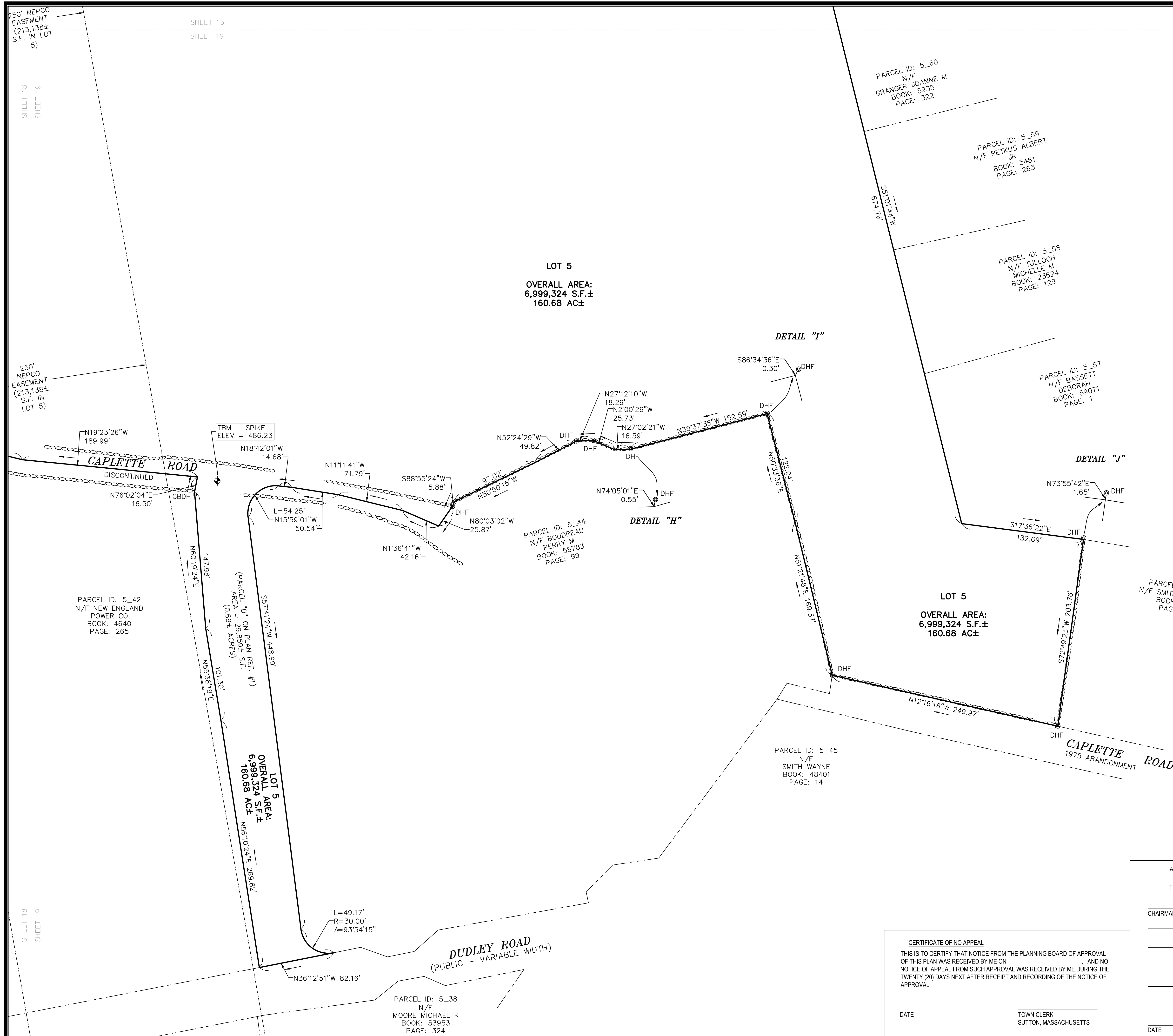
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON _____, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.

DATE _____ TOWN CLERK
SUTTON, MASSACHUSETTS

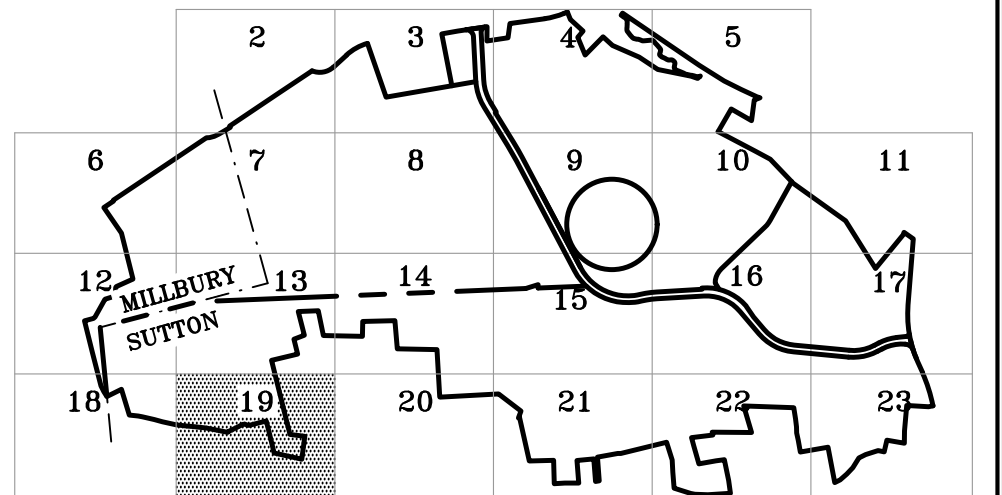
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

CHAIRMAN

DATE



FOR REGISTRY USE ONLY



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. 11/15/2022
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)
inch = 50 ft.

REVISION		1 inch = 50 ft.
DATE	DESCRIPTION	
11/15/22	BENCHMARKS ADDED	
10/25/22	CAPLETTE ROAD DISCONTINUANCE	
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT	
01/07/22	ADDRESSED COMMENTS FROM TOWN	
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DEFINITIVE SUBDIVISION PLAN
OF LAND

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



WSP USA Inc.
10 Al Paul Lane, Suite 103
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'	19 OF 23

LOT 5

OVERALL AREA:
6,999,324 S.F.±
160.68 AC±

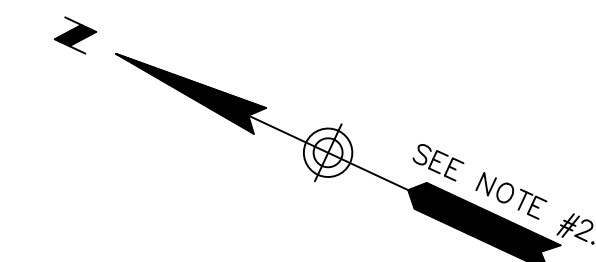
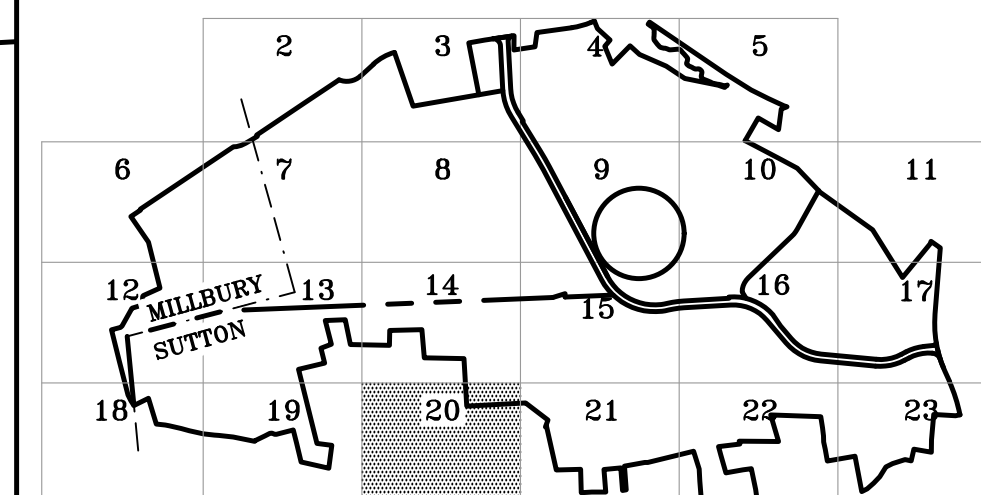
PARCEL ID: 5_32
N/F NEVALSKY BRIAN
D
BOOK: 17515
PAGE: 169

CB
N37°12'26"W
3.75'

N60°30'50"E
5.73'

N28°10'21"W
520.00'

FOR REGISTRY USE ONLY



CERTIFICATION:

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DAVID P. PRINCE, P.L.S. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

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.

1 inch = 50 ft.	
REVISION	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
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DEFINITIVE SUBDIVISION PLAN
OF LAND

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



WSP USA Inc.
10 Al Paul Lane, Suite 103
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'	20 OF 23

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.

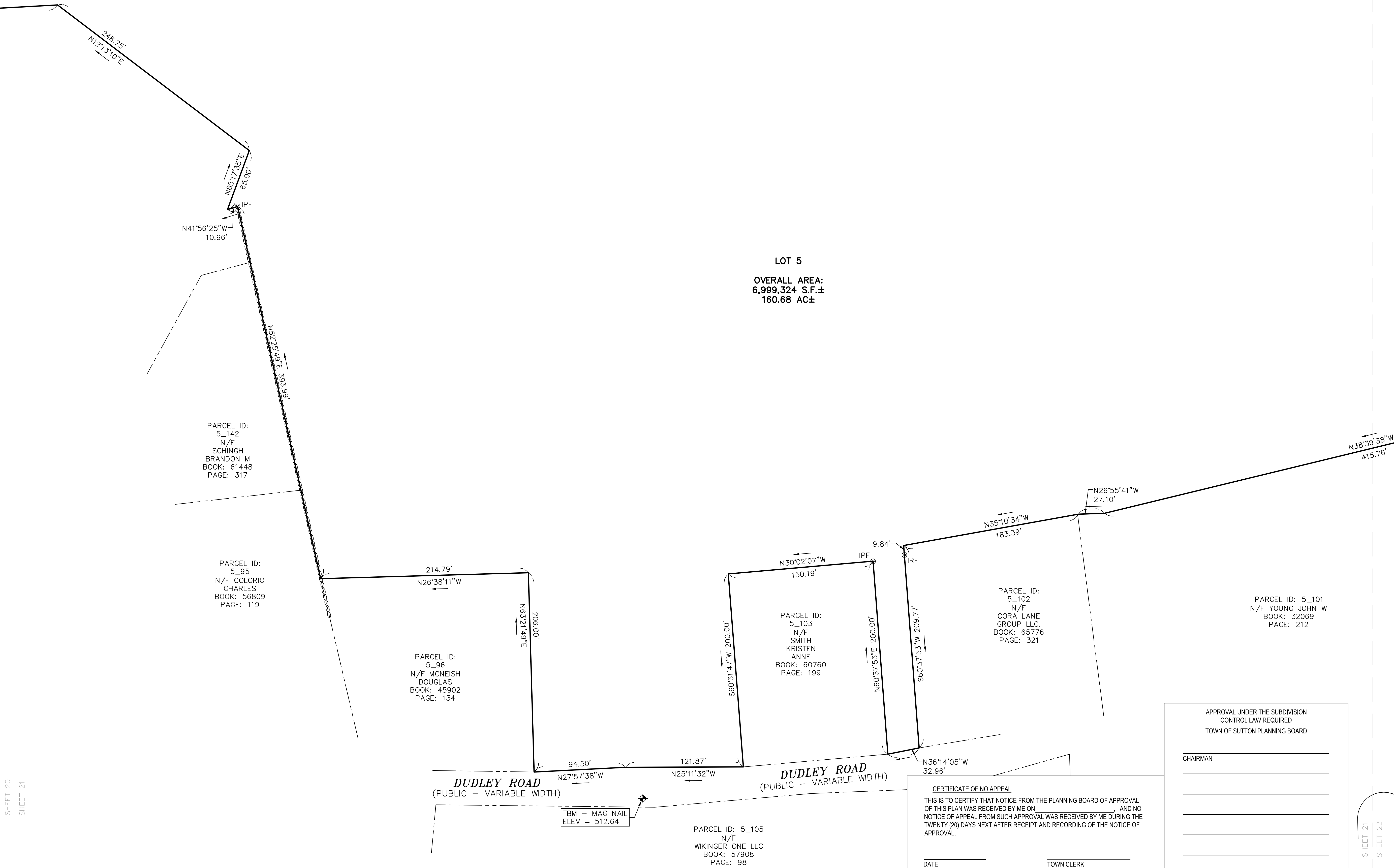
DATE _____

TOWN CLERK
SUTTON, MASSACHUSETTS

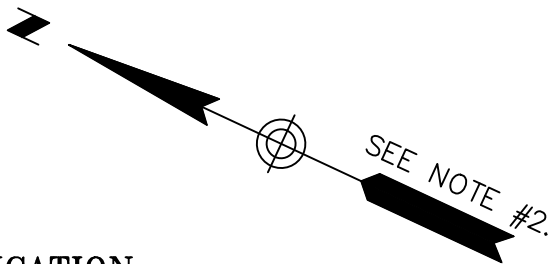
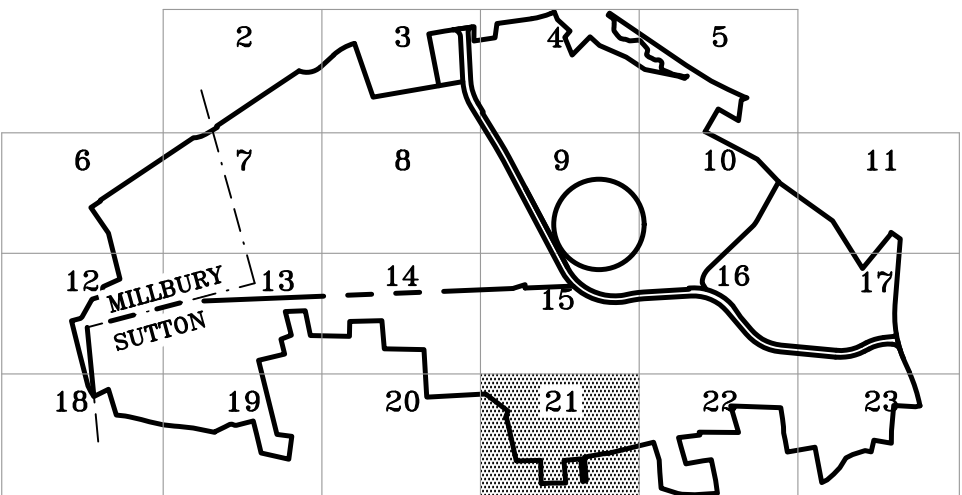
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

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. 11/15/2022
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	DESCRIPTION
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
09/28/22	ADJUSTED LOT 3, LOT 5, LOT 6 & GRID EASEMENT
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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.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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

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

LOT 5
OVERALL AREA:
6,999,324 S.F.±
160.68 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: 58817
PAGE: 33

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

DETAIL "L"

DETAIL "M"

LOT 5
OVERALL AREA:
6,999,324 S.F.±
160.68 AC±

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

CHAIRMAN

CERTIFICATE OF NO APPEAL

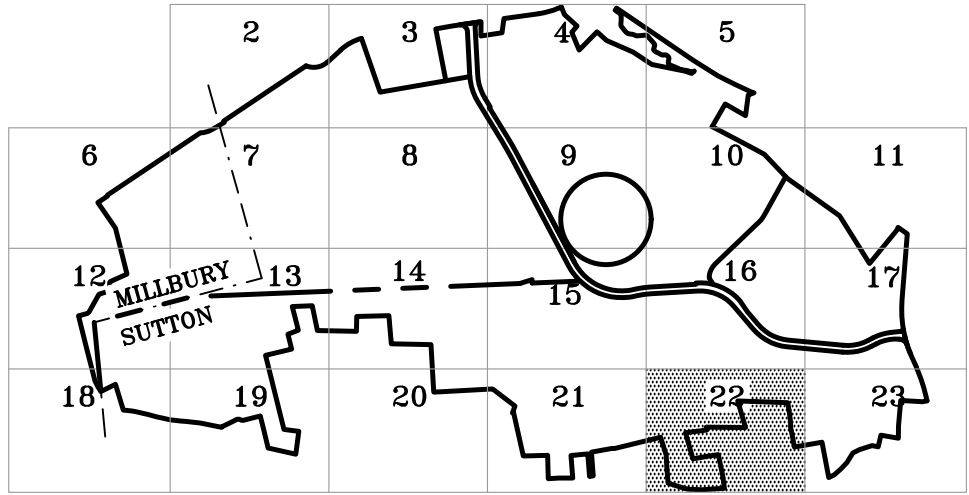
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NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE
TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF
APPROVAL.

DATE

TOWN CLERK
SUTTON, MASSACHUSETTS

DATE

FOR REGISTRY USE ONLY



SEE NOTE #2.

CERTIFICATION:

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ACCORDANCE WITH THE RULES AND REGULATIONS FOR
RECORDING AT THE REGISTRY OF DEEDS.

DAVID P. PRINCE, P.L.S. 11/15/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

- | | |
|-----------|---------------------------|
| --- | PROPERTY LINE |
| - - - - - | PROPOSED PROPERTY LINE |
| - . - . - | ABUTTERS LINE |
| - - - - - | TOWN LINE |
| - - - - - | ZONE LINE |
| - - - - - | EASEMENT |
| o o o o o | 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
11/15/22	BENCHMARKS ADDED
10/25/22	CAPLETTE ROAD DISCONTINUANCE
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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.
10 Al Paul Lane, Suite 103
Merrimack, NH 03054
603-324-0894

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. -		

PARCEL ID: 10_154
N/F
PAULINO ANTONIO
BOOK: 62053
PAGE: 25

DATE _____

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