

Worcester District Registry of Deeds - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 3/24/2022 9:35:59 PM

| Doc# | Document Type | Town | Book/Page | File Date | Consideration |
|---|---------------|------|-----------|------------|---------------|
| 20976 | PLANS | | 00963/1 | 03/24/2022 | |
| Property-Street Address and/or Description | | | | | |
| BOSTON RD, DUDLEY RD, BUTTONWOOD AVE, PROVIDENCE RD, ROUTE 122A, CAPLETTE RD, OLD JASON DUDLEY RD | | | | | |
| Grantors | | | | | |
| UGPG RE SUTTON LLC | | | | | |
| Grantees | | | | | |
| References-Book/Pg Description Recorded Year | | | | | |
| Registered Land Certificate(s)-Cert# Book/Pg | | | | | |

WORCESTER DISTRICT REGISTRY
OF DEEDS-WORCESTER, MA
PLAN BOOK 963 PLAN 1
Received 3/24/22
Sheet 1 of 23
Fee \$2,415
ATTEST: Kathryn A. Jorney
Register

SITE INFORMATION

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

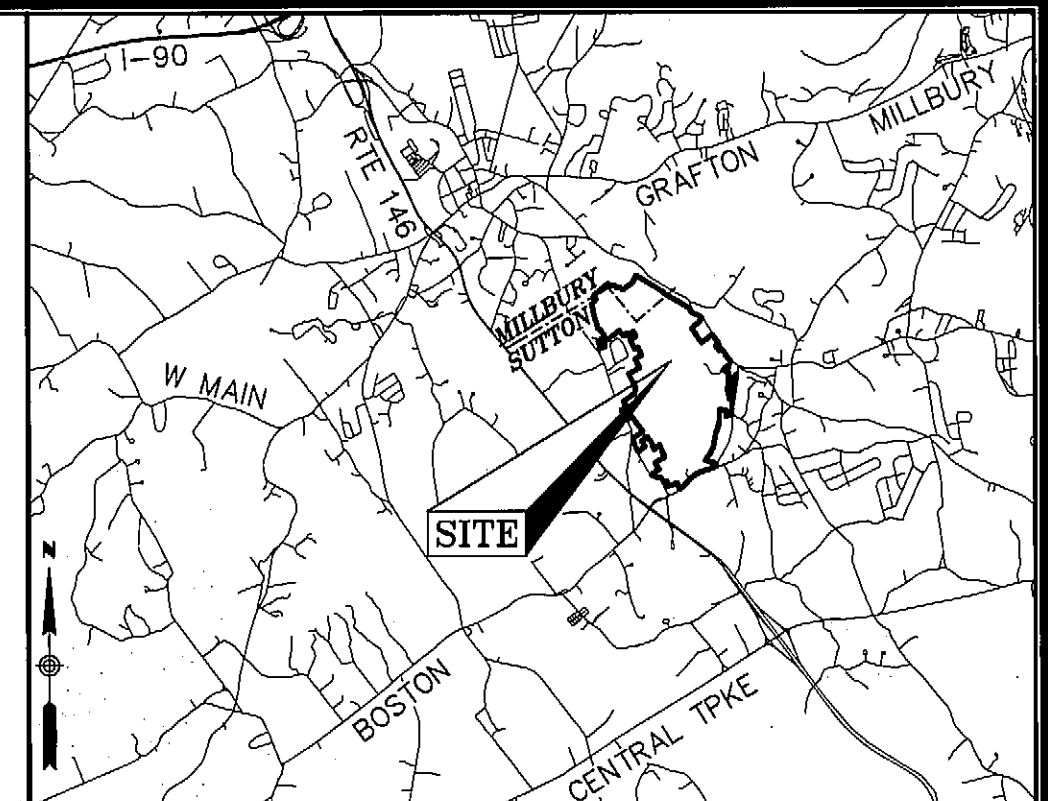
| TABLE 2 TABLE OF AREA REGULATIONS (NUMBERS REFER TO FOOTNOTES - SEE SUTTON BYLAWS) | | | | | | |
|--|---|-------------------|---------------------------|----------------|---------------|---------------|
| DISTRICT | USE | MINIMUM REQUIRED | | | | |
| | | LOTS (1) | YARDS (2-17) | | | |
| | | AREA (SQ. FT.) | WIDTH & FRONTAGE (FT.) | FRONT (FT.) | SIDE (FT.) | REAR (FT.) |
| RESIDENTIAL-RURAL (R-1) | ANY PERMITTED STRUCTURE OR PRINCIPAL USE | 80,000 | 250 | 50 | 20 | 50 |
| OFFICE AND LIGHT INDUSTRIAL (OLI) | ANY PERMITTED STRUCTURE OR PRINCIPAL USE | 80,000 | 200 | 50 | 20 | 50 |

| TABLE 3 TABLE OF HEIGHT AND BULK REGULATIONS | | |
|---|-----|-----|
| DISTRICT | R-1 | OLI |
| MAX BLDG. HEIGHT (FT.) | 35 | 35 |
| MAX BLDG. COVERAGE OF LOT (COVERED AREA AS % OF TOTAL LOT AREA) | 10 | * |
| MIN HABITABLE FLOOR AREA PER DWELLING UNIT (SQ. FT.) | 768 | --- |
| MIN OPEN SPACE (%) | --- | --- |

**NOTE: REFER TO SUTTON BYLAWS FOR ADDITIONAL NOTES

PLAN REFERENCES

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



NOTES

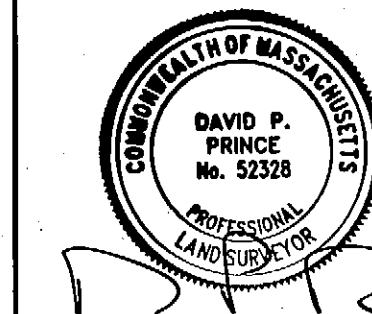
- THIS PLAN WAS PREPARED FROM AN ACTUAL ON THE
GROUND FIELD SURVEY CONDUCTED BY WSP FROM AUGUST OF
2020 TO APRIL OF 2021.
- THE BEARING SYSTEM SHOWN HEREON IS REFERENCED TO
THE NORTH AMERICAN DATUM OF 1983, MASSACHUSETTS STATE
PLANE MAINLAND COORDINATE SYSTEM AND WAS ESTABLISHED
UTILIZING RTK GPS SURVEY TECHNIQUES REFERENCING THE
MACORS GPS NETWORK.
- THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THE
CONTIGUOUS PARCELS IN SUTTON, MA THAT RESIDE IN
COMMON OWNERSHIP OF UPGP 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.
- WSP HEREBY CERTIFIES THE RELATIVE ACCURACY OF THE
TRAVERSE MEETS OR EXCEEDS THE MINIMUM STANDARD ERROR
OF MISCLASURE OF 1:15,000.

LOCUS DEED REFERENCES

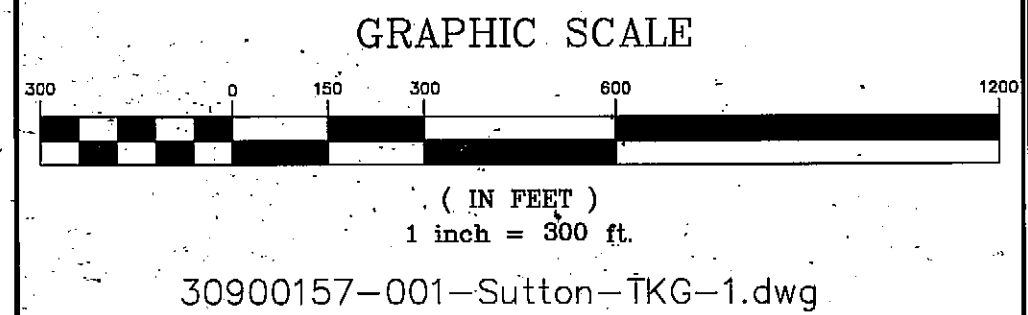
- BOOK 63692 PAGE 50 RECORDED IN WORCESTER COUNTY
REGISTRY OF DEEDS. (WCRD)
- BOOK 64357 PAGE 317 RECORDED IN WCRD.
- BOOK 65304 PAGE 312 RECORDED IN WCRD.
- BOOK 65304 PAGE 312 RECORDED IN WCRD.

CERTIFICATION:

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



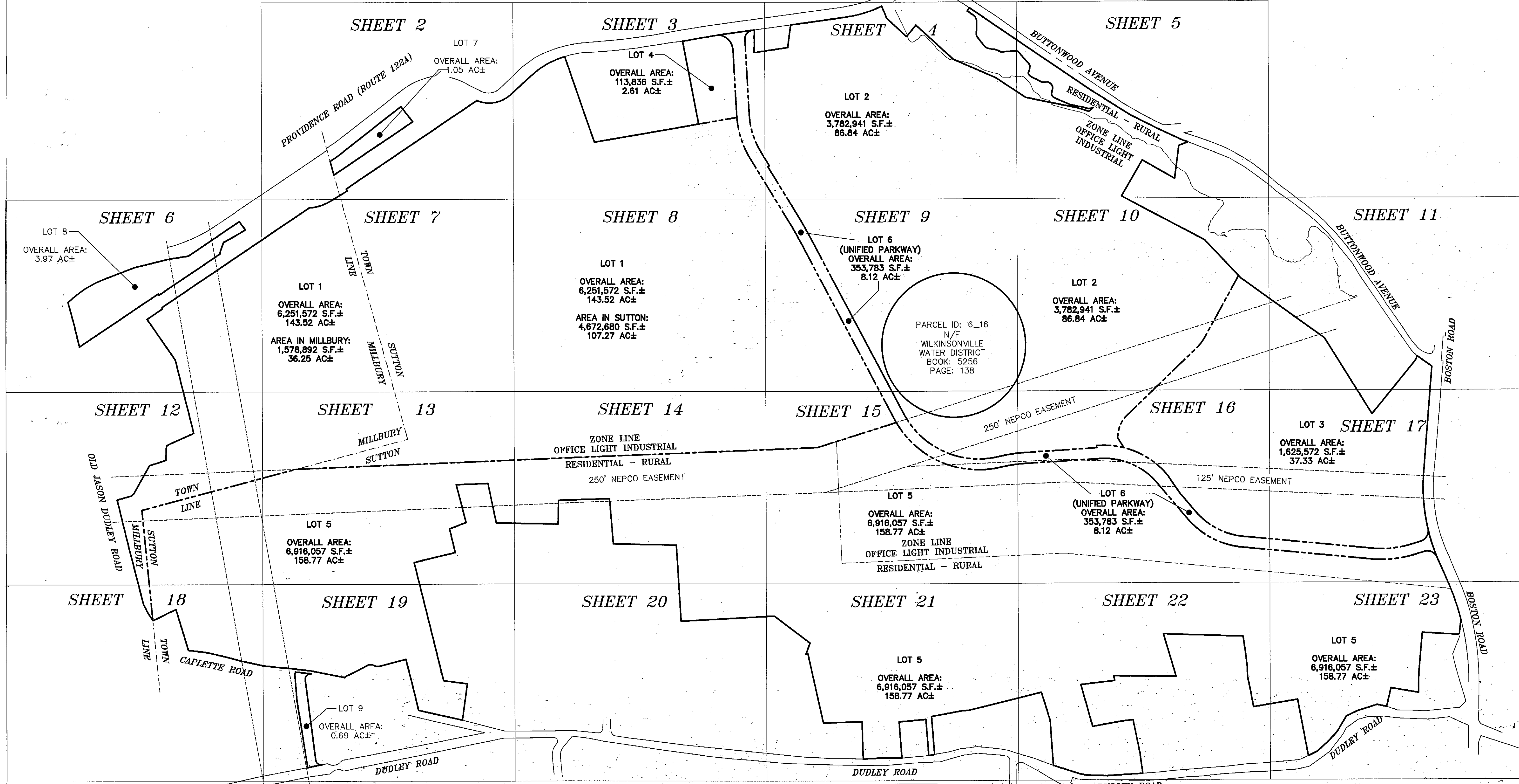
DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.



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

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

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



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

APPROVED ON 1/10/22 SUBJECT TO COVENANT CONDITIONS
SET FORTH IN A COVENANT EXECUTED BY UGPG RE SUTTON LLC DATED
3/28/22 AND TO BE RECORDED HEREWITH, AND SUBJECT TO
CONDITIONS LISTED WITHIN THE PLAN.

CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL
OF THIS PLAN WAS RECEIVED BY ME ON 1/10/22, 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.

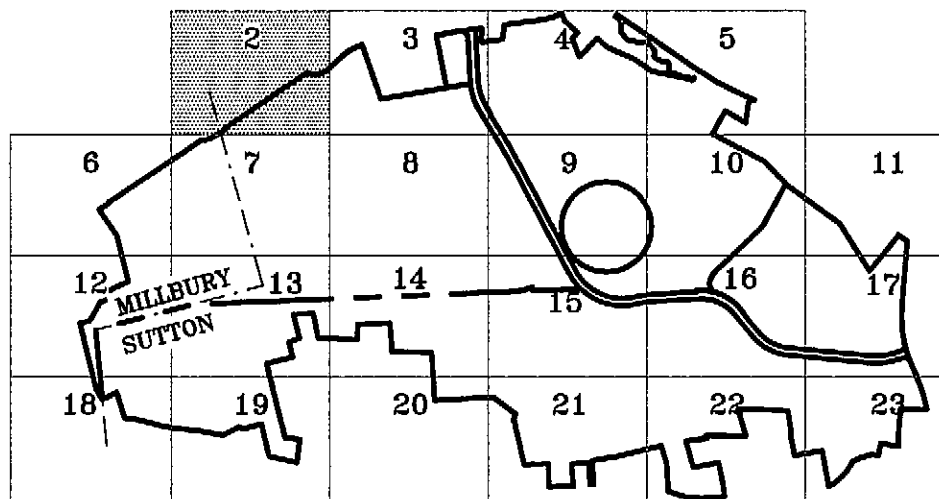
DATE 3/28/22
TOWN CLERK
SUTTON, MASSACHUSETTS

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

CHAIRMAN
MEMBER

DATE 2/28/22

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.
REG. NO. 52328
WSP USA, Inc.

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

REVISION

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

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



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

| | | |
|-----------------|------------------------|-------------------|
| Drawn By BH | Date NOVEMBER 15, 2021 | Job No. 30900157 |
| Surveyed By WSP | Scale 1" = 50' | Sheet No. 2 OF 23 |
| Checked By DPP | | |
| Book No. - | | |

PARCEL ID: 3_8
N/F
RANO FRANK
BOOK: /PAGE: C6114

PARCEL ID: 3_2
N/F TOWN OF
SUTTON
BOOK: 2155
PAGE: 198

PARCEL ID: 6_216
N/F
PROVIDENCE &
WORCESTER RR
BOOK: N/A
PAGE: N/A

PARCEL ID: 3_14
N/F
DILEO PROPERTIES
LLC
BOOK: /PAGE: C17469

PARCEL ID: 6_25
N/F
UGPG RE SUTTON
LLC
BOOK: 63692
PAGE: 50

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

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

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

PROVIDENCE & WORCESTER RAILROAD

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN SUTTON:
4,672,680 S.F.±
107.27 AC±

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/22, 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.

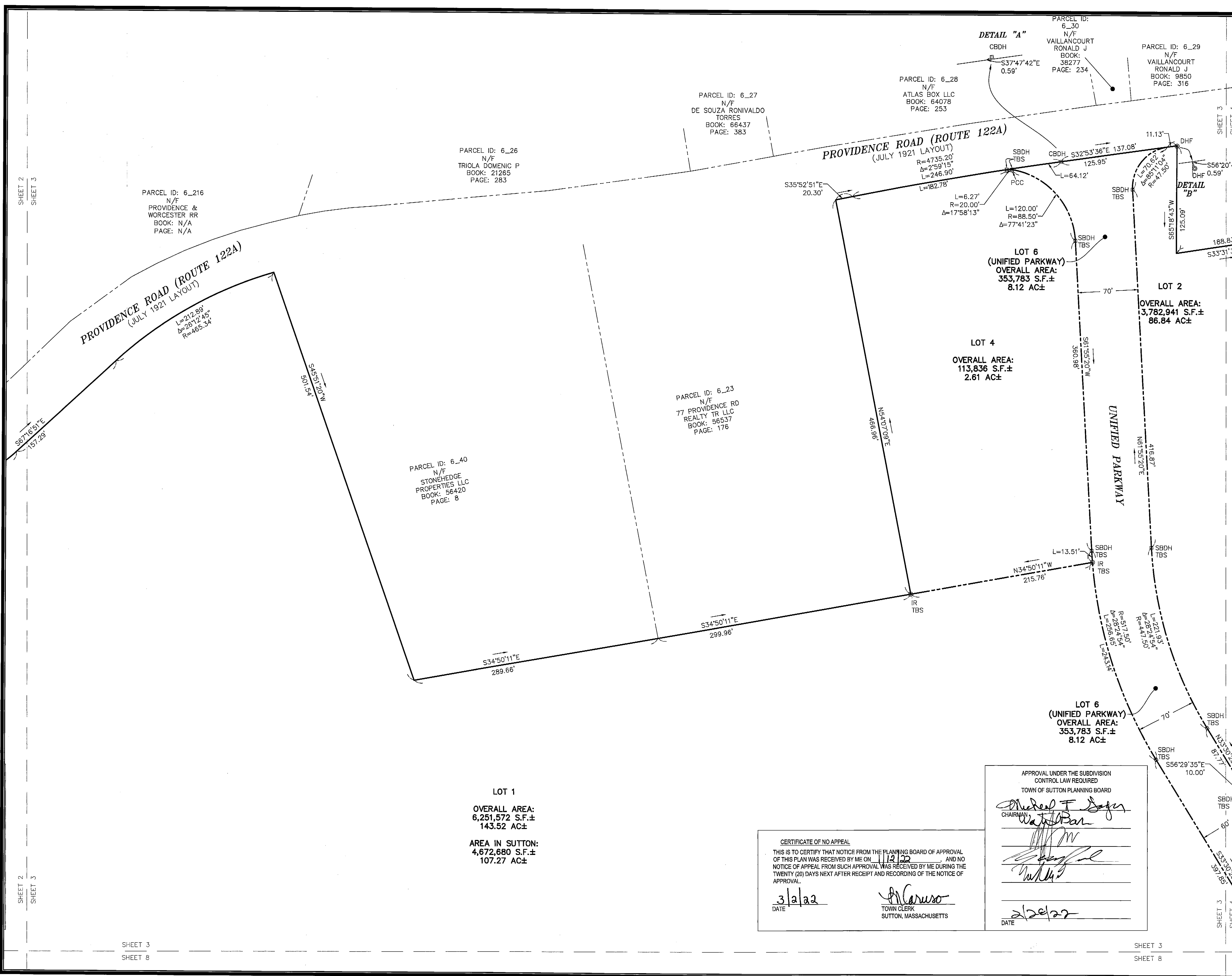
DATE 3/2/22

TOWN CLERK
SUTTON, MASSACHUSETTS

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

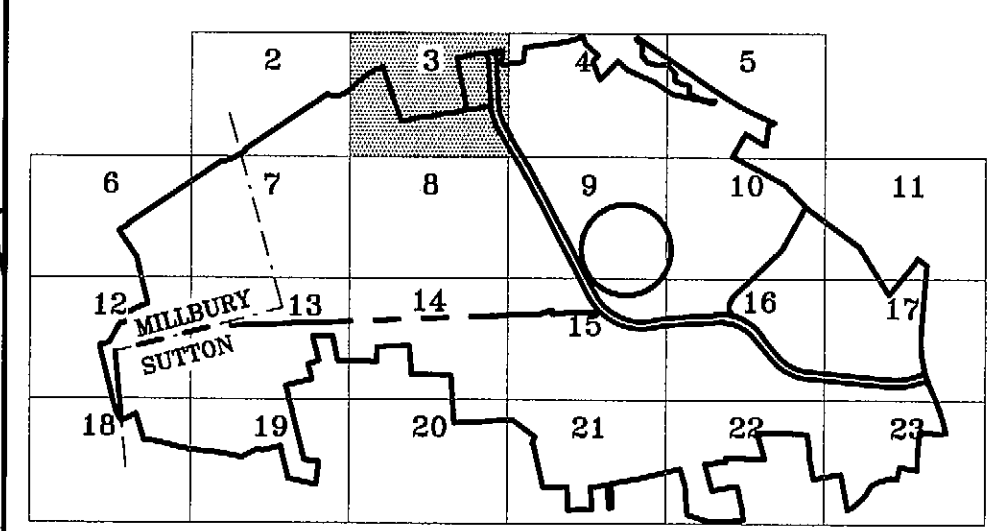
CHAIRMAN
WSP

DATE 2/20/22



PLAN BOOK 963 PLAN 1
SHEET 3 OF 23

FOR REGISTRY USE ONLY

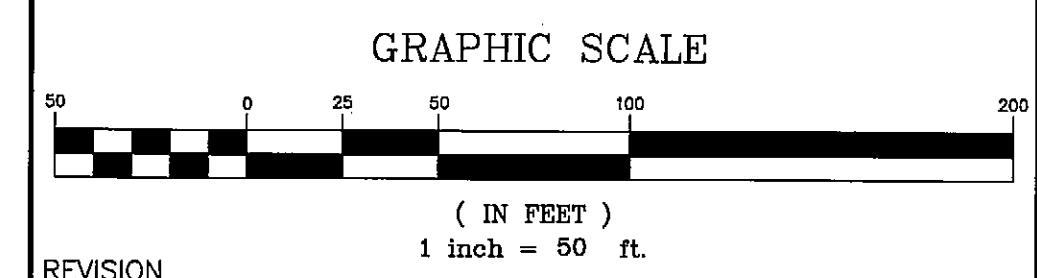


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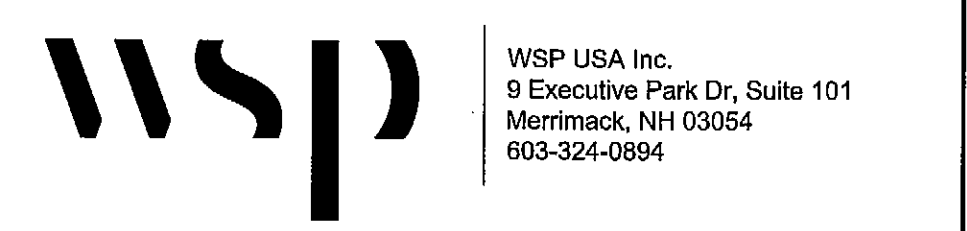
DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

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



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

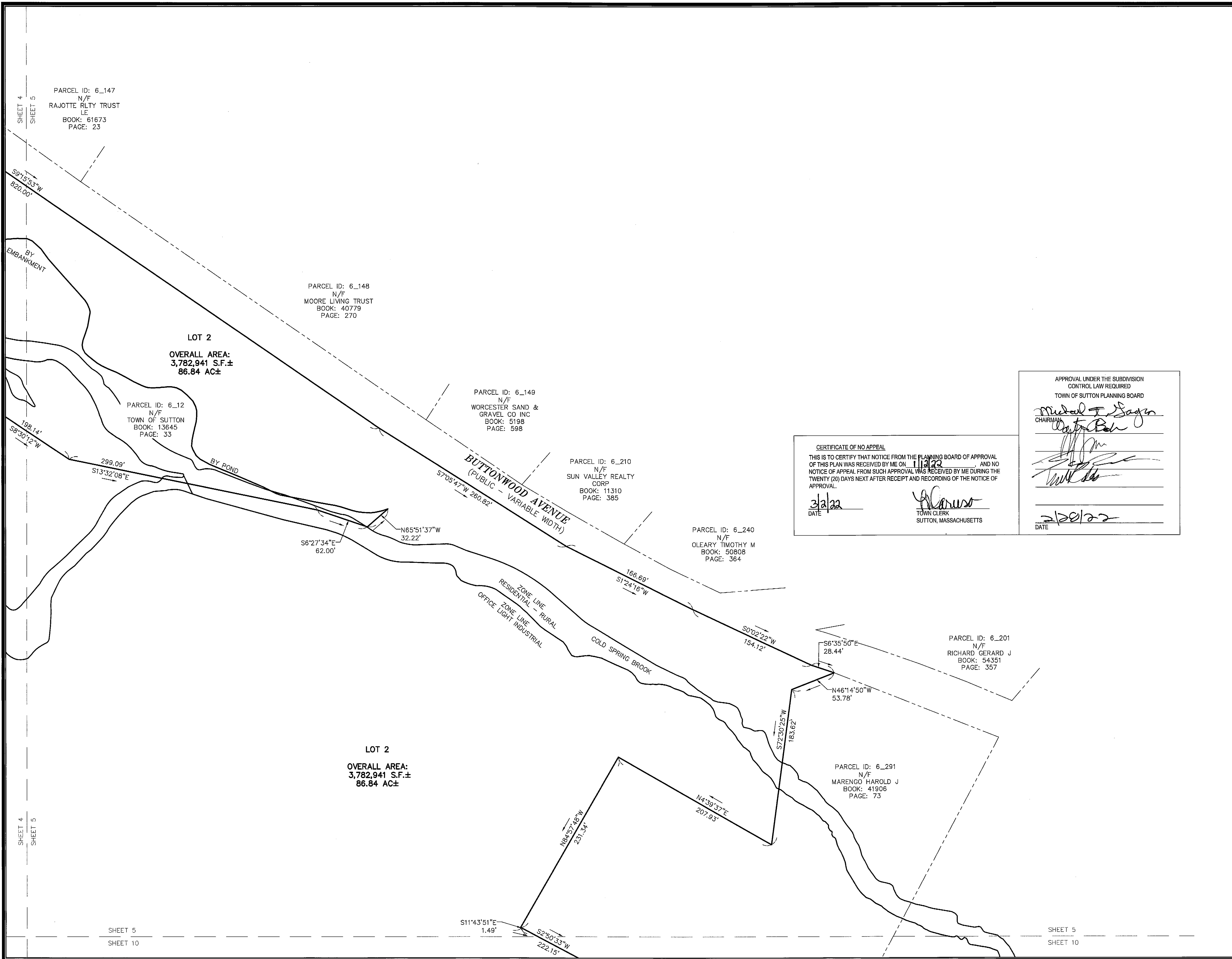
DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



| | | |
|-----------------|------------------------|-------------------|
| Drawn By BH | Date NOVEMBER 15, 2021 | Job No. 30900157 |
| Surveyed By WSP | Scale 1" = 50' | Sheet No. 3 OF 23 |
| Checked By DPP | | |
| Book No. - | | |

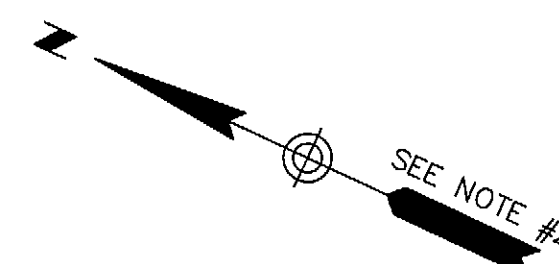
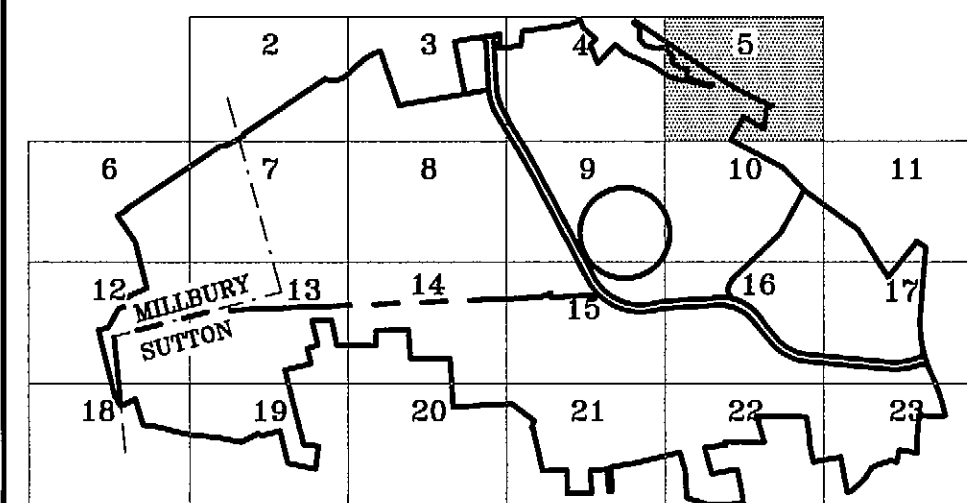
CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/13/22, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.
DATE 3/2/22
TOWN CLERK SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD
CHAIRMAN: [Signature]
[Signature]
[Signature]
DATE 2/24/22



PLAN BOOK 963 PLAN 1
SHEET 5 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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

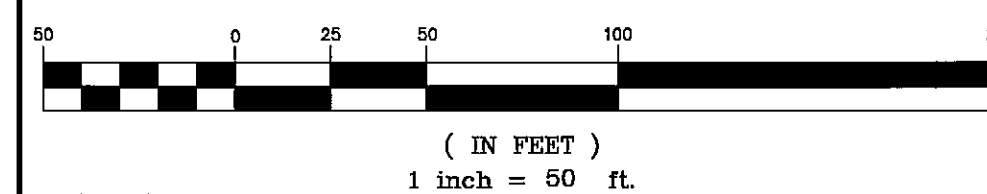


DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

LEGEND

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

GRAPHIC SCALE



REVISION

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

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



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

| | | | | | |
|-------------|-----|-------|-------------------|-----------|----------|
| Drawn By | BH | Date | NOVEMBER 15, 2021 | Job No. | 30900157 |
| Surveyed By | WSP | Scale | 1" = 50' | Sheet No. | 5 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 11/18/22, 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 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD
CHAIRMAN
DATE 2/28/22

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

PARCEL ID: 64_1 + 8
N/F
(PARCEL REF. #1)
AREA = 172,868 S.F.
(3.97± ACRES)
UGPG RE SUTTON LLC
BOOK: 63692
PAGE: 50

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

PARCEL ID: 64_12
N/F
PRESENTLY THOMAS BROWN
BOOK: 1492 PAGE: 413

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

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

PROVIDENCE & WORCESTER RAILROAD

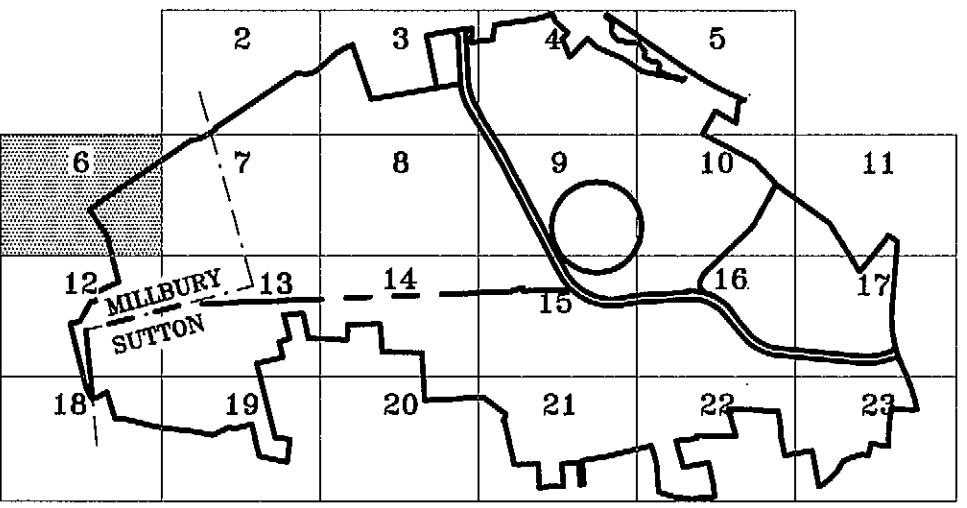
LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN MILLBURY:
1,578,892 S.F.±
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OVERALL AREA:
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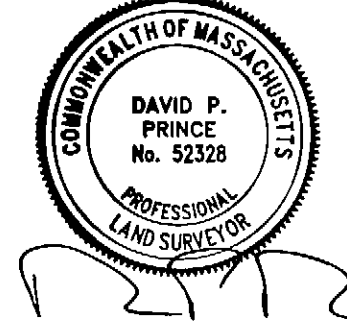
LOT 1
OVERALL AREA:
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AREA IN MILLBURY:
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36.25 AC±

PLAN BOOK 963 PLAN 1
SHEET 6 OF 23

FOR REGISTRY USE ONLY



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

LEGEND

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- LPEP □ LEAD PLUG ESCUTCHEON PIN

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

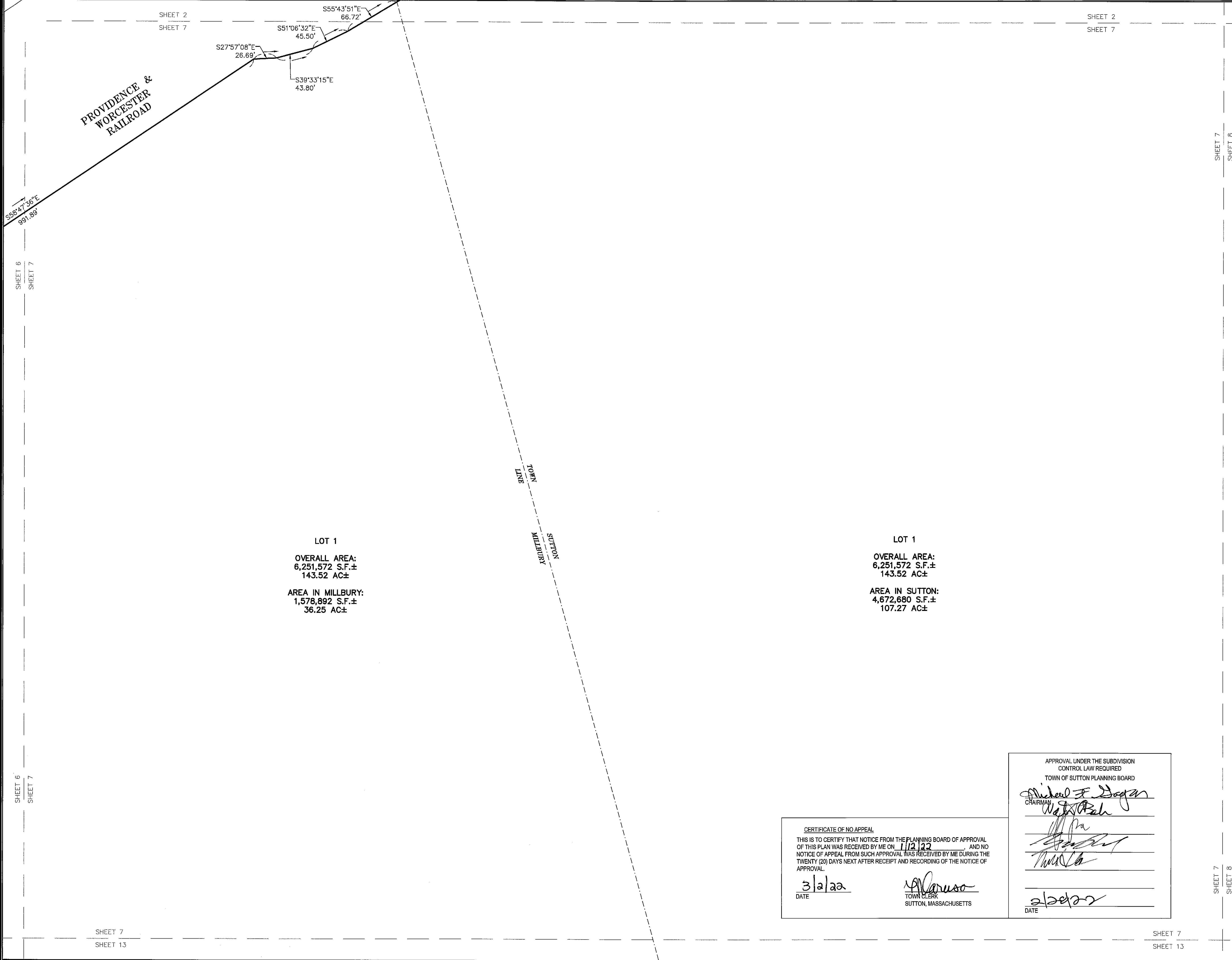
| REVISION | DATE | DESCRIPTION |
|----------|------------------------------|-------------|
| 01/07/22 | ADDRESSED COMMENTS FROM TOWN | |
| 12/16/21 | ADDRESSED COMMENTS FROM TOWN | |

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



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

| | | |
|-----------------|------------------------|-------------------|
| Drawn By BH | Date NOVEMBER 15, 2021 | Job No. 30900157 |
| Surveyed By WSP | Scale 1" = 50' | Sheet No. 6 OF 23 |
| Checked By DPP | | |
| Book No. - | | |



PLAN BOOK 963 PLAN 1
SHEET 7 OF 23

FOR REGISTRY USE ONLY

MILLBURY SUTTON

CERTIFICATION:

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

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

01/07/2022

LEGEND

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

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

GRAPHIC SCALE

50 0 25 50 100 150 200

(IN FEET)
1 inch = 50 ft.

REVISION

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

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

wsp

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

| | | | | | |
|-------------|-----|------------|-------------------|---------|----------|
| Drawn By | BH | Date | NOVEMBER 15, 2021 | Job No. | 30900157 |
| Surveyed By | WSP | Checked By | DPP | Scale | 1" = 50' |
| Book No. | - | Sheet No. | 7 OF 23 | | |

SUBDIVISION RULES & REGULATIONS WAIVERS GRANTED AFTER FINDINGS IN OPEN MEETING:

- 2.D. - WAIVER TO ALLOW WORK ON THE SITE TO CONTINUE DURING THE DEFINITIVE SUBDIVISION HEARING PROCESS UNDER THE CONTROL OF THE TOWNS STORMWATER AUTHORITY AND PLANNING DIRECTOR.
3.C.1.F, 3.C.2, & 3.C.2.G - WAIVER TO ALLOW VARYING SCALE OF PLANS AS PROPOSED SCALES SHOW SUFFICIENT DETAIL TO REVIEW THE PLANS FOR COMPLIANCE WITH REGULATIONS.
4.A.2.K. - WAIVER TO ALLOW A ROADWAY CROSS SECTION IS UNLIKE THAT IN THE APPENDIX, WITH A ROW WIDTH OF 70', PAVEMENT WIDTH OF 46-58', TOP COURSE PAVING OF 2.5", BASE COURSE PAVING OF 4", AND A GRAVEL BASE OF 12".
4.B.2.B. - WAIVER TO ALLOW REDUCTION IN COVER OVER STORM DRAINS WITH AN INCREASE IN THE PIPE STRENGTH NEAR PROVIDENCE ROAD.
4.B.2.C. - WAIVER TO ALLOW AN INCREASE IN DISTANCE BETWEEN CATCH BASINS AT SELECT LOCATIONS.
4.B.2.F. - WAIVER TO ALLOW FLARED END SECTIONS INSTEAD OF HEADWALLS AT SPECIFIED LOCATIONS.
4.F.3. - WAIVER TO ELIMINATE TEMPORARY CONSTRUCTION EASEMENTS ON LAND ADJACENT TO THE ROADWAY.
4.H. - WAIVER TO ALLOW REMOVAL OF 110 TREES OVER 12" DBH IN THE FRONT SETBACK OF PROPOSED LOTS WITH REPLACEMENT AT 1 TO 1. A MINIMUM OF 65 TREES SHALL BE INSTALLED NO LATER THAN IMMEDIATELY AFTER TOP COURSE PAVING OF THE ROADWAY BEFORE ASBUILT APPROVAL, AND THE REMAINDER SHALL BE INSTALLED WITHIN 3 YEARS OF THIS SUBDIVISION APPROVAL DATE OR SOONER IF REQUIRED PER SITE PLAN APPROVAL ON THE SUBDIVISION LOTS.
5.F.2. - WAIVER TO ALLOW 12" OF GRAVEL ROAD BASE.
5.G.1. - WAIVER TO ALLOW CAPE COD BERMS WITH GRANITE AT ROADWAY AND DRIVEWAY INTERSECTIONS.
5.I.4. - WAIVER TO ALLOW BITUMINOUS SIDEWALKS.

APPROVAL WAS BASED ON THE FOLLOWING CONDITIONS:

PRIOR TO ENDORSEMENT OF THE DEFINITIVE PLANS:

1. PRIOR TO PLAN ENDORSEMENT IN ACCORDANCE WITH MGL, THE APPLICANT SHALL PROVIDE A COVENANT THAT STATES THE LOT(S) SHALL NOT BE TRANSFERRED, NOR OCCUPANCY GRANTED FOR ANY STRUCTURE WITH FRONTAGE ON THE ROADWAY, UNTIL THE CONSTRUCTION OF THE ROADWAY AND ANY RELATED SITE RESTORATION IS 100% COMPLETE.
2. PRIOR TO PLAN ENDORSEMENT ALL WAIVERS AND CONDITIONS OF APPROVAL SHALL BE NOTED ON THE PLAN SHEETS TO BE RECORDED.

PRIOR TO COMMENCEMENT OF CONSTRUCTION:

3. APPROVAL OF ALL OTHER REQUIRED LOCAL AND STATE DEPARTMENTS, BOARDS, AND COMMISSIONS.
4. AS SOON AS THE SUBDIVISION PLAN IS RECORDED, AN ELECTRONIC FILE OF THE ROADWAY AND PARCEL LINES SHALL BE PROVIDED TO THE ASSESSOR'S OFFICE IN A FORM DETERMINED BY THEM.
5. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT/ENGINEER SHALL SUBMIT THREE (3) FULL SIZE SETS OF THE ENDORSED PLANS, ONE (1) 11"x 17" REDUCED SET, AND ONE (1) ELECTRONIC COPY IN PDF FORMAT TO THE SUTTON PLANNING OFFICE.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL ATTEND A PRECONSTRUCTION MEETING WITH THE PLANNING DEPARTMENT, APPLICABLE DEPARTMENT REPRESENTATIVES, AND OTHER BODIES THAT HAVE RESPONSIBILITIES RELATIVE TO THE SITE, AS WELL AS THE SITE CONTRACTOR AND OTHER PERSONNEL THE APPLICANT FEELS ARE APPROPRIATE.
7. PRIOR TO COMMENCEMENT OF CONSTRUCTION THE APPLICANT SHALL POST A ROAD OPENING BOND AS THEY ARE IMPACTING EXISTING PUBLIC ROADWAYS.
8. ALL EROSION CONTROL MEASURES MUST BE IN PLACE, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER, AND MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT. TWENTY-FOUR HOURS TO RECTIFY EROSION PROBLEM, FINE OF \$200 PER DAY EACH DAY AFTER NOTICE OF VIOLATION OF THIS CONDITION IS SERVED IN WRITING VIA HAND DELIVERY OR MAIL TO OWNER, OWNER'S ATTORNEY OR LEAD CONTRACTOR.
9. PRIOR TO COMMENCEMENT OF ROADWAY CONSTRUCTION, ALL STORM WATER FACILITIES NECESSARY TO CONTROL, RECEIVE, AND CONTAIN RUNOFF, (I.E. DETENTION BASINS, INFILTRATION BASINS, ETC.) NOT INCLUDING THE CLOSED DRAINAGE SYSTEM, MUST BE IN PLACE, STABILIZED, AND INSPECTED BY THE TOWN'S CONSULTING ENGINEER.
10. ALL APPROPRIATE OFF-SITE CONSTRUCTION WARNING METHODS, AS DETERMINED BY THE HIGHWAY AND POLICE DEPARTMENTS, SHALL BE INSTALLED INCLUDING "TRUCKS ENTERING" SIGNAGE ON PROVIDENCE AND BOSTON ROADS.
11. RETAINING WALL DESIGN MUST BE APPROVED BY THE TOWNS CONSULTING ENGINEER.

DURING CONSTRUCTION:

12. CONSTRUCTION SHALL TYPICALLY TAKE PLACE MONDAY THROUGH FRIDAY FROM 7:00 AM TO 3:30 PM, BUT WHEN NECESSARY MAY TAKE PLACE MONDAY THROUGH FRIDAY FROM 6:30 AM TO 5:30 PM AND SATURDAY FROM 7:30 AM TO 4:00 PM. WORK SHALL ALSO NOT TAKE PLACE ON NEW YEAR'S DAY, PRESIDENT'S DAY, MEMORIALS, DAY, JULY 4TH, LABOR DAY, COLUMBUS/INDIGENOUS PEOPLE'S DAY, VETERAN'S DAY, THANKSGIVING, AND CHRISTMAS. ANY WORK TO BE CONDUCTED OUTSIDE THESE HOURS SHALL OCCUR ONLY IF AUTHORIZED IN WRITING BY THE POLICE CHIEF OR PLANNING DIRECTOR.
13. THE APPLICANT SHALL ENSURE RUN OFF, DIRT, AND OTHER CONSTRUCTION MATERIALS ARE CONTAINED TO THE CONSTRUCTION AREA AND SHALL CLEAN UP ANYTHING TRACKED ONTO ADJACENT ROADWAYS AT THE END OF EVERY WORK DAY.
14. THE APPLICANT SHALL COORDINATE REQUIRED SUBDIVISION INSPECTIONS WITH THE TOWNS CONSULTING ENGINEER IN A TIMELY MANNER.
15. THE APPLICANT SHALL REBUILD OR MODIFY PLANTINGS OR FEATURES THAT MAY INHIBIT SIGHT DISTANCE AT BOTH THE PROVIDENCE ROAD AND BOSTON ROAD INTERSECTIONS, WITH A FOLLOW-UP EVALUATION AND APPROVAL OF SIGHT LINES BY THE TOWNS' CONSULTING ENGINEER AFTER THE MODIFICATIONS ARE IMPLEMENTED. THE EVALUATION AND FORMULATION OF WORK PLAN SHALL OCCUR NO LATER THAN WHEN THE INTERSECTIONS ARE CONSTRUCTED TO APPROXIMATE ROAD SUBGRADE. THE WORK SHALL BE COMPLETED BEFORE THE ASBUILT- OF THE ROADWAY IS APPROVED, SURETY IS RELEASED, AND ROADWAY USE COMMENCES.
16. THE APPLICANT SHALL COMPLETE THE EVALUATION OF THE BOSTON ROAD INTERSECTION INCLUDING ADEQUACY OF GEOMETRY FOR TURNING MOVEMENTS AND IMPLEMENT ANY IMPROVEMENTS PRIOR TO TRANSFER OF ANY LOT, OCCUPANCY OF ANY STRUCTURE ALONG THE ROADWAY, OR USE OF THE ROADWAY FOR DAILY TRAFFIC FLOW OTHER THAN INTERMITTENT CONSTRUCTION TRAFFIC.

GENERAL:

17. AT THE CONCLUSION OF ROADWAY CONSTRUCTION AND PRIOR TO RELEASE OF SURETY FOR THE PROJECT, THE APPLICANT SHALL PROVIDE TO THE PLANNING BOARD AN AS-BUILT PLAN AND WRITTEN CERTIFICATION FROM THE APPLICANT'S PROJECT ENGINEER THAT THE ROAD HAS BEEN CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS.
18. IF AT ANY POINT THE ROADWAY IS TO BE HELD BY AN ENTITY NOT CONTROLLED OR OWNED BY THE APPLICANT, PRIOR TO TRANSFER OF THE ROADWAY, THE APPLICANT MUST ESTABLISH A LEGAL MECHANISM APPROVED BY THE TOWN, SUCH AS A PARK ASSOCIATION, TO ENSURE THE PERPETUAL MAINTENANCE AND UPKEEP OF THE ROADWAY AND STORM WATER MANAGEMENT FACILITIES TO INCLUDE ALL DETENTION AND INFILTRATION BASINS, ALL DRAINAGE SWALES, ALL OUTLET STRUCTURES AND ALL WATER QUALITY INLETS. THESE OBLIGATIONS SHALL BE RECORDED ON THE DEED OR CROSS-REFERENCED TO THE DEED OF EACH INDIVIDUAL LOT WITH LEGAL FRONTAGE ON THE ROADWAY.
19. IF AT ANY POINT THE STORMWATER FACILITIES RELATED TO THE ROADWAY LOCATED ON EACH INDIVIDUAL LOT ARE TO BE HELD IN DIFFERENT OWNERSHIP THAN THE ROADWAY, A LEGAL MECHANISM SHALL BE ESTABLISHED AND RECORDED TO ENSURE SAID FACILITIES CAN BE LEGALLY MAINTAINED.
20. DURING AND AFTER CONSTRUCTION A SIGN SHALL BE INSTALLED AT THE EXIT TO BOSTON ROAD PROHIBITING TRUCKS FROM TURNING LEFT. ALL TRUCKS THAT NEED TO TRAVEL SOUTH EAST SHALL EXIT TO PROVIDENCE ROAD.
21. DEICING MATERIALS SHALL BE LIMITED WITHIN THE ZONE 2 AND ADJACENT TO WETLANDS ON THE SITE (STATIONS 11+00 TO 49 +00) IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE PLANNING BOARD TO BE DETERMINED BY 3/1/22.
22. ANY MATERIAL MODIFICATIONS TO THE SUBDIVISION REQUIRED BY ANOTHER PERMITTING AUTHORITY SHALL BE SUBMITTED TO THE PLANNING BOARD FOR ITS REVIEW AND ACTION AS AN AMENDMENT.
23. THE APPLICANT SHALL INSTALL ONE MONITORING WELL NEAR THE LOCATION OF TP-210, BUT ADJACENT TO AND CLOSER TO THE PROPOSED FENCE AT THE EDGE OF THE PROPOSED STORMWATER MANAGEMENT AREA #3; AND ANOTHER MONITORING WELL BETWEEN PROPOSED HEADWALL HW-5B AND PROPOSED STORMWATER MANAGEMENT AREA #2. THE APPLICANT SHALL PAY FOR ANNUAL TESTING AT THESE MONITORING WELLS WHICH SHALL BE CONDUCTED BY REPRESENTATIVES OF THE WILKINSONVILLE WATER DISTRICT.
24. APPLICATION OF FERTILIZERS TO THE EAST OF THE PROPOSED ROADWAY, WITHIN THE ZONE II WELL HEAD PROTECTION AREA, SPECIFICALLY BETWEEN PROPOSED ROADWAY STATIONS 12+50 AND 37+00. SHALL BE LIMITED TO FERTILIZING OF TREES ONLY.
25. PRIOR TO COMMENCEMENT OF CONSTRUCTION, TO THE EXTENT THEY ARE REQUIRED, APPROVALS SHALL BE OBTAINED FROM WILKINSONVILLE WATER DISTRICT TO CONNECT TO THEIR SYSTEM.

LOT 1

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

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

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

Michael F. Dagen
CHAIRMAN

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/2022, 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.

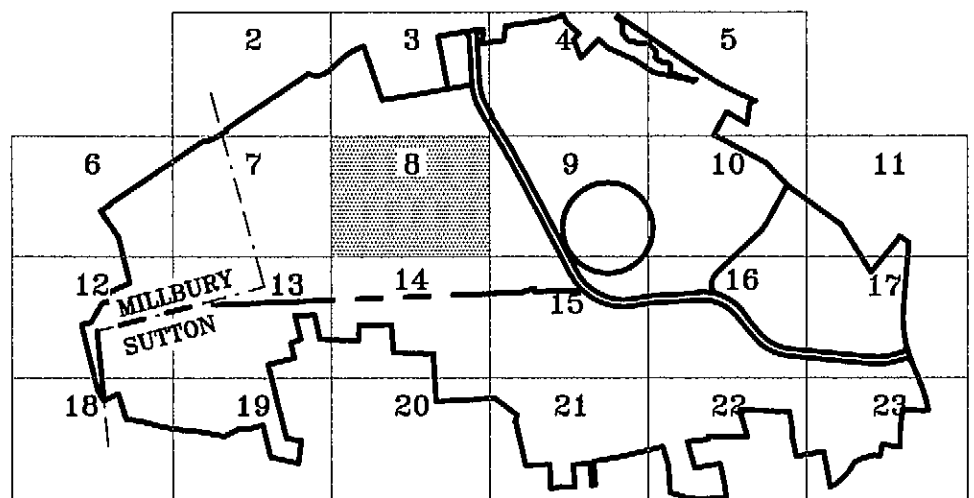
3/3/2022
DATE

W. Caruso
TOWN CLERK
SUTTON, MASSACHUSETTS

DATE

PLAN BOOK 963 PLAN 1
SHEET 8 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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

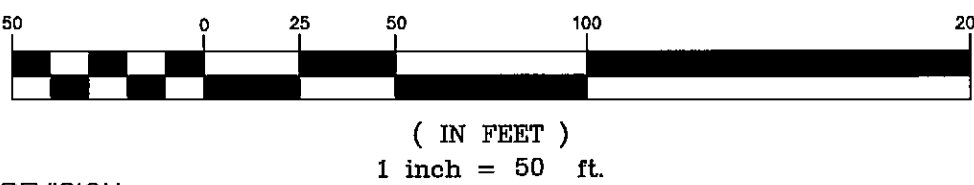


DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

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

GRAPHIC SCALE



REVISION

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

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

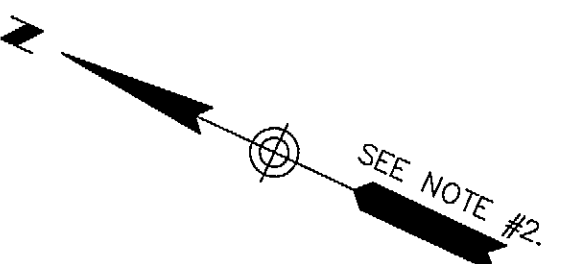
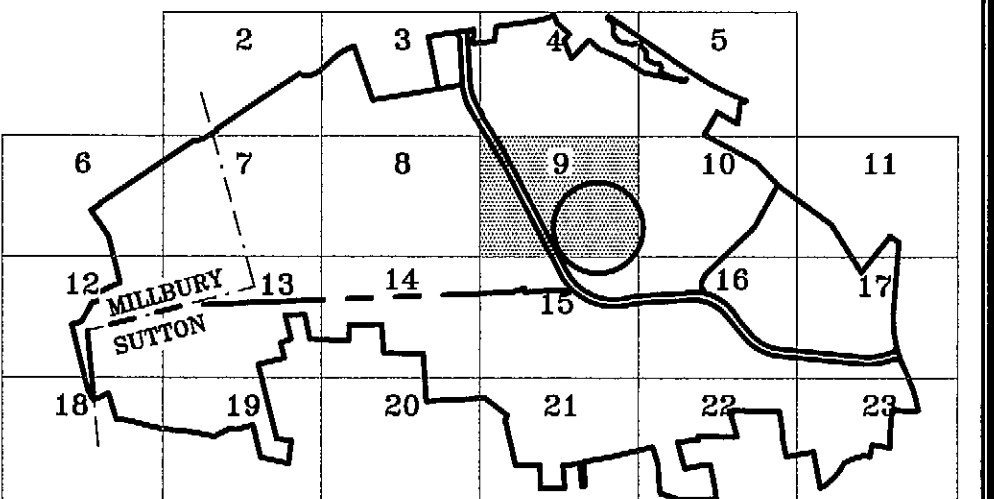


WSP USA Inc.
9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

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

PLAN BOOK 963 PLAN 1
SHEET 9 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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



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

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

REVISION

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

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



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

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

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

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±

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

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

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

PARCEL ID: 6_16
N/F
WILKINSONVILLE
WATER DISTRICT
BOOK: 5256
PAGE: 138

EASEMENT
PLAN BOOK 369
PLAN 13
21,263 S.F.±

EASEMENT
BOOK 5256 PAGE 135
1,232 S.F.±

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

Michael F. Daga
CHAIRMAN
John A. Bahr
John A. Bahr
John A. Bahr
John A. Bahr

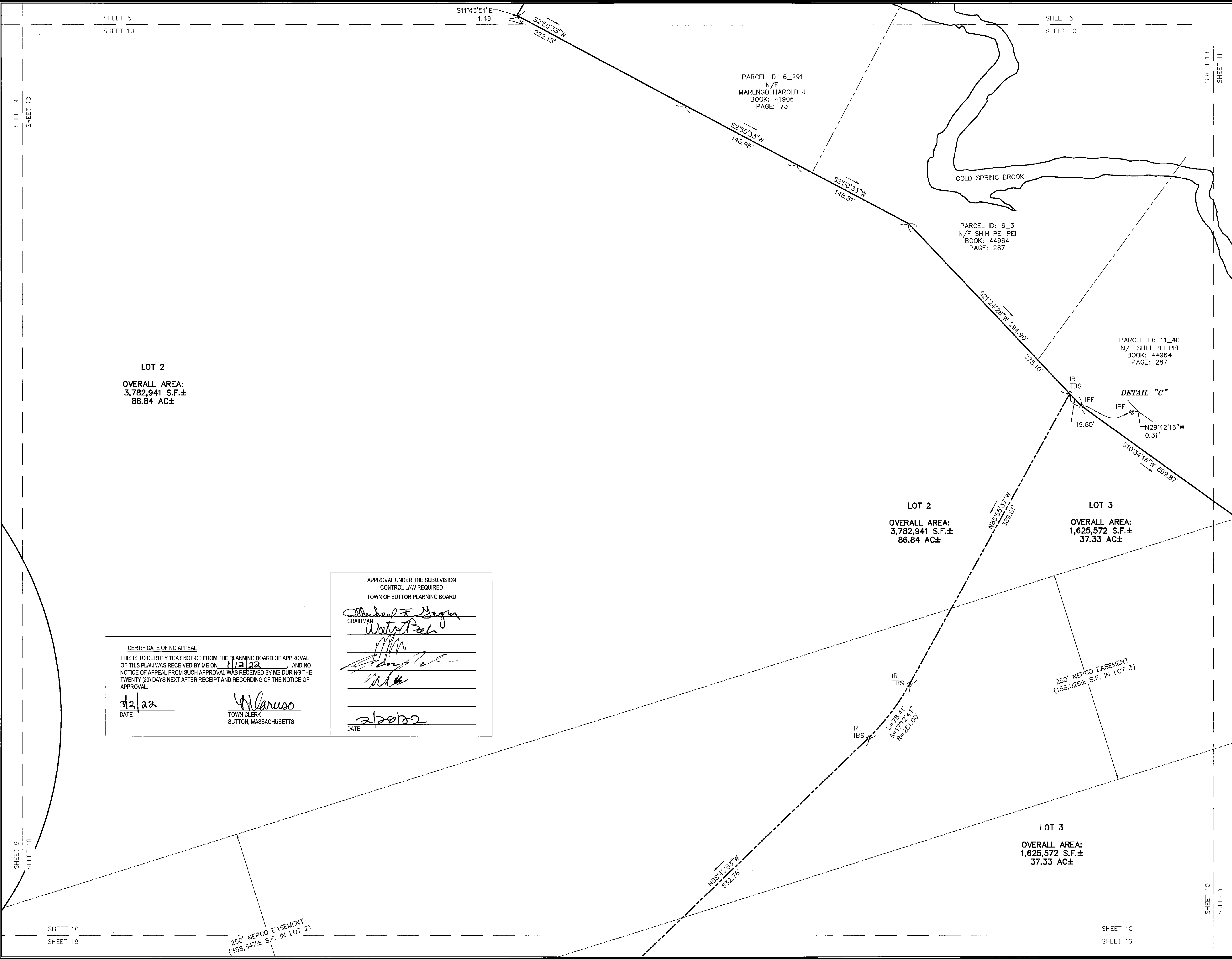
DATE 2/29/22

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/22 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 3/2/22

Michael F. Daga
TOWN CLERK
SUTTON, MASSACHUSETTS



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

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

LOT 3
OVERALL AREA:
1,625,572 S.F.±
37.33 AC±

250' NEPCO EASEMENT
(156,026± S.F. IN LOT 3)

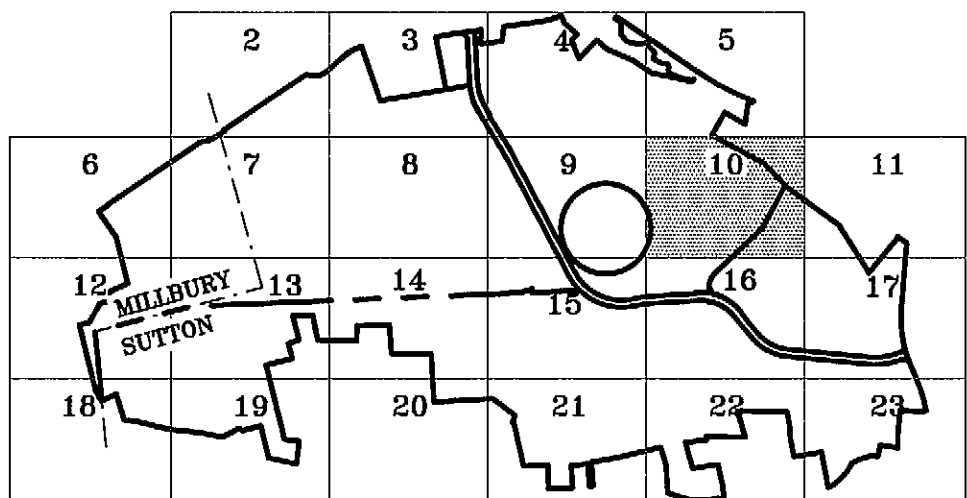
250' NEPCO EASEMENT
(358,347± S.F. IN LOT 2)

CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/13/22, 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 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD
CHAIRMAN
DATE 2/28/22

PLAN BOOK 963 PLAN 1
SHEET 10 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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

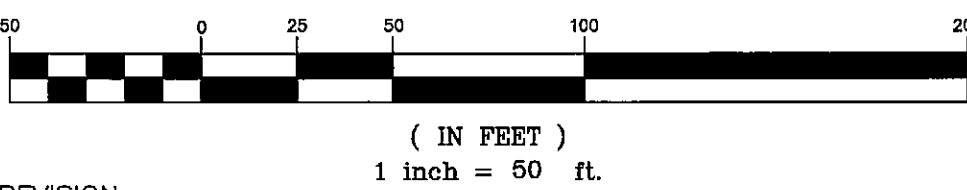


DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

LEGEND

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

GRAPHIC SCALE



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

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



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

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

SHEET 10
SHEET 11



CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/22, 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 3/2/22 TOWN CLERK McCaruso
SUTTON, MASSACHUSETTS

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

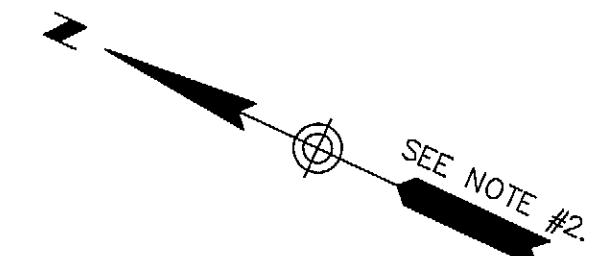
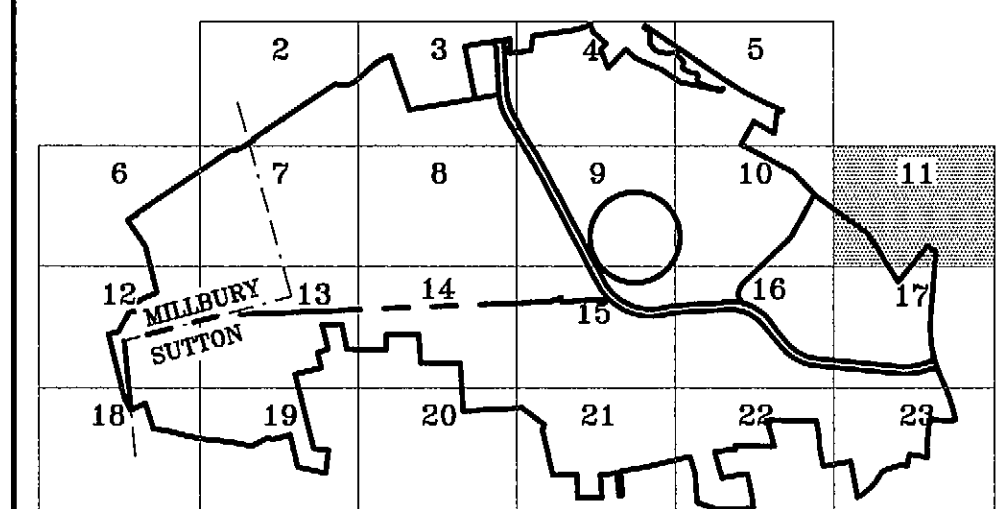
Michael F. Dagen
CHAIRMAN

Walter Boel
[Signature]
[Signature]
[Signature]

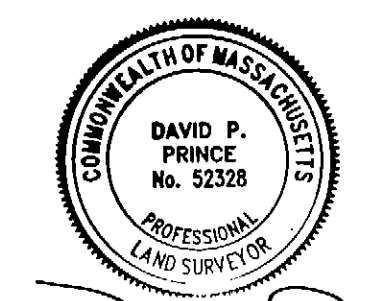
DATE 2/28/22

PLAN BOOK 963 PLAN 1
SHEET 11 OF 23

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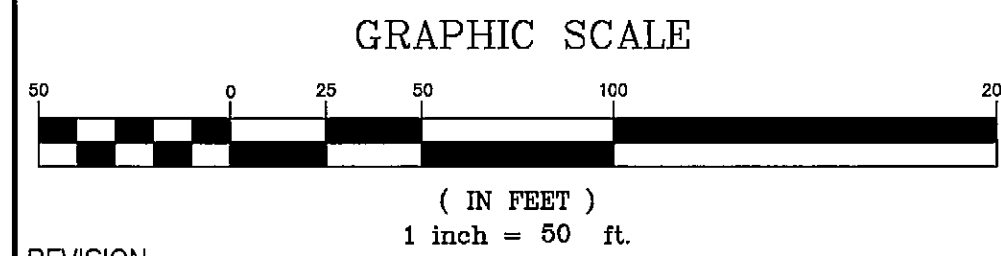


CERTIFICATION:
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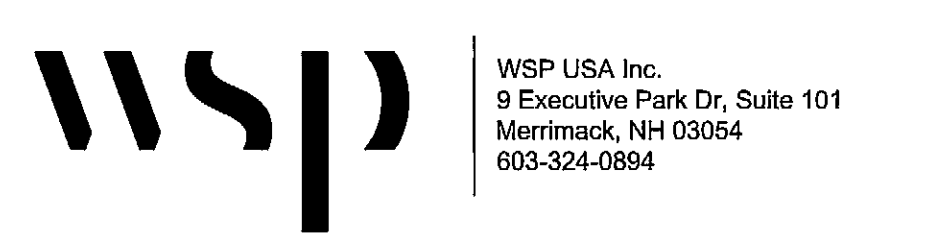
DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

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



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

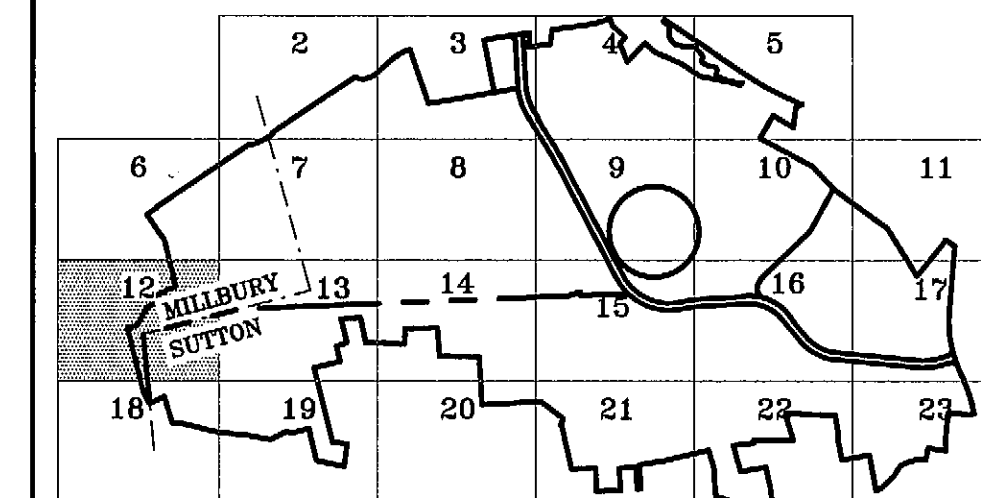
**DEFINITIVE SUBDIVISION PLAN
OF LAND**
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



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

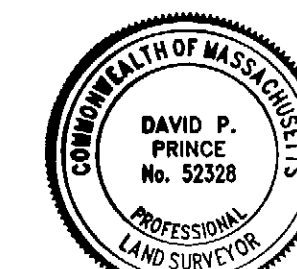
PLAN BOOK 963 PLAN 1
SHEET 12 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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

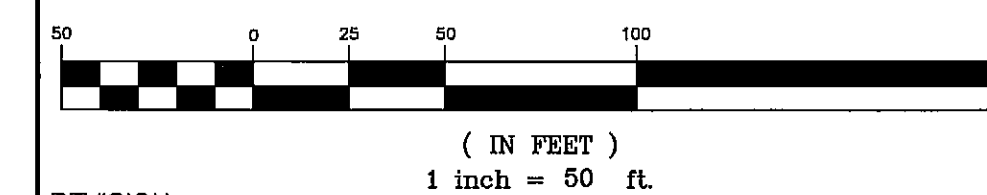


DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

LEGEND

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

GRAPHIC SCALE



REVISION

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

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



WSP USA Inc.
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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. - | | |

PARCEL ID: 64_12
N/F
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_2
N/F
LEWCOTT
CORPORATION
BOOK: 36674
PAGE: 13

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±

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

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

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

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

Michael F. Jagan
CHAIRMAN

Walter Pan
TOWN CLERK

DATE 2/2/22

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/22, 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.

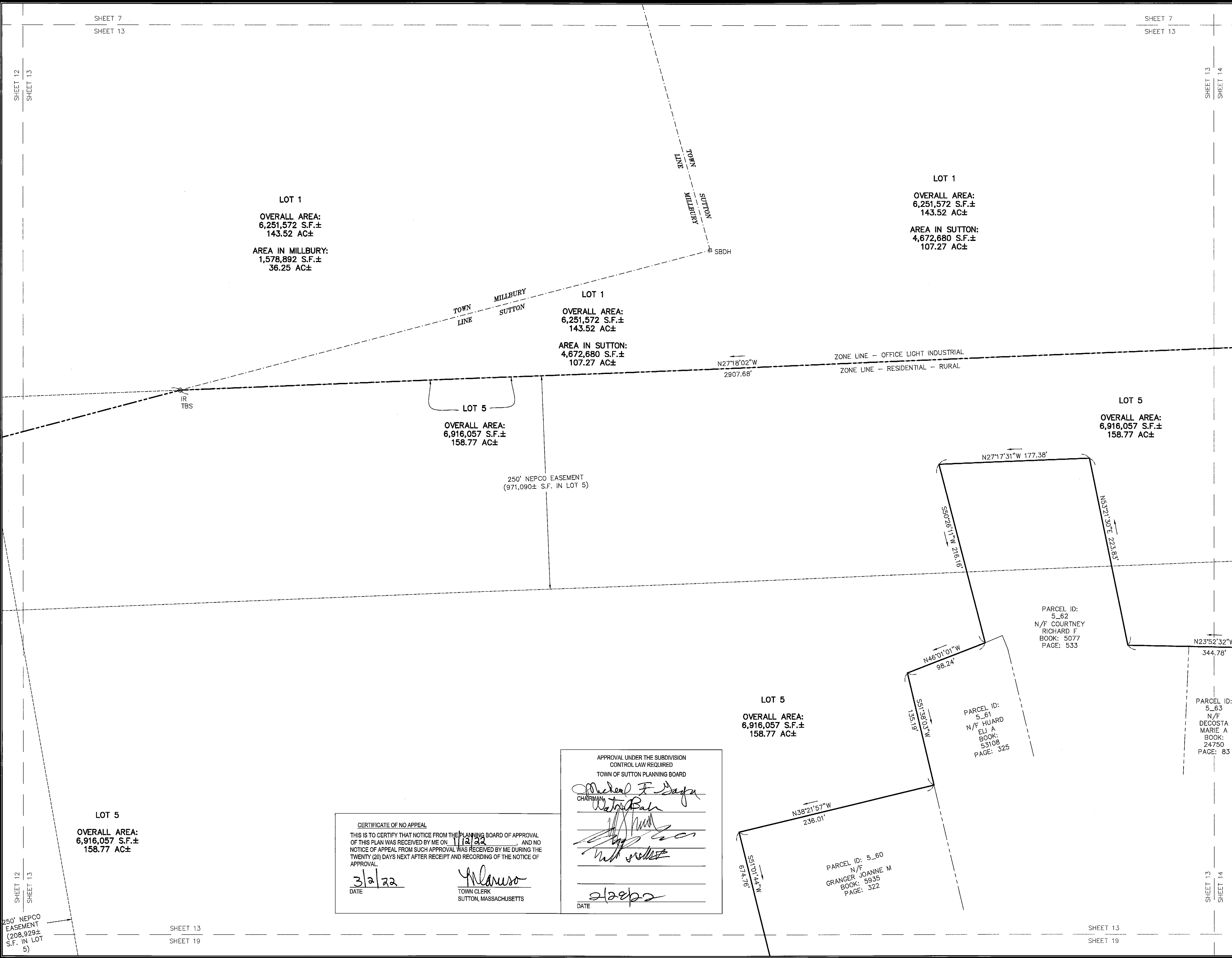
DATE 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

DETAIL "D"

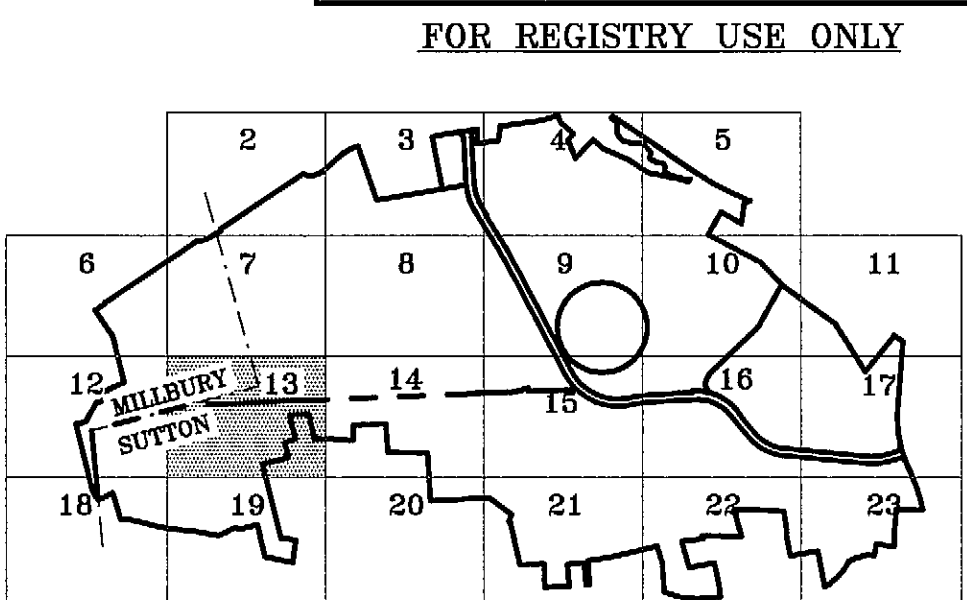
S60°58'49"E
0.39'

OLD JASON DUDLEY ROAD
(NO RECORD OF DISCONTINUANCE)

250' NEPCO
EASEMENT
(208,929±
S.F. IN LOT
5)



PLAN BOOK 963 PLAN 1
SHEET 13 OF 23

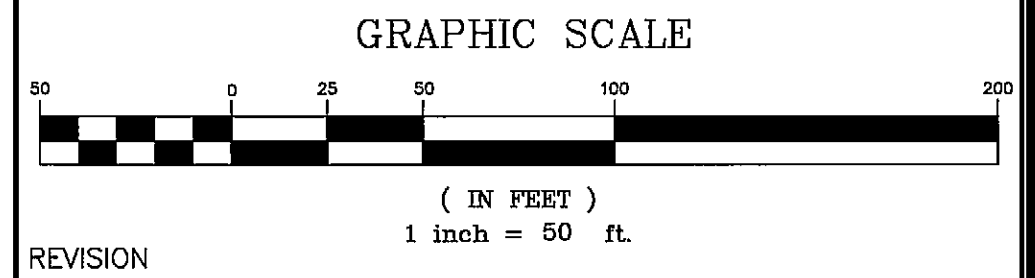


CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



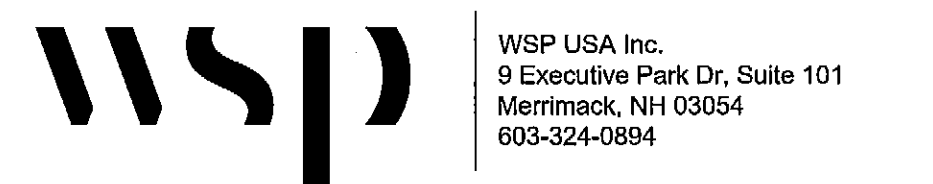
DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.
01/07/2022

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



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

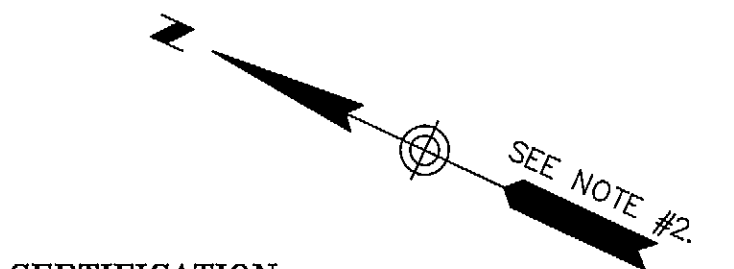
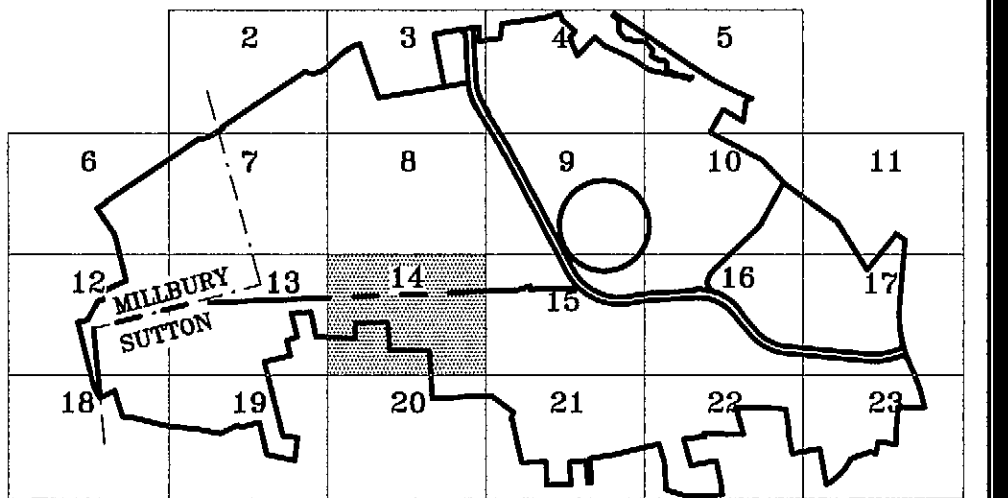
DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC



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

PLAN BOOK 963 PLAN 1
SHEET 14 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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

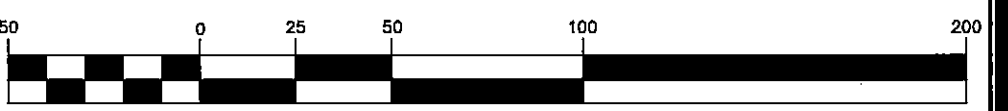


DAVID P. PRINCE, P.L.S. 01/07/2022
REG. NO. 52328
WSP USA, Inc.

LEGEND

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

GRAPHIC SCALE

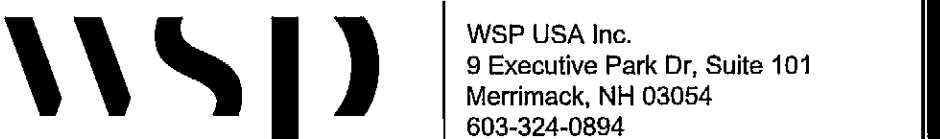


(IN FEET)
1 inch = 50 ft.

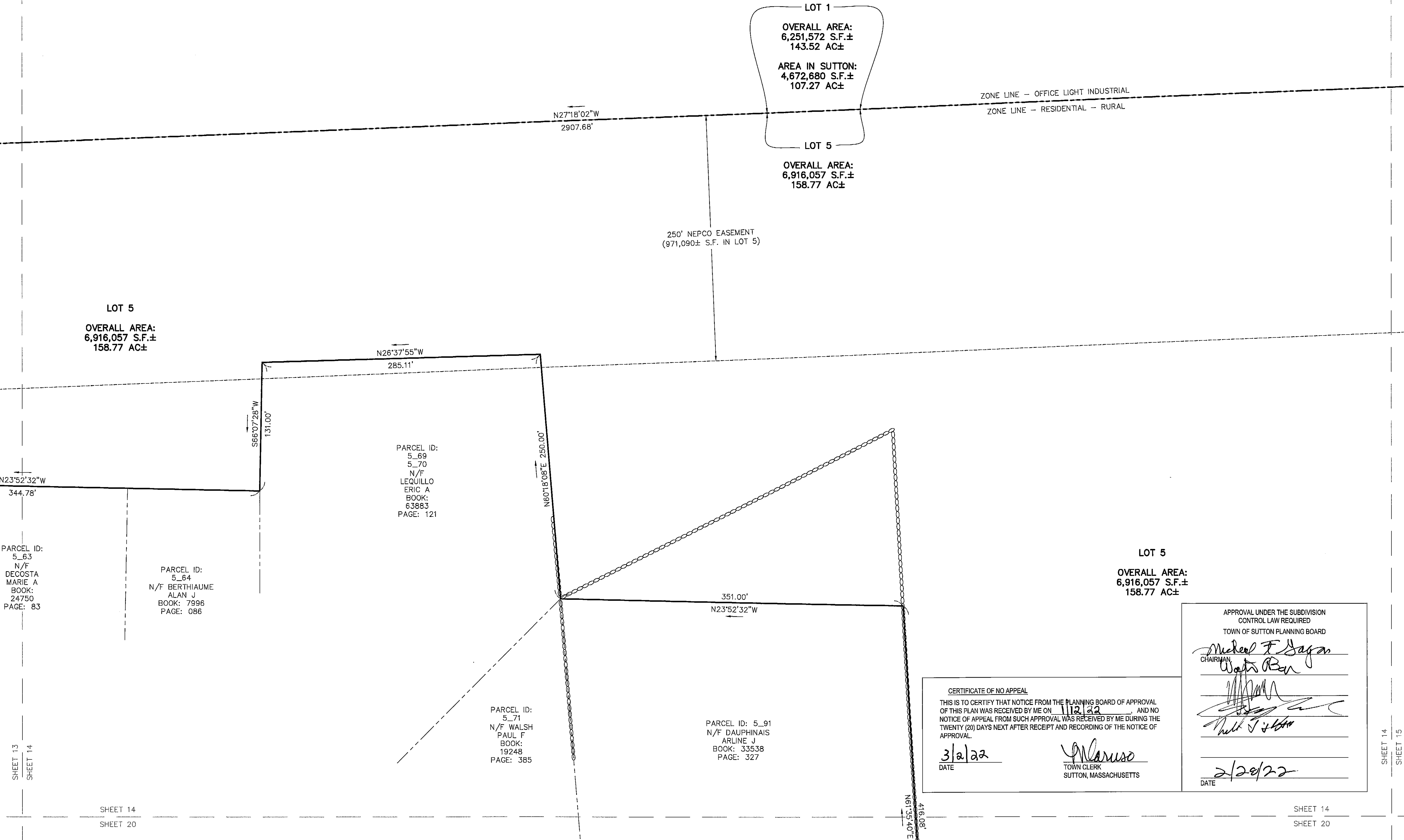
REVISION

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

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



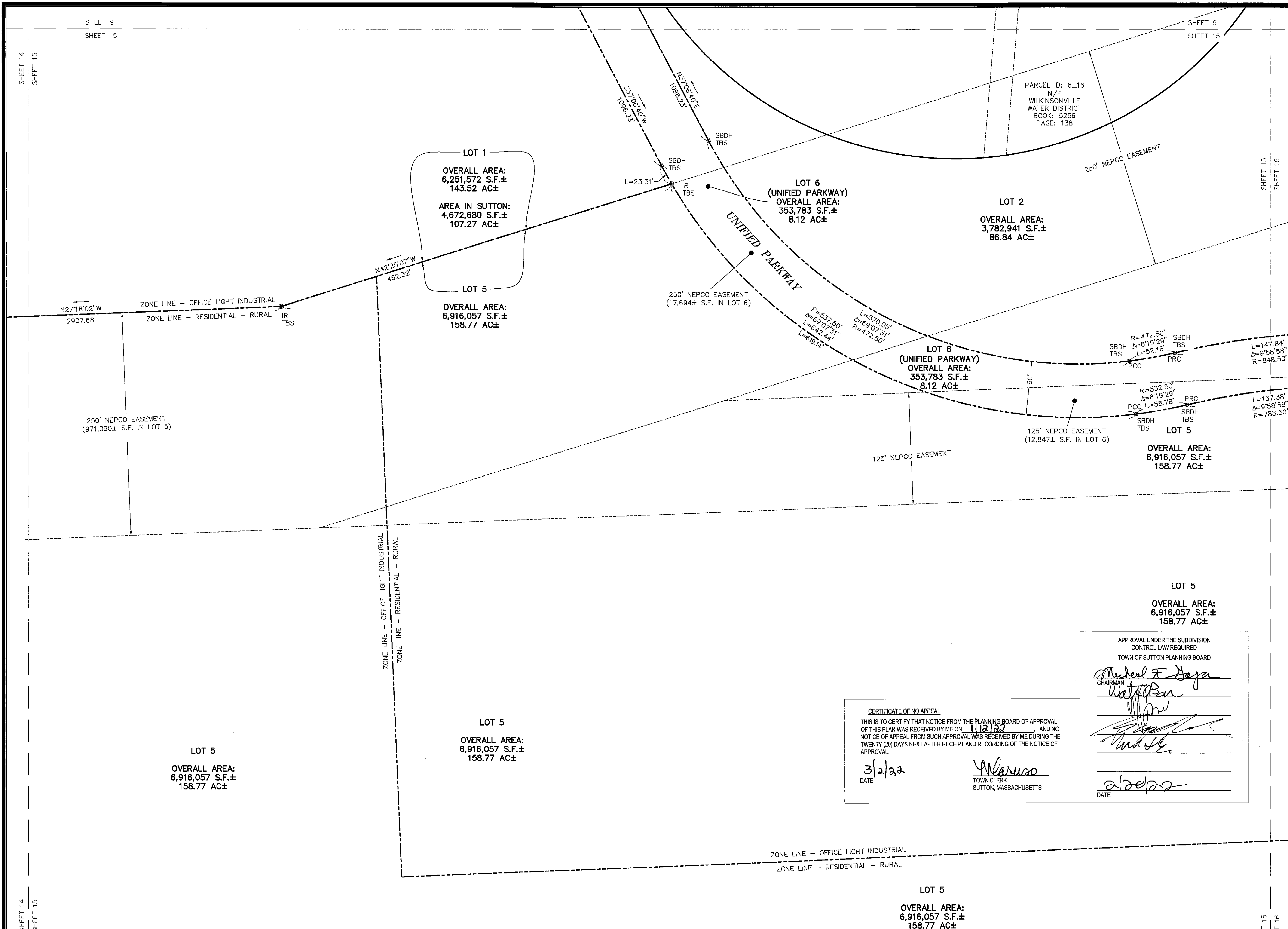
| | | | | | |
|-------------|-----|-------|-------------------|-----------|----------|
| Drawn By | BH | Date | NOVEMBER 15, 2021 | Job No. | 30900157 |
| Surveyed By | WSP | Scale | 1" = 50' | Sheet No. | 14 OF 23 |
| Checked By | DPP | | | | |
| Book No. | - | | | | |

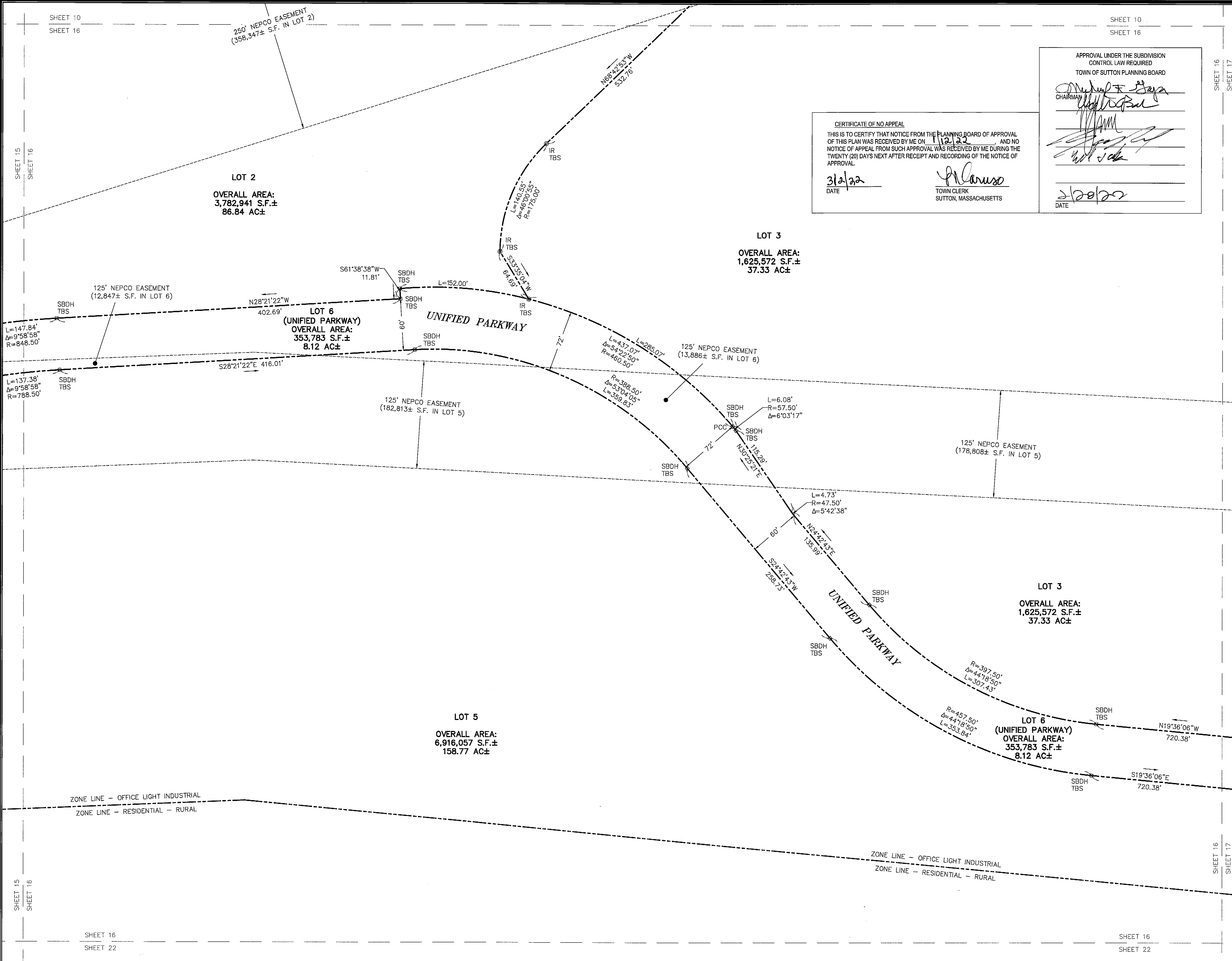


CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/2/22, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.
DATE 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD
Michael F. Sagan
CHAIRMAN
Walter Ben
Theresa J. L...
DATE 2/28/22

| | | |
|-----------------|-------------------|-----------|
| 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 |



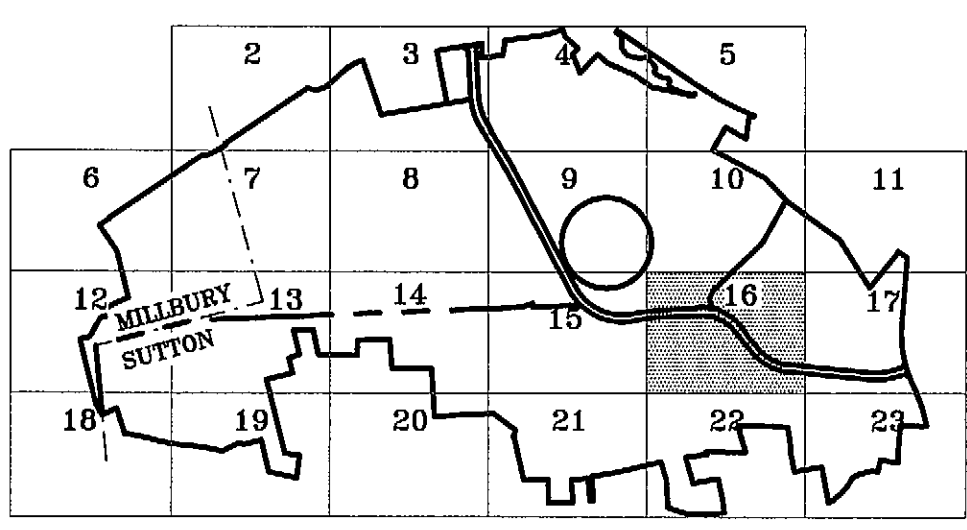


CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 1/12/22, AND NO NOTICE OF APPEAL FROM SUCH APPROVAL WAS RECEIVED BY ME DURING THE TWENTY (20) DAYS NEXT AFTER RECEIPT AND RECORDING OF THE NOTICE OF APPROVAL.
DATE 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

APPROVAL UNDER THE SUBDIVISION CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD
CHAIRMAN
DATE 2/20/22

PLAN BOOK 963 PLAN 1
SHEET 16 OF 23

FOR REGISTRY USE ONLY

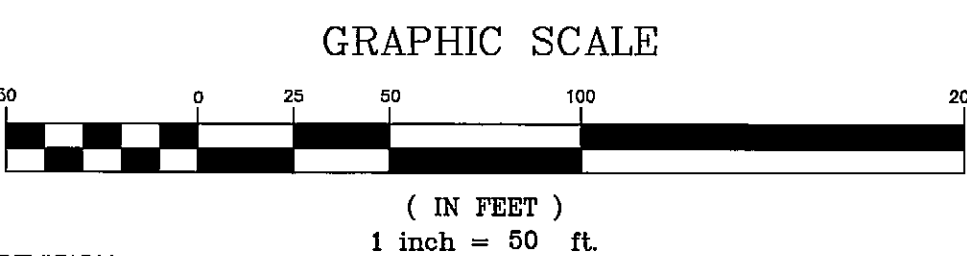


CERTIFICATION:
I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS FOR RECORDING AT THE REGISTRY OF DEEDS.



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

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

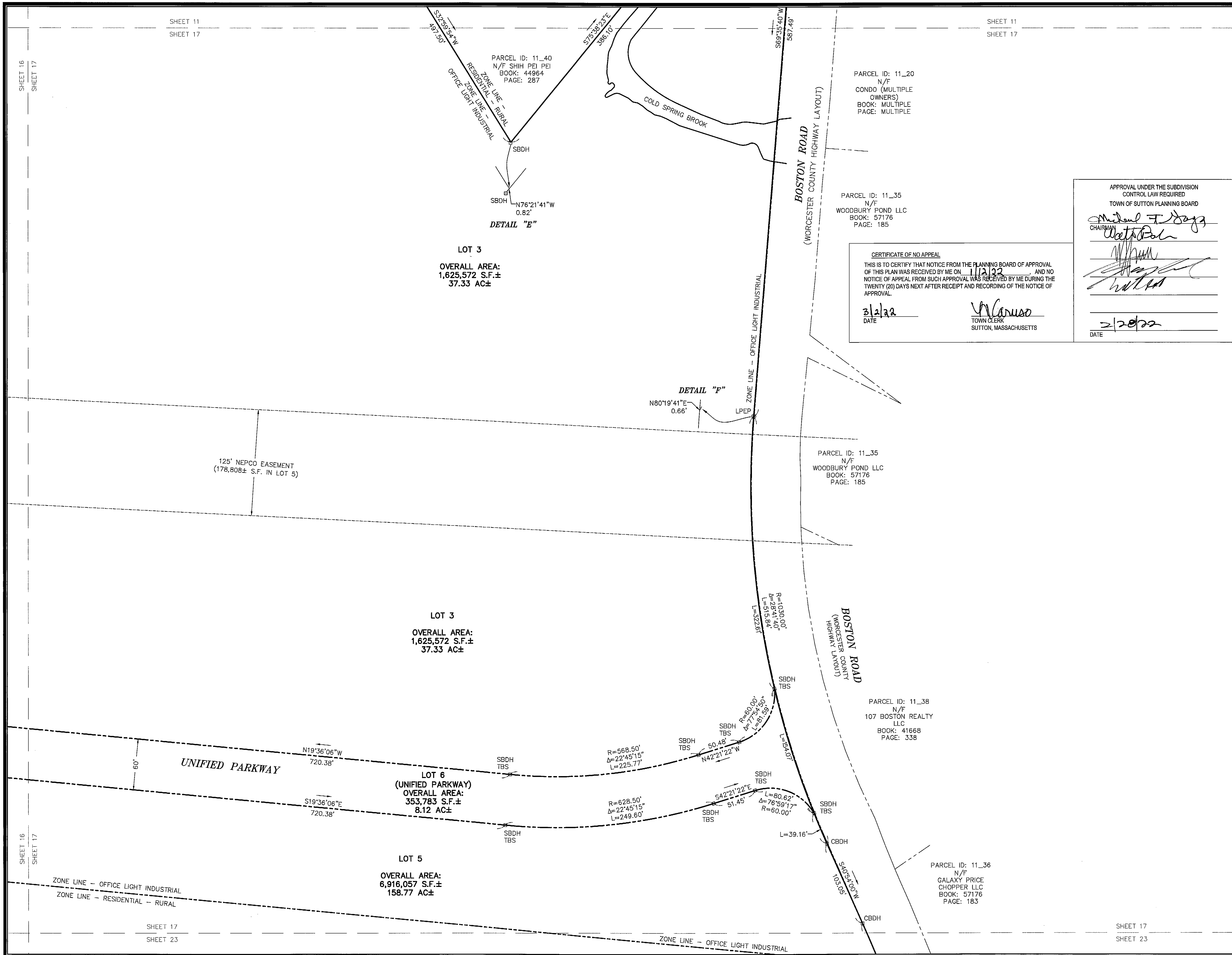


| REVISION | DATE | DESCRIPTION |
|----------|----------|------------------------------|
| 01/07/22 | 01/07/22 | ADDRESSED COMMENTS FROM TOWN |
| 12/16/21 | 12/16/21 | ADDRESSED COMMENTS FROM TOWN |

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

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

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



PLAN BOOK 963 PLAN 1
SHEET 17 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.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

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

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

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

REVISION

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

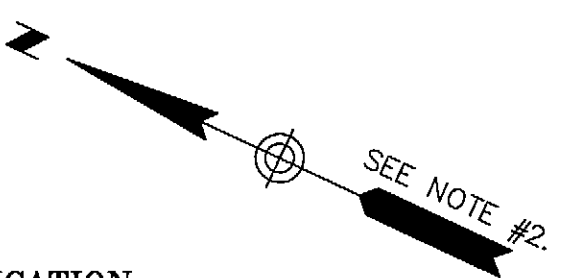
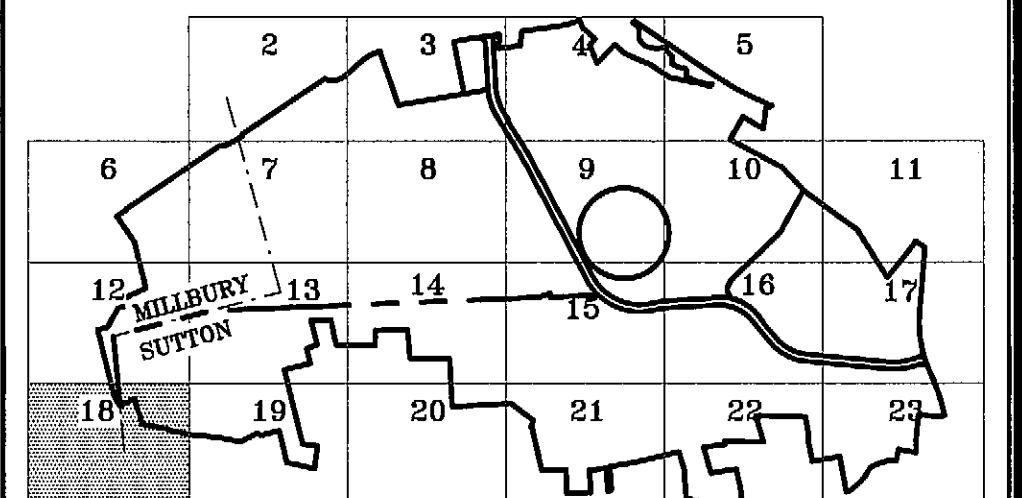
DEFINITIVE SUBDIVISION PLAN OF LAND
SUTTON, MASSACHUSETTS AND
MILLBURY, MASSACHUSETTS
PREPARED FOR
UGPG RE SUTTON LLC

wsp

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

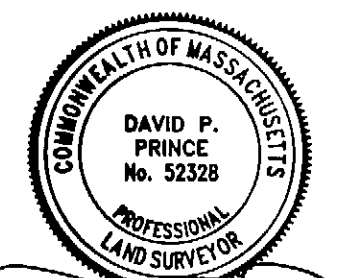
| | | |
|-----------------|------------------------|------------------|
| Drawn By BH | Date NOVEMBER 15, 2021 | Job No. 30900157 |
| Surveyed By WSP | Scale | Sheet No. |
| Checked By DPP | 1" = 50' | 17 OF 23 |
| Book No. | | |

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.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

LEGEND

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

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

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

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



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

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

LOT 1
OVERALL AREA:
6,251,572 S.F.±
143.52 AC±
AREA IN MILLBURY:
1,578,892 S.F.±
36.25 AC±
OLD JASON DUDLEY ROAD
(NO RECORD OF DISCONTINUANCE)

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

DETAIL "G"
S23°16'49"W
1.44'
DHF

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

PARCEL ID: 2_3
N/F
QUERHOLM
WILBUR L
BOOK: 3144
PAGE: 350

PARCEL ID: 2_1
N/F
BELANGER ADAM J
BOOK: 43364
PAGE: 252

PARCEL ID: 2_5
N/F
DUGAN WILLIAM L JR
BOOK: 19060
PAGE: 373

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

250' NEPCO
EASEMENT
(208,929±
S.F. IN LOT
5)

PARCEL ID: 5_42
N/F
NEW ENGLAND
POWER CO
BOOK: 4640
PAGE: 265

CERTIFICATE OF NO APPEAL
THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/12/22 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 3/2/22

McCaruso
TOWN CLERK
SUTTON, MASSACHUSETTS

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

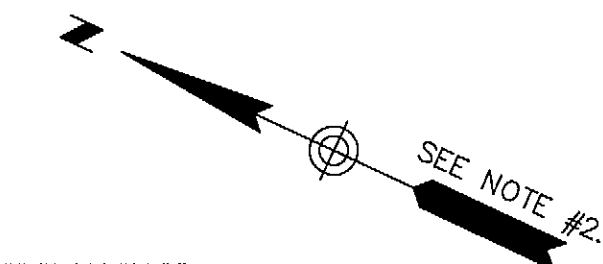
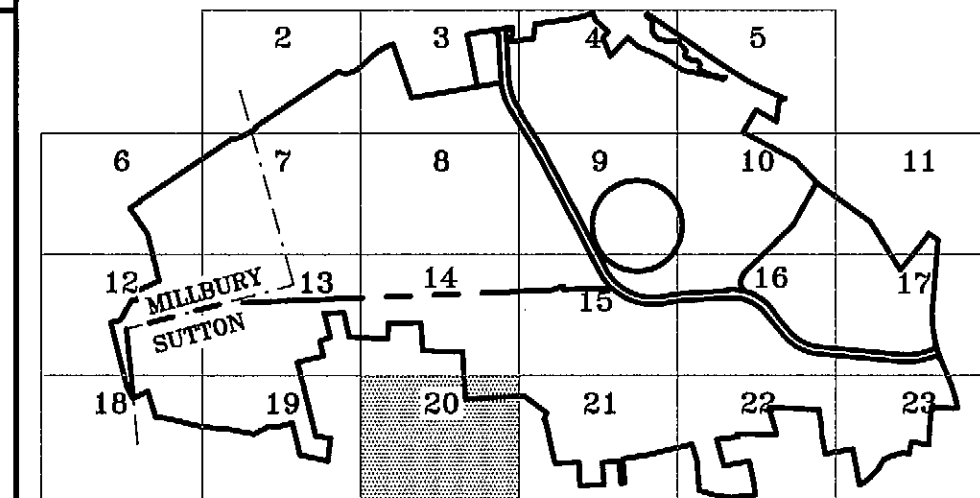
Michael F. Hagan
CHAIRMAN
Watts Bar
Watts Bar
Watts Bar

DATE 2/28/22

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

PLAN BOOK 963 PLAN 1
SHEET 20 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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



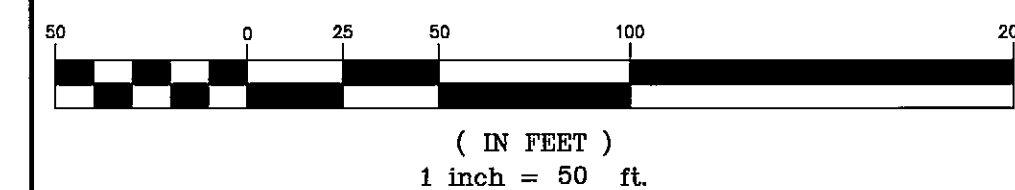
DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc.

01/07/2022

LEGEND

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

GRAPHIC SCALE



REVISION

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

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



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

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

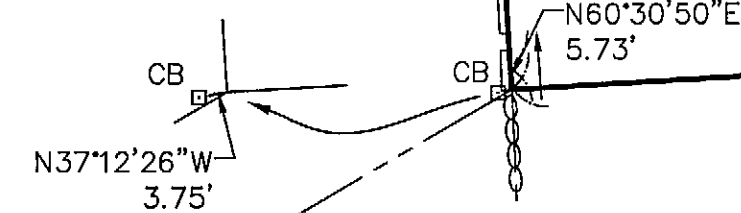
PARCEL ID: 5_91
N/F DAUPHINAIS
ARLINE J
BOOK: 33538
PAGE: 327

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

PARCEL ID: 5_33
N/F LYNCH SCOTT J
BOOK: 51202
PAGE: 233

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

DETAIL "K"



CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/12/22, 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.

3/2/22
DATE

Alaruso
TOWN CLERK
SUTTON, MASSACHUSETTS

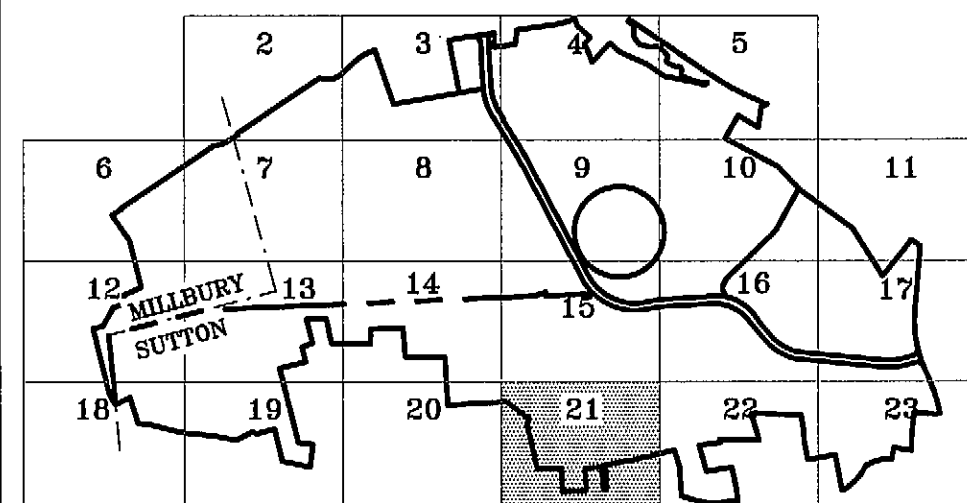
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD

Chairman
WSP USA Inc.
2/22/22

DATE

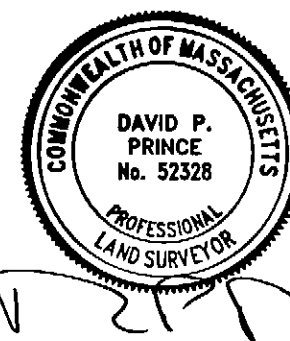
PLAN BOOK 963 PLAN 1
SHEET 21 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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



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

01/07/2022

LEGEND

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

GRAPHIC SCALE



REVISION

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

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



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

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

SHEET 20
SHEET 21

SHEET 20
SHEET 21

SHEET 21
SHEET 22

SHEET 21
SHEET 22

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

PARCEL ID:
5_142
N/F
SCHINGH
BRANDON M
BOOK: 61448
PAGE: 317

PARCEL ID:
5_95
N/F COLORIO
CHARLES
BOOK: 56809
PAGE: 119

PARCEL ID:
5_98
N/F MCNEISH
DOUGLAS
BOOK: 45902
PAGE: 134

PARCEL ID:
5_103
N/F
SMITH
KRISTEN
ANNE
BOOK: 60760
PAGE: 199

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

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

DUDLEY ROAD
(PUBLIC - VARIABLE WIDTH)

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

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/21/22, 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 3/2/22

W. Caruso
TOWN CLERK
SUTTON, MASSACHUSETTS

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

Michael F. Dwyer
CHAIRMAN

Debra L. Bal

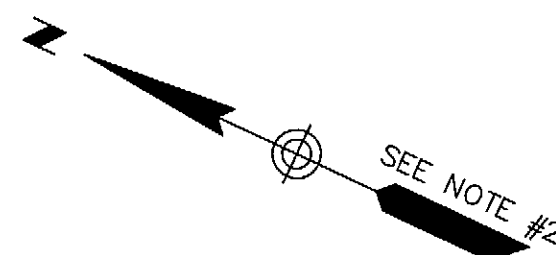
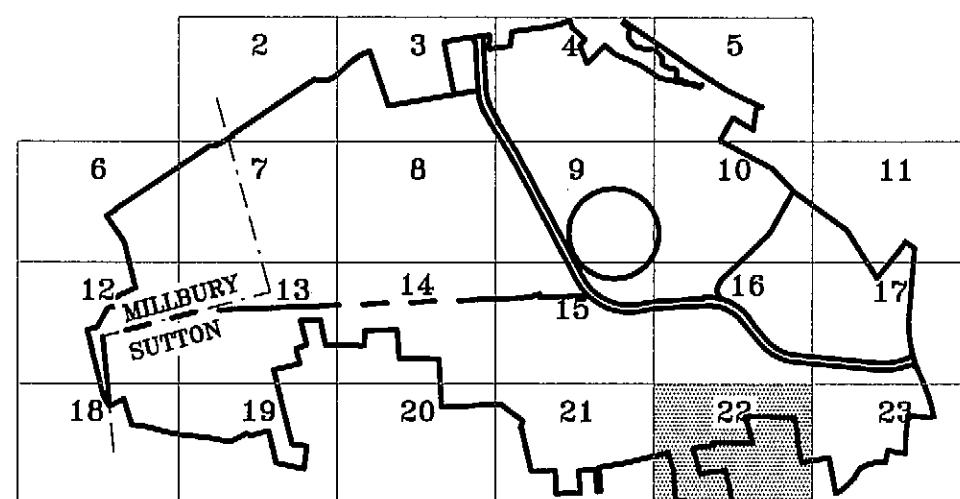
John J. Bal

John J. Bal

DATE 2/28/22

PLAN BOOK 963 PLAN 1
SHEET 22 OF 23

FOR REGISTRY USE ONLY



CERTIFICATION:

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



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

LEGEND

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

GRAPHIC SCALE



(IN FEET)

1 inch = 50 ft.

REVISION

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

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



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

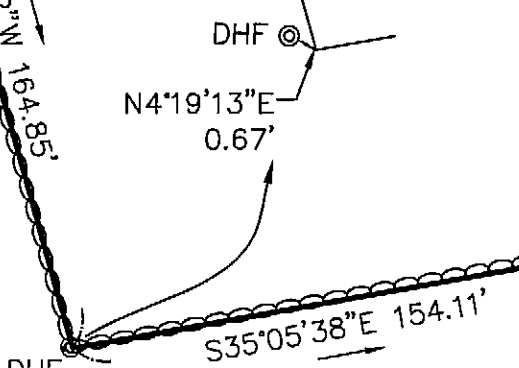
| | | |
|-----------------|------------------------|--------------------|
| Drawn By BH | Date NOVEMBER 15, 2021 | Job No. 30900157 |
| Surveyed By WSP | Scale | Sheet No. 22 OF 23 |
| Checked By DPP | 1" = 50' | |
| Book No. - | | |

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

PARCEL ID:
10_98
N/F LORE
REBECCA M
BOOK: 46418
PAGE: 150

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

DETAIL "L"



LOT 5

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

PARCEL ID: 10_102
N/F
ZEMAN GREGORY A
BOOK: 58817
PAGE: 33

CERTIFICATE OF NO APPEAL

THIS IS TO CERTIFY THAT NOTICE FROM THE PLANNING BOARD OF APPROVAL OF THIS PLAN WAS RECEIVED BY ME ON 11/12/22 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.

3/2/22
DATE

W. Caruso
TOWN CLERK
SUTTON, MASSACHUSETTS

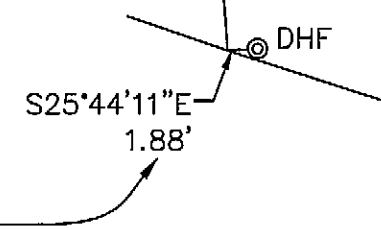
**APPROVAL UNDER THE SUBDIVISION
CONTROL LAW REQUIRED
TOWN OF SUTTON PLANNING BOARD**

Michael J. Saffy
CHAIRMAN
W. Caruso
TOWN CLERK
W. Caruso
TOWN CLERK

2/22/22
DATE

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

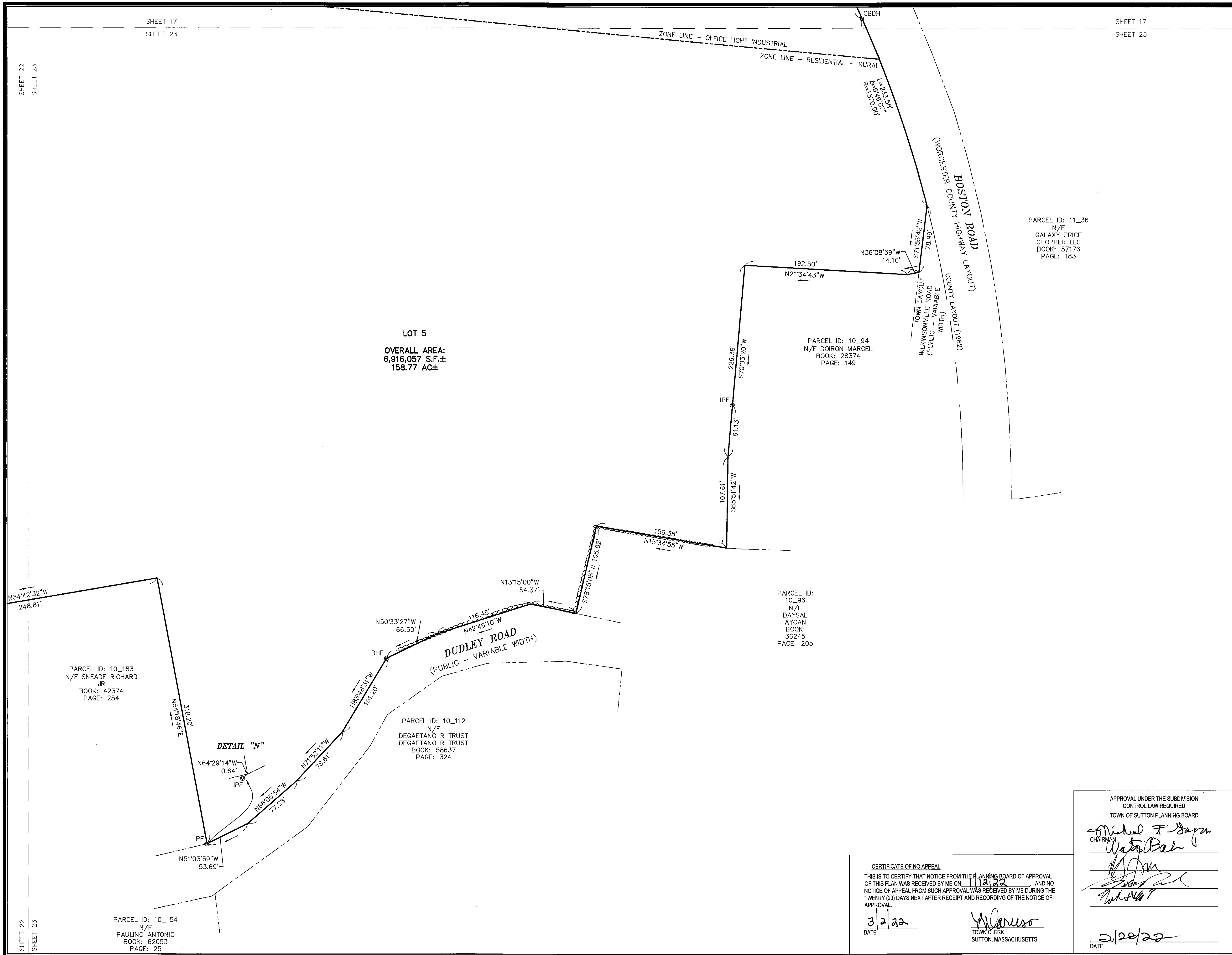
DETAIL "M"



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

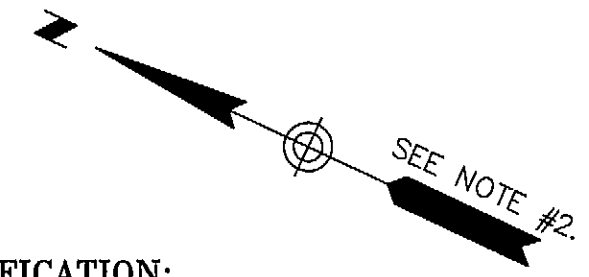
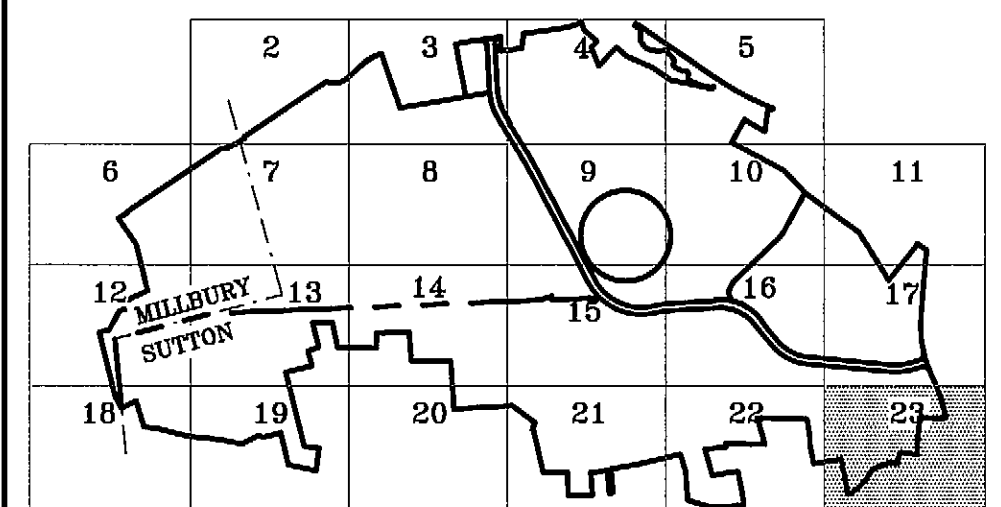
DUDLEY ROAD
(PUBLIC - VARIABLE WIDTH)

DUDLEY ROAD
(PUBLIC - VARIABLE WIDTH)

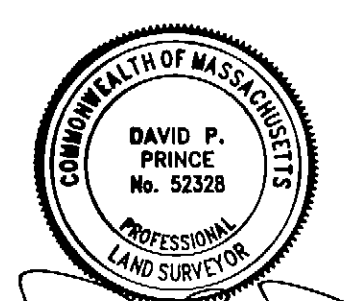


PLAN BOOK 963 PLAN 1
SHEET 23 OF 23

FOR REGISTRY USE ONLY



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

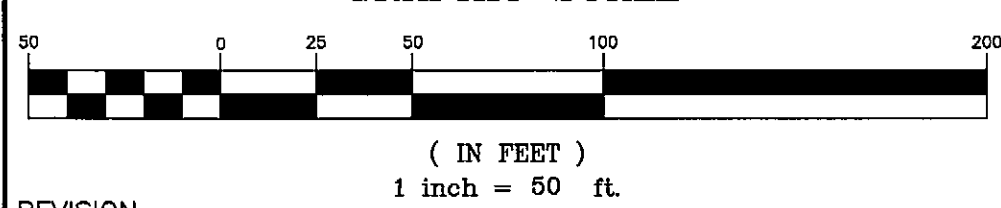


DAVID P. PRINCE, P.L.S.
REG. NO. 52328
WSP USA, Inc. 01/07/2022

LEGEND

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



| REVISION | |
|----------|------------------------------|
| DATE | DESCRIPTION |
| 01/07/22 | ADDRESSED COMMENTS FROM TOWN |
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9 Executive Park Dr, Suite 101
Merrimack, NH 03054
603-324-0894

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

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DATE 3/2/22
TOWN CLERK
SUTTON, MASSACHUSETTS

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

Michael F. Bayn
CHAIRMAN
Walter B...
...
...

DATE 2/22/22