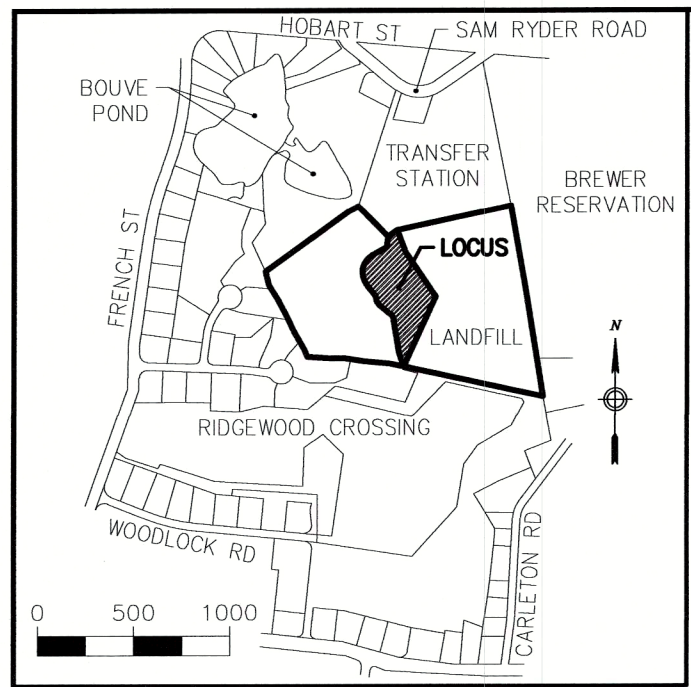




GENERAL NOTES:

- THE EXISTING CONDITIONS INFORMATION SHOWN HEREON IS THE RESULT OF AN ON-THE-GROUND SURVEY PERFORMED BY CHA CONSULTING, INC. IN MAY OF 2026.
- ALL DEED REFERENCES ARE TO PLYMOUTH COUNTY REGISTRY OF DEEDS UNLESS OTHERWISE NOTED.
- LOCUS OWNER OF RECORD:
TOWN OF HINGHAM
DEED BOOK 3935 PAGE 410
ASSESSOR PARCEL 106-0-3

TOWN OF HINGHAM
DEED BOOK 3019 PAGE 13
ASSESSOR PARCEL 106-0-7
- NO WETLANDS WERE DELINEATED OR LOCATED AS PART OF THIS SURVEY.

5. THE PROJECT AREA IS LOCATED IN ZONE "X" (AREAS OF MINIMAL FLOOD HAZARD) AND ZONE "A" (SPECIAL FLOOD HAZARD AREAS WITHOUT BFE) AS SHOWN ON FLOOD INSURANCE RATE MAPS FOR PLYMOUTH COUNTY, COMMUNITY PANEL NUMBERS 25023C0081K, 25023C0082K, 25023C0083K, 25023C0084K, ALL WITH EFFECTIVE DATE OF JULY 03, 2024.

6. THE LOCUS PARCEL IS LOCATED IN THE TOWN OF HINGHAM OFFICIAL AND OPEN SPACE DISTRICT AND THE PERSONAL WIRELESS SERVICES OVERLAY DISTRICT AS DEFINED BY THE TOWN OF HINGHAM ZONING MAP. MINIMUM DIMENSIONAL REQUIREMENTS ARE:

LOT AREA:.....N/A
LOT FRONTAGE:.....20'
FRONT SETBACK:.....40'
SIDE SETBACK:.....40'
REAR SETBACK:.....40'

7. PLAN REFERENCES:

LAND COURT CONFIRMATION PLAN 35392A
PLAN BOOK: 5, PAGE: 205
PLAN BOOK: 10, PAGE: 59
PLAN BOOK: 12, PAGE: 1018
PLAN BOOK: 14, PAGE: 721
PLAN BOOK: 17, PAGE: 613
PLAN BOOK: 21, PAGE: 1190
PLAN BOOK: 28, PAGE: 453
PLAN BOOK: 38, PAGE: 1164
PLAN BOOK: 40, PAGE: 1102
PLAN BOOK: 42, PAGE: 687
PLAN BOOK: 49, PAGE: 173
PLAN BOOK: 49, PAGE: 1024
PLAN BOOK: 56, PAGE: 961
PLAN BOOK: 60, PAGE: 1145

THE PURPOSE OF THIS PLAN IS:

1. THE PURPOSE OF THIS PLAN IS TO RECONFIGURE THE COMMON BOUNDARY OF ASSESSOR PARCELS 106-0-3 AND 106-0-7 AS SHOWN ON PLAN BOOK 12, PAGE 1018, AND PLAN BOOK 17, PAGE 613, AND COMBINE AN AREA CONTAINING 122,385± SQUARE FEET OR 2.810± ACRES WITH ASSESSOR PARCEL 106-0-7 FOR A TOTAL AREA OF 618,430± SQUARE FEET OR 14,198± ACRES. THE AREA TO BE COMBINED IS NOT TO SEPARATELY BE CONSIDERED A BUILDING LOT.

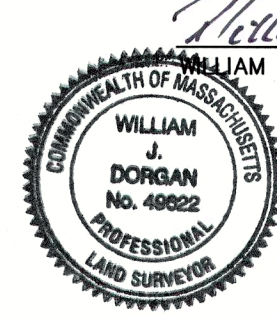
FILED WITH TOWN CLERK'S OFFICE

William J. Dorgan
DATE: 5/20/2026

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

TOWN OF HINGHAM PLANNING BOARD

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMITY WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS

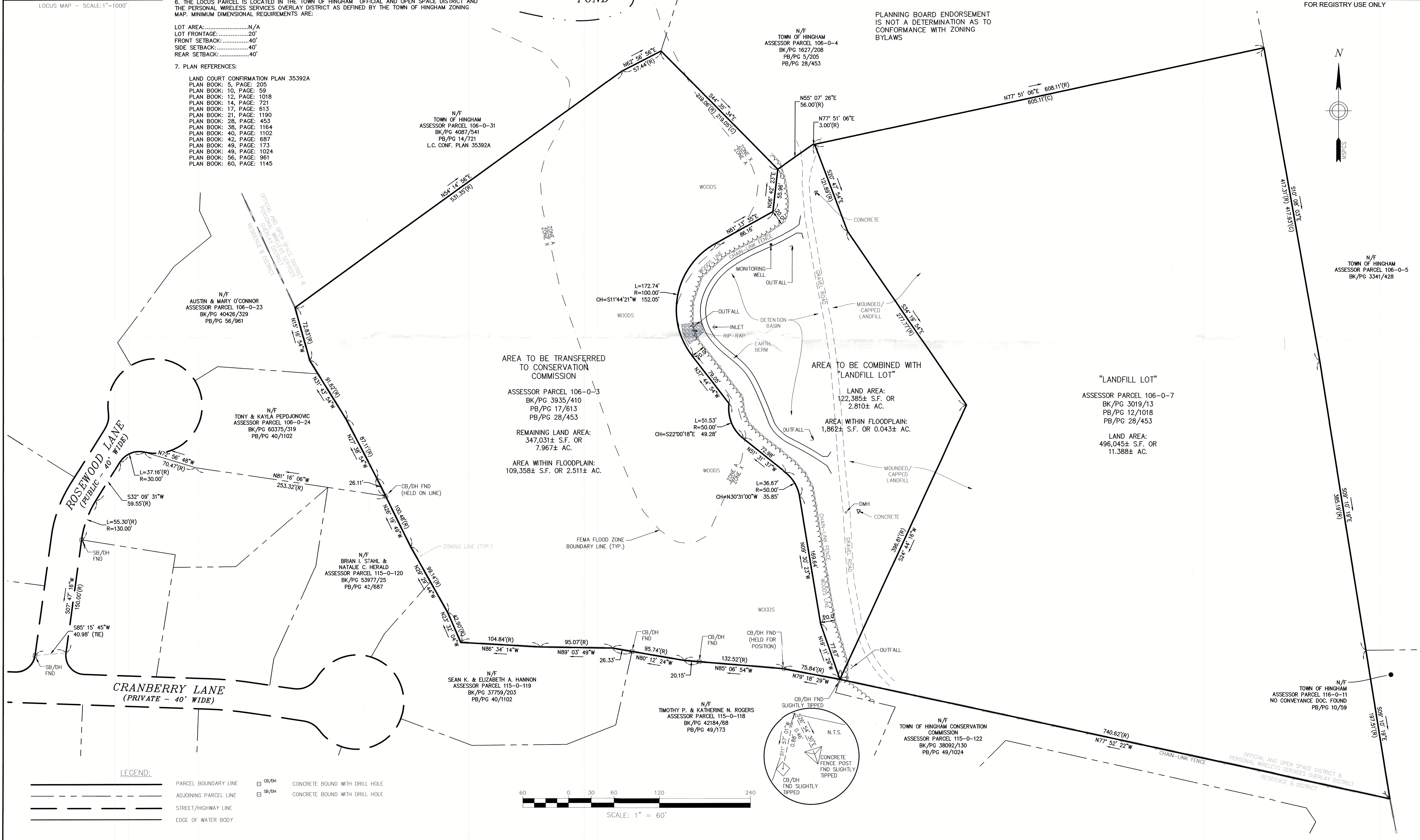
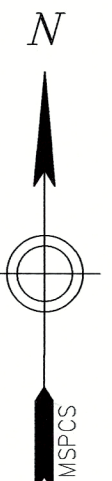


DATE: 5/19/2026

DATE: 5.20.2026

PLANNING BOARD ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING BYLAWS

FOR REGISTRY USE ONLY



RECEIVED
MAY 13 2026
Town Clerk
Hingham, MA

PREPARED FOR:
TOWN OF HINGHAM
210 CENTRAL STREET
HINGHAM, MA
02043

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, ARCHITECT, LANDSCAPE ARCHITECT OR LAND SURVEYOR TO ALTER OR ADD TO ANY MAP OR PLAN BEARING THE STAMP OF A LICENSED PROFESSIONAL. IF AN ALTERATION, ADDITION, DELETION, OR ANY OTHER CHANGE IS MADE TO THE ORIGINAL DRAWING, THE SURVEYOR SHALL STAMP THE DOCUMENT AND INCLUDE THE NOTATION "ALTERED BY FOLLOWED BY THEIR SIGNATURE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION."

APPROVAL NOT
REQUIRED
PLAN OF LAND

OFF HOBART STREET
HINGHAM, MA 02043

No.	Submital / Revision	App'd.	By	Date
1	Endorsed Mylar	WJD	CDE	05/13/2026

Designed By:	Drawn By:	Checked By:
---	CDE	WJD
Issue Date:	Project No:	Scale:
05/13/2026	112357.000	1" = 60'

Drawing No.:

SHEET 1 OF 1