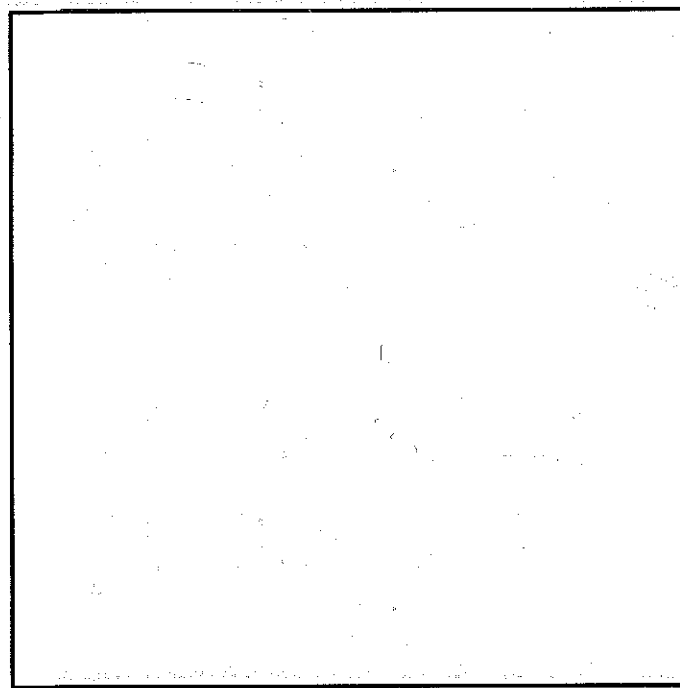
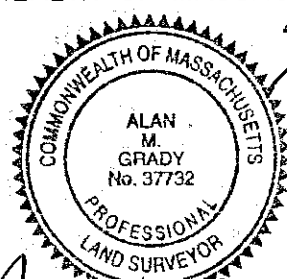


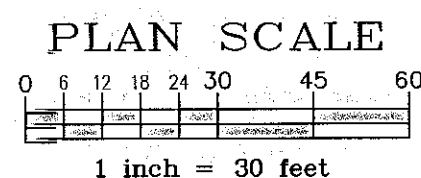
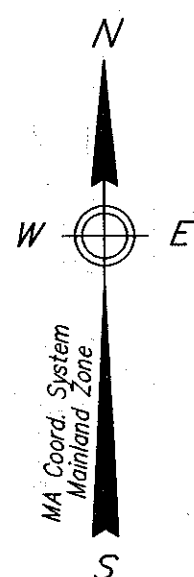


RESERVED FOR REGISTRY USE

I CERTIFY THAT THIS PLAN HAS BEEN PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTRY OF DEEDS OF THE COMMONWEALTH OF MASSACHUSETTS.



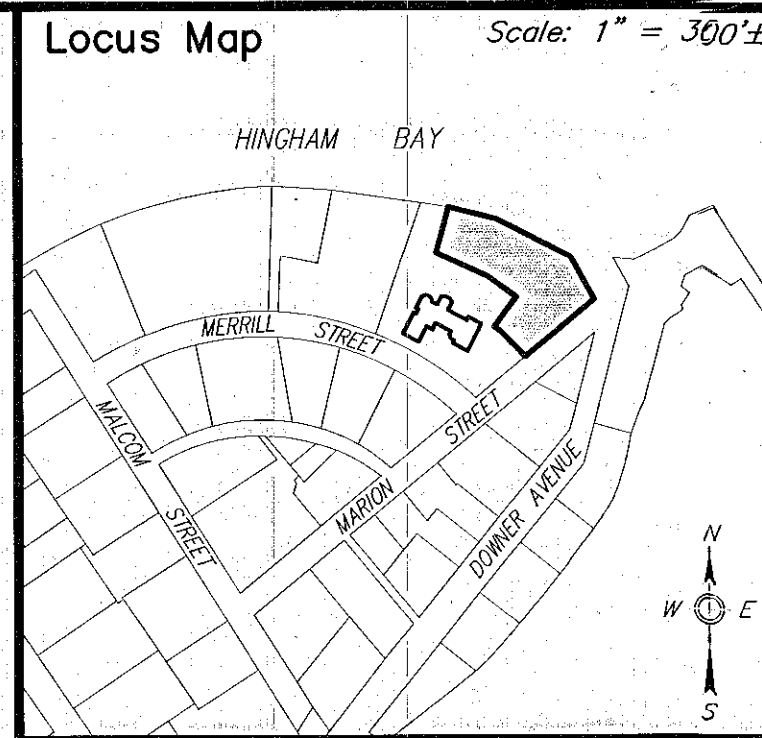
ALAN M. GRADY, PLS
MASSACHUSETTS/REG.
No. 37732



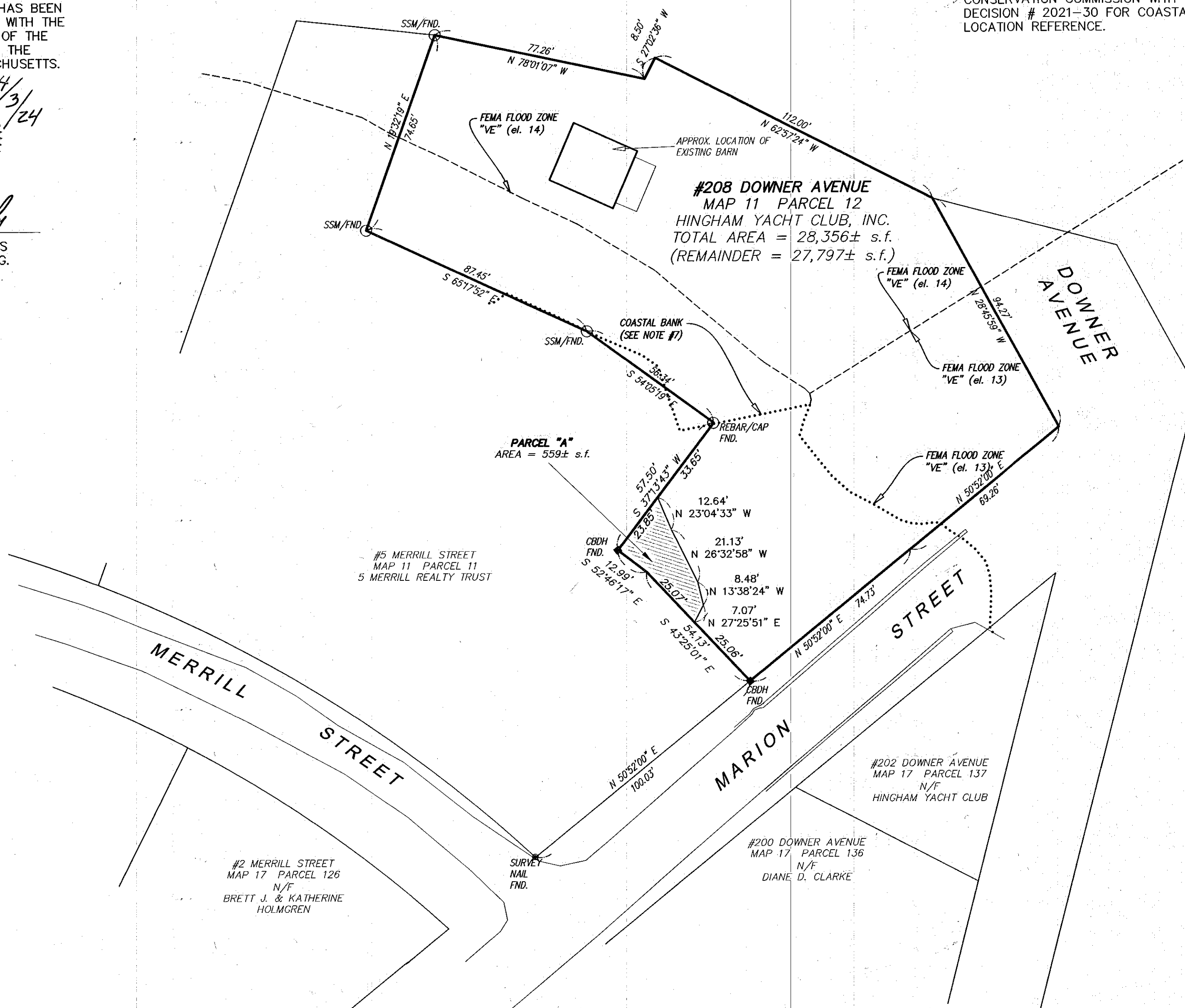
ZONE: RESIDENCE A
REQUIRED
LOT AREA: 20,000 s.f.
FRONTAGE: 125'
FRONT YARD: 25'
SIDE/REAR YARD: 15'

NOTES:

- LOCUS: # 208 DOWNER AVENUE
MAP 11 PARCEL 12
- OWNER: HINGHAM YACHT CLUB, INC.
- DEED REF: BOOK 5011 PAGE 481
- PLAN REF: BOOK 1 PAGE 186
BOOK 47 PAGE 102
- PORTIONS OF LOCUS DO FALL WITHIN A SPECIAL FLOOD HAZARD ZONE VE(EL. 13 & 14) AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP No. 25023C-0019-J dated 07/17/2012.
- THE PURPOSE OF THIS PLAN IS TO CREATE AN UNBUILDABLE PARCEL, 'PARCEL "A"', WHICH IS TO BE CONVEYED TO AND COMBINED WITH ABUTTING LAND OF 5 MERRILL REALTY TRUST.
- SEE PLAN ON FILE AT THE HINGHAM CONSERVATION COMMISSION WITH ADMINISTRATIVE DECISION # 2021-30 FOR COASTAL BANK LOCATION REFERENCE.



HINGHAM BAY



PLAN OF LAND
IN
HINGHAM, MA

PREPARED FOR
HINGHAM YACHT CLUB, INC.
208 DOWNER AVENUE
PARCEL ID #11-0-12

PREPARED BY
BRACKEN ENGINEERING, INC.

49 HERRING POND ROAD
BUZZARDS BAY, MA 02532

tel: (508) 833-0070

fax: (508) 833-2282

SCALE: 1" = 30' APRIL 3, 2024

APPROVAL BY THE
HINGHAM PLANNING BOARD
NOT REQUIRED

ENDORSEMENT OF THIS PLAN DOES NOT
CONSTITUTE AN INTERPRETATION OF ZONING.

FILE NUMBER:

DATE APPROVED: APRIL 24, 2024