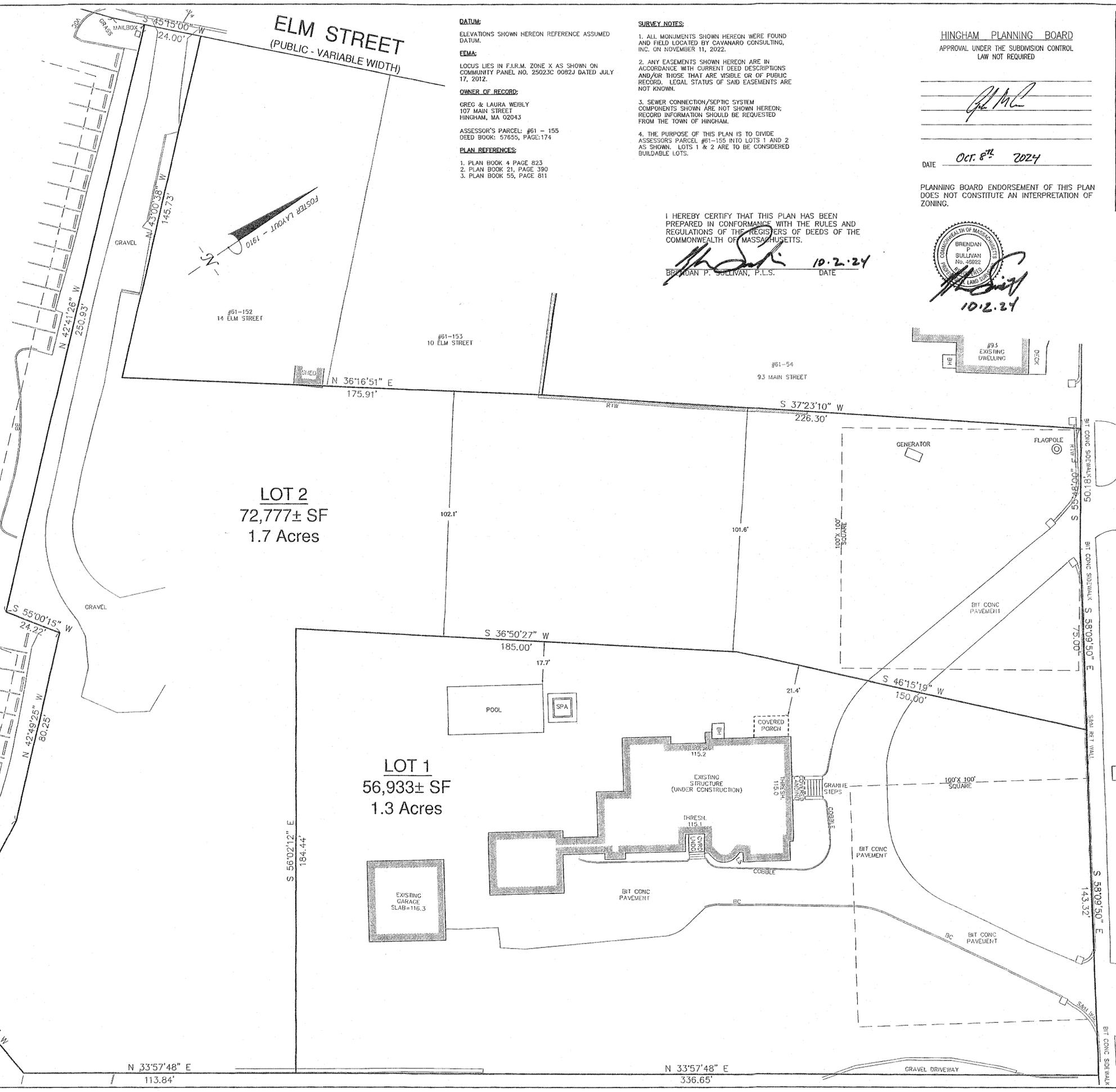
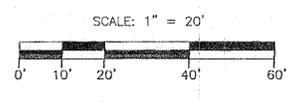


RECEIVED
OCT 08 2024
Town Clerk
Hingham, MA



DATUM:
ELEVATIONS SHOWN HEREON REFERENCE ASSUMED DATUM.

CEMA:
LOCUS LIES IN F.L.R.M. ZONE X AS SHOWN ON COMMUNITY PANEL NO. 25023C 0082J DATED JULY 17, 2012.

OWNER OF RECORD:
GREG & LAURA WEIBLY
107 MAIN STREET
HINGHAM, MA 02043

ASSESSOR'S PARCEL #61 - 155
DEED BOOK: 57655, PAGE:174

PLAN REFERENCES:
1. PLAN BOOK 4 PAGE 823
2. PLAN BOOK 21, PAGE 390
3. PLAN BOOK 55, PAGE 811

SURVEY NOTES:

1. ALL MONUMENTS SHOWN HEREON WERE FOUND AND FIELD LOCATED BY CAVANARO CONSULTING, INC. ON NOVEMBER 11, 2022.
2. ANY EASEMENTS SHOWN HEREON ARE IN ACCORDANCE WITH CURRENT DEED DESCRIPTIONS AND/OR THOSE THAT ARE VISIBLE OR OF PUBLIC RECORD. LEGAL STATUS OF SAID EASEMENTS ARE NOT KNOWN.
3. SEWER CONNECTION/SEPTIC SYSTEM COMPONENTS SHOWN ARE NOT SHOWN HEREON; RECORD INFORMATION SHOULD BE REQUESTED FROM THE TOWN OF HINGHAM.
4. THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSOR'S PARCEL #61-155 INTO LOTS 1 AND 2 AS SHOWN. LOTS 1 & 2 ARE TO BE CONSIDERED BUILDABLE LOTS.

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

Brendan P. Sullivan 10.2.24
BRENDAN P. SULLIVAN, P.L.S. DATE

HINGHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE Oct. 8th 2024

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



FOR REGISTRY USE ONLY

ZONING REQUIREMENTS
RESIDENCE DISTRICT "A"

	REQUIRED
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.
BUILDING INSPECTOR TO CONFIRM ALL SETBACKS.

merrillinc.com

DRAWN BY:

DESIGNED BY:

CHECKED BY:

REVISIONS:

Merrill

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427 Columbia Road
Hanover, MA 02339
781-826-9200

Plymouth office:
40 Court Street, Site 2A
Plymouth, MA 02360
508-746-6060

Marble Division:
28 Union Street
Plymouth, MA 02360
508-746-6060

Falmouth Office:
448 N. Falmouth Highway Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:
22703

PROJECT:
PLAN OF LAND
107 MAIN STREET
HINGHAM,
MASSACHUSETTS

CLIENT:
LAURA WEIBLY
107 MAIN STREET
HINGHAM, MA 02043

DRAWING TITLE:
PLAN OF LAND

DATE: 10.2.24

SHEET 1 of 1
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