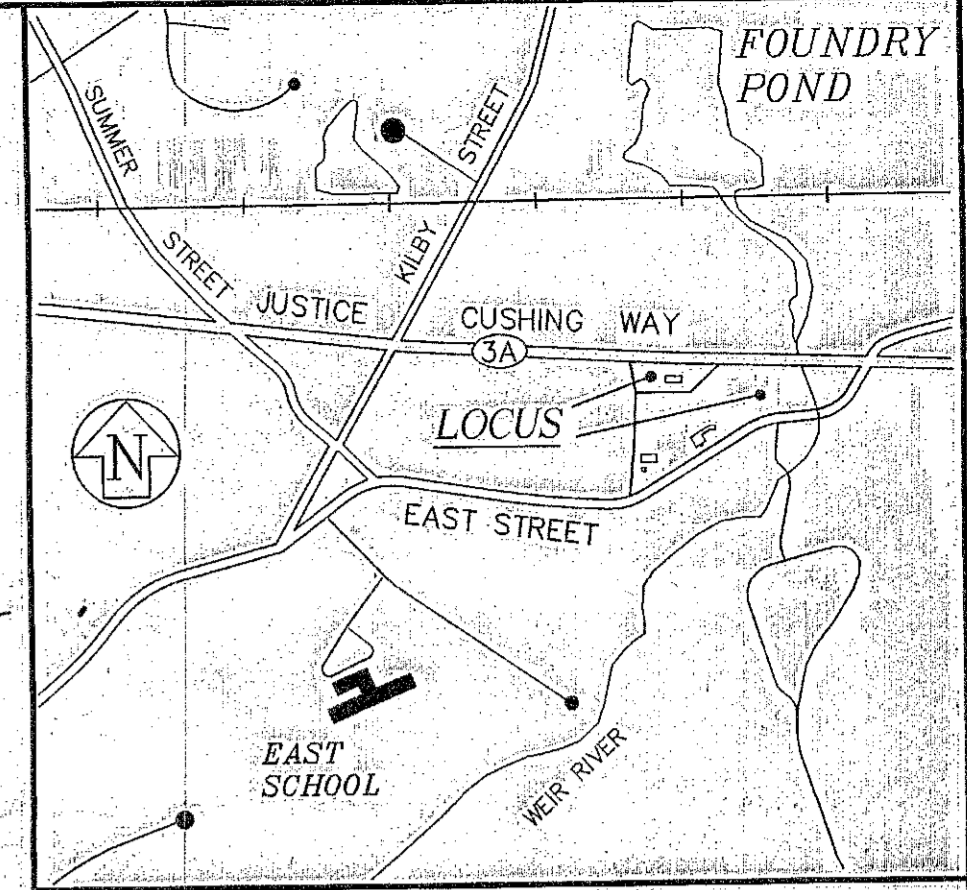


THE WETLANDS DELINEATION LINE AS DEFINED BY THE WETLANDS PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF HINGHAM CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE HINGHAM CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.

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

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED.

11-08-2022  
HINGHAM PLANNING BOARD

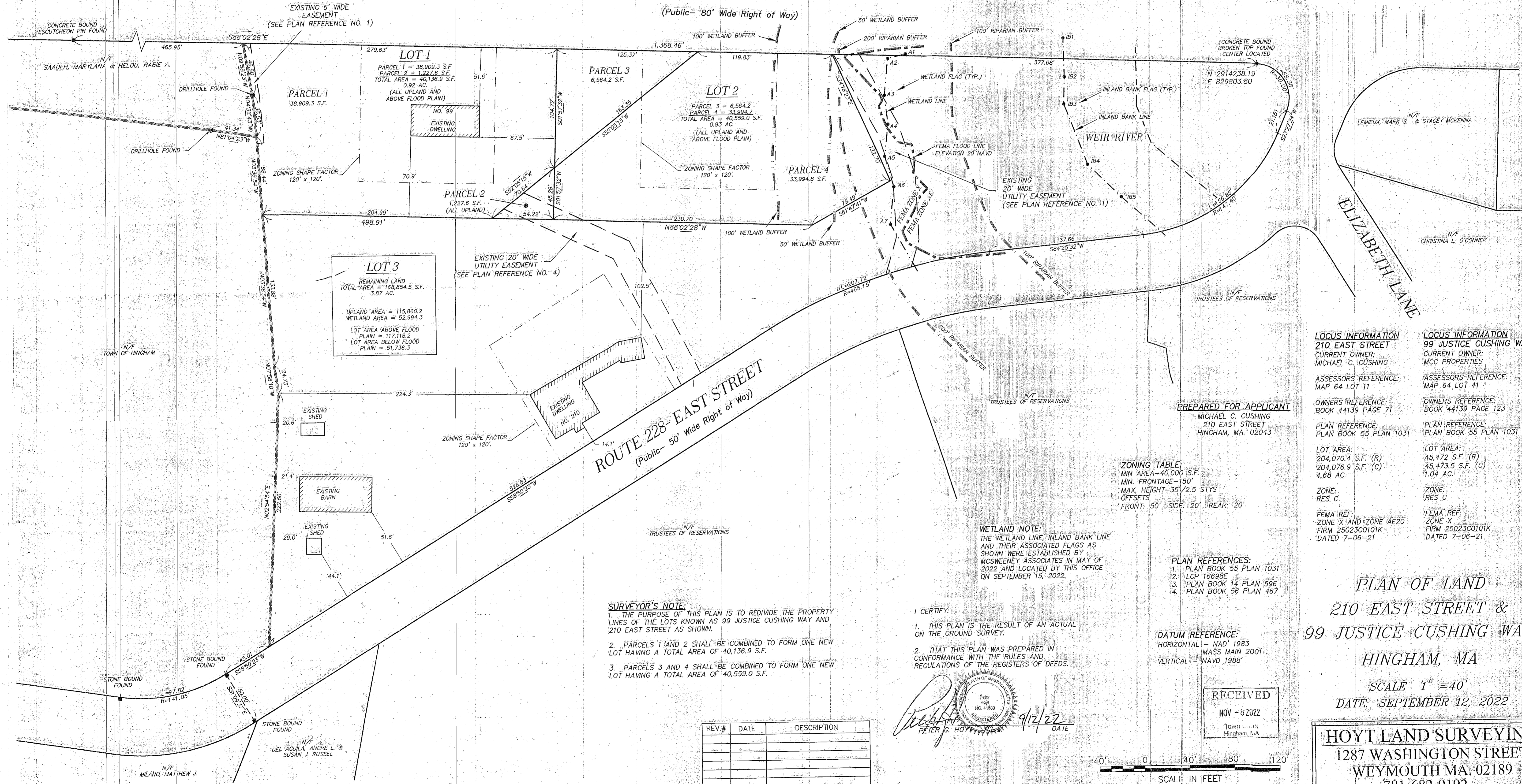


LOCUS MAP SCALE: 1"=800'

REGISTRY USE ONLY



ROUTE 3A- JUSTICE CUSHING WAY  
(Public - 80' Wide Right of Way)



**LOT 3**  
REMAINING LAND  
TOTAL AREA = 168,854.5 S.F.  
3.87 AC.  
UPLAND AREA = 115,860.2  
WETLAND AREA = 52,994.3  
LOT AREA ABOVE FLOOD PLAIN = 117,118.2  
LOT AREA BELOW FLOOD PLAIN = 51,736.3

EXISTING 20' WIDE UTILITY EASEMENT  
(SEE PLAN REFERENCE NO. 4)

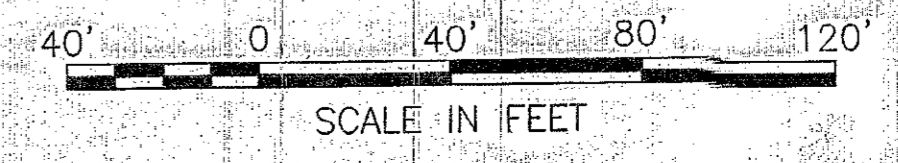
ROUTE 228- EAST STREET  
(Public - 50' Wide Right of Way)

**SURVEYOR'S NOTE:**  
1. THE PURPOSE OF THIS PLAN IS TO REDIVIDE THE PROPERTY LINES OF THE LOTS KNOWN AS 99 JUSTICE CUSHING WAY AND 210 EAST STREET AS SHOWN.  
2. PARCELS 1 AND 2 SHALL BE COMBINED TO FORM ONE NEW LOT HAVING A TOTAL AREA OF 40,136.9 S.F.  
3. PARCELS 3 AND 4 SHALL BE COMBINED TO FORM ONE NEW LOT HAVING A TOTAL AREA OF 40,559.0 S.F.

I CERTIFY:  
1. THIS PLAN IS THE RESULT OF AN ACTUAL ON THE GROUND SURVEY.  
2. THAT THIS PLAN WAS PREPARED IN CONFORMANCE WITH THE RULES AND REGULATIONS OF THE REGISTERS OF DEEDS.

REV.#	DATE	DESCRIPTION

PETER S. HOYT  
REGISTERED PROFESSIONAL SURVEYOR  
NO. 41509  
9/12/22



**LOCUS INFORMATION**  
210 EAST STREET  
CURRENT OWNER: MICHAEL C. CUSHING  
ASSESSORS REFERENCE: MAP 64 LOT 11  
OWNERS REFERENCE: BOOK 44139 PAGE 71  
PLAN REFERENCE: PLAN BOOK 55 PLAN 1031  
LOT AREA: 204,070.4 S.F. (R)  
204,076.9 S.F. (C)  
4.68 AC.  
ZONE: RES C  
FEMA REF: ZONE X AND ZONE AE20  
FIRM 25023C0101K  
DATED 7-06-21

**LOCUS INFORMATION**  
99 JUSTICE CUSHING WAY  
CURRENT OWNER: MCC PROPERTIES  
ASSESSORS REFERENCE: MAP 64 LOT 41  
OWNERS REFERENCE: BOOK 44139 PAGE 123  
PLAN REFERENCE: PLAN BOOK 55 PLAN 1031  
LOT AREA: 45,472 S.F. (R)  
45,473.5 S.F. (C)  
1.04 AC.  
ZONE: RES C  
FEMA REF: ZONE X  
FIRM 25023C0101K  
DATED 7-06-21

PREPARED FOR APPLICANT  
MICHAEL C. CUSHING  
210 EAST STREET  
HINGHAM, MA. 02043

**ZONING TABLE:**  
MIN AREA-40,000 S.F.  
MIN. FRONTAGE-150'  
MAX. HEIGHT-35'/2.5 STYS  
OFFSETS  
FRONT: 50' SIDE: 20' REAR: 20'

**PLAN REFERENCES:**  
1. PLAN BOOK 55 PLAN 1031  
2. LCP 16698E  
3. PLAN BOOK 14 PLAN 596  
4. PLAN BOOK 56 PLAN 467

**DATUM REFERENCE:**  
HORIZONTAL - NAD' 1983  
MASS MAIN 2001  
VERTICAL - NAVD 1988'

RECEIVED  
NOV - 8 2022  
TOWN CLERK  
HINGHAM, MA

PLAN OF LAND  
210 EAST STREET &  
99 JUSTICE CUSHING WAY  
HINGHAM, MA

SCALE 1" = 40'  
DATE: SEPTEMBER 12, 2022

HOYT LAND SURVEYING  
1287 WASHINGTON STREET  
WEYMOUTH MA. 02189  
781-682-9192