

RECORD OWNER:
 ASSESSORS MAP 61 LOT 42
 #73 NORTH STREET
 BRIAN T. COMER
 36 WANDERS DRIVE
 HINGHAM, MA 02043
 DEED BOOK 49670 PAGE 254

LEGEND:
 CBdisk = CONCRETE BOUND W/DISK
 FND = FOUND

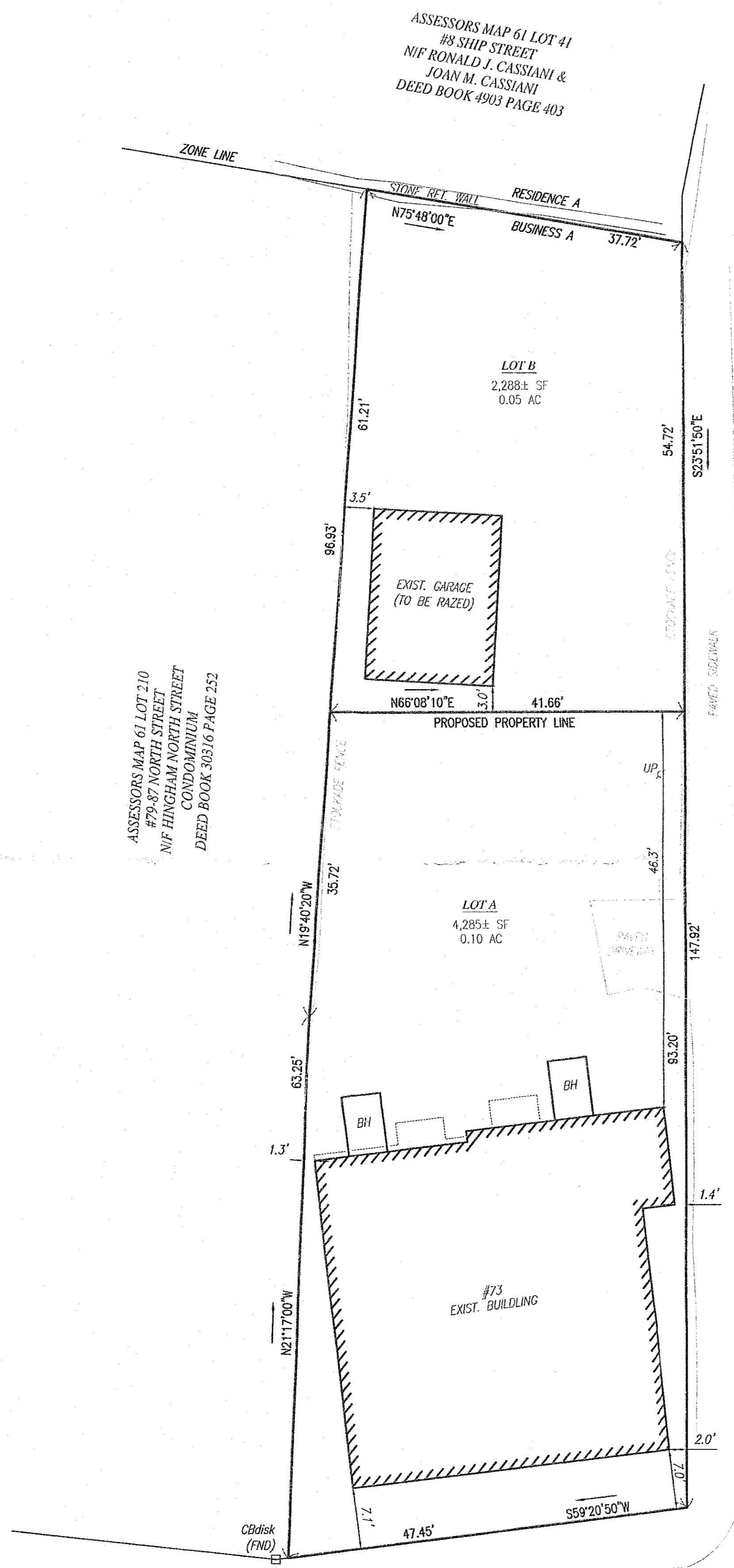
- NOTES:**
1. PLAN REFERENCES:
 1.1 PLAN No. 206 OF 2003, PLAN BOOK 46 PAGE 703
 1.2 PLAN No. 394 OF 2004, PLAN BOOK 48 PAGE 127
 2. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
 3. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS BETWEEN JULY OF 2018 AND APRIL OF 2021.
 4. SUBJECT SITE IS IN THE "BUSINESS A" ZONE AND THE DOWNTOWN OVERLAY DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
 5. THE EXISTING BUILDING IS SERVICED BY MUNICIPAL SEWER.
 6. THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSORS MAP 61 LOT 42 INTO LOTS A AND B AS SHOWN HEREON.

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0082J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

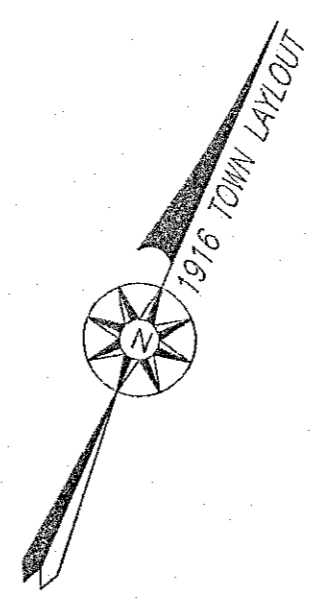
ZONING REQUIREMENTS	
BUSINESS DISTRICT "A"	
AREA	N/A
FRONTAGE	20 FEET
BUILDING HEIGHT	3 STORIES
MINIMUM YARDS:	
FRONT	10 FEET*
SIDE	N/A
REAR	N/A

* IN BUSINESS A DISTRICT, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

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NORTH STREET
 - PUBLIC - 1916 TOWN LAYOUT -



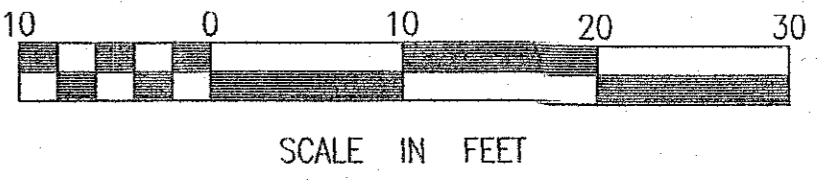
FOR REGISTRY USE ONLY

HINGHAM PLANNING BOARD
 APPROVAL UNDER THE SUBDIVISION CONTROL
 LAW NOT REQUIRED

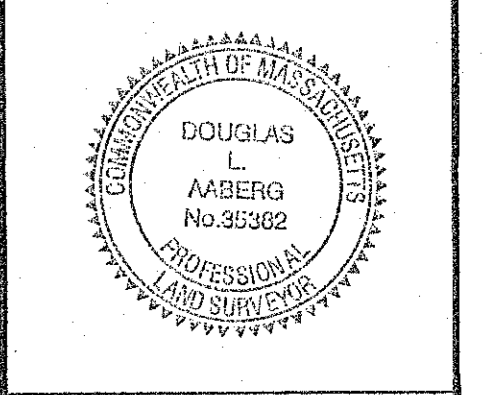
DATE _____

PLANNING BOARD ENDORSEMENT OF THIS PLAN INDICATES ONLY THAT THE PLAN IS NOT A SUBDIVISION UNDER M.G.L. CH. 41 SEC. 81L, AND DOES NOT INDICATE THAT THE LOT IS BUILDABLE, OR THAT IT MEETS ZONING, BOARD OF HEALTH, CONSERVATION OR GENERAL BY-LAW REQUIREMENTS. PLANNING BOARD ENDORSEMENT OF THIS PLAN IS NOT A DETERMINATION AS TO CONFORMANCE WITH THE TOWN OF HINGHAM BYLAWS. NO DETERMINATION AS TO THE COMPLIANCE WITH THE ZONING BYLAW REQUIREMENTS HAS BEEN MADE NOR CAN BE CONSTRUED AS INTENDED BY THIS ENDORSEMENT.

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.
 Douglas L. Asberg, P.L.S. 5/17/21
 DATE



REVISIONS



DRAWN BY: BKL
 DESIGNED BY:
 CHECKED BY: DLA

Merrill
 Engineers and Land Surveyors
 427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
 28 UNION STREET, PLYMOUTH MA 02360 / T: (508) 746-6060
 WWW.MERRILLINC.COM

PLAN OF LAND
 #73 NORTH STREET
 HINGHAM, MASSACHUSETTS
 PREPARED FOR: BRIAN T. COMER
 36 WANDERS DRIVE
 HINGHAM, MA 02043

MAY 19, 2021
 SCALE: 1"=10'
 JOB NO. 18-149
 LATEST REVISION:

RECEIVED
 JUL 22 2021
 Town Clerk
 Hingham, MA
 SHEET 1 OF 1