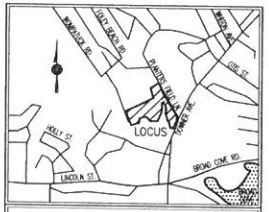


LOCATION MAP SCALE: NOT TO SCALE

NOTES:

1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WAS COMPILED FROM MASSGIS DATA AND RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
2. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY L.E.C. ENVIRONMENTAL DURING NOVEMBER 2011 AND LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS. SEE EXTENSION TO ORDER OF RESOURCE AREA DELINEATION DOCUMENT (DEP #034-1124) – ORIGINAL DATE OF ISSUANCE: OCTOBER 23, 2012 EXTENDED: NOVEMBER 20, 2015.
4. SUBJECT SITE IS LOCATED IN THE "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP AND A PORTION OF THE SUBJECT PROPERTY IS LOCATED IN THE FLOOD PLAIN AND OVERLAY PROTECTION DISTRICT.
5. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.
6. THE WATER MAIN AND ELECTRIC/TELEPHONE/CABLE LINE LOCATIONS SHOWN HEREON WERE COMPILED FROM APPROVED DESIGN PLANS.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X (0.2 PCT. ANNUAL CHANCE OF FLOOD) AND ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C0019J WITH AN EFFECTIVE DATE OF JULY 17, 2012. SEE LETTER OF MAP REVISION DETERMINATION DOCUMENT – LOMR CASE No. 15-01-0904P WITH AN EFFECTIVE DATE OF AUGUST 14, 2015.

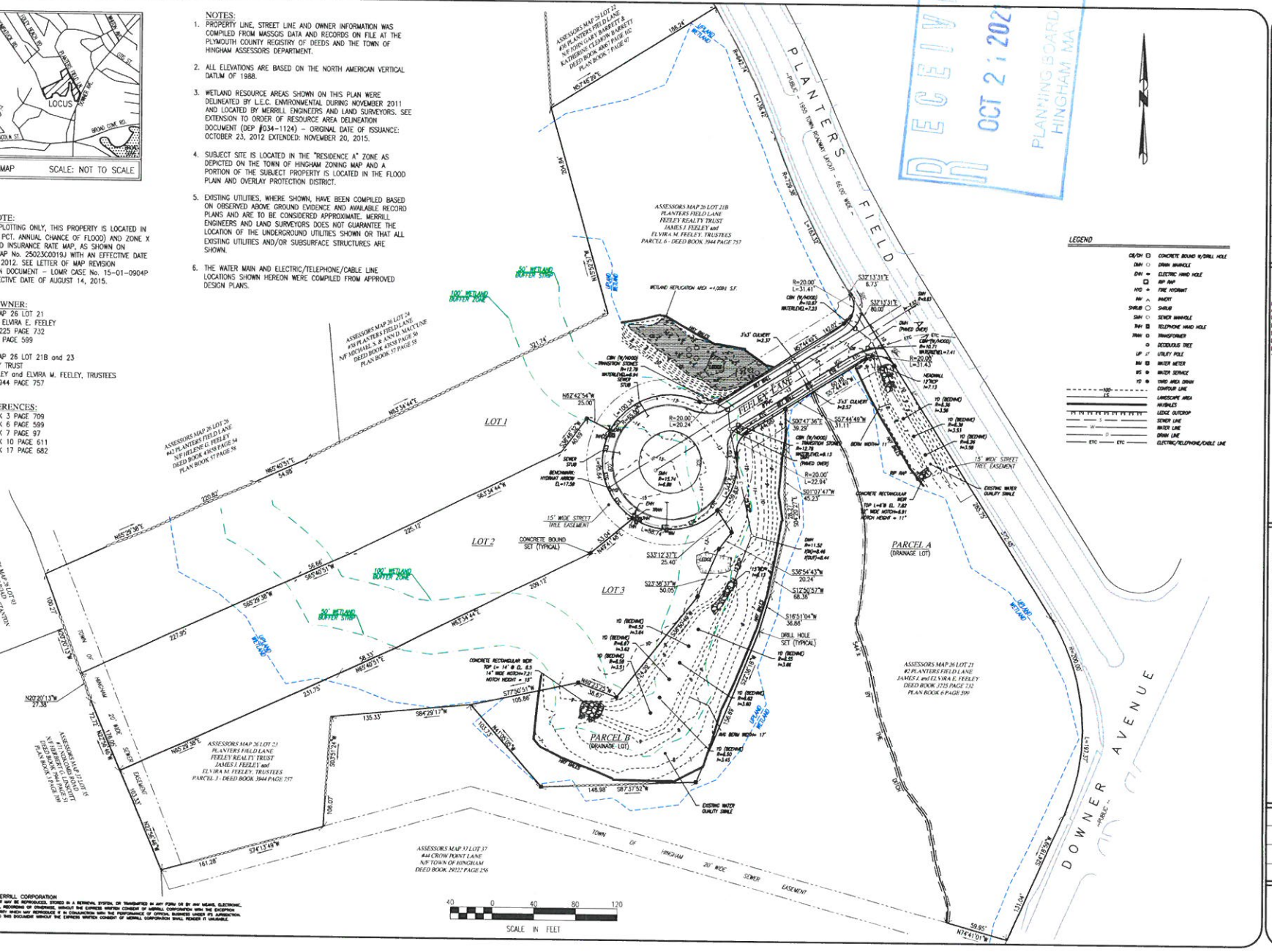
RECORD OWNER:

ASSESSORS MAP 26 LOT 21
JAMES J. and ELVIRA E. FEELEY
DEED BOOK 3225 PAGE 732
PLAN BOOK 6 PAGE 599

ASSESSORS MAP 26 LOT 21B and 23
FEELEY REALTY TRUST
JAMES J. FEELEY and ELVIRA M. FEELEY, TRUSTEES
DEED BOOK 3944 PAGE 757

PLAN REFERENCES:

1. PLAN BOOK 3 PAGE 709
2. PLAN BOOK 6 PAGE 599
3. PLAN BOOK 7 PAGE 97
4. PLAN BOOK 10 PAGE 611
5. PLAN BOOK 17 PAGE 682



RECEIVED
OCT 21 2021
PLANNING BOARD
HINGHAM MA

REVISIONS

DRAWN BY: CMS/BKL

DESIGNED BY: TAP/CMS

CHECKED BY: TAP

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

INTERIM AS-BUILT PLAN
DOWNER ESTATES OFF PLANTERS FIELD LANE
HINGHAM, MASSACHUSETTS

PREPARED FOR: FEELEY REALTY TRUST
232 WATER STREET
QUINCY, MA 02169

OCTOBER 20, 2021

SCALE: AS NOTED

JOB No. 11-098

LATEST REVISION:

SHEET 1 OF 1

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