

LOCATION MAP SCALE: N.T.S.

RECORD OWNER:

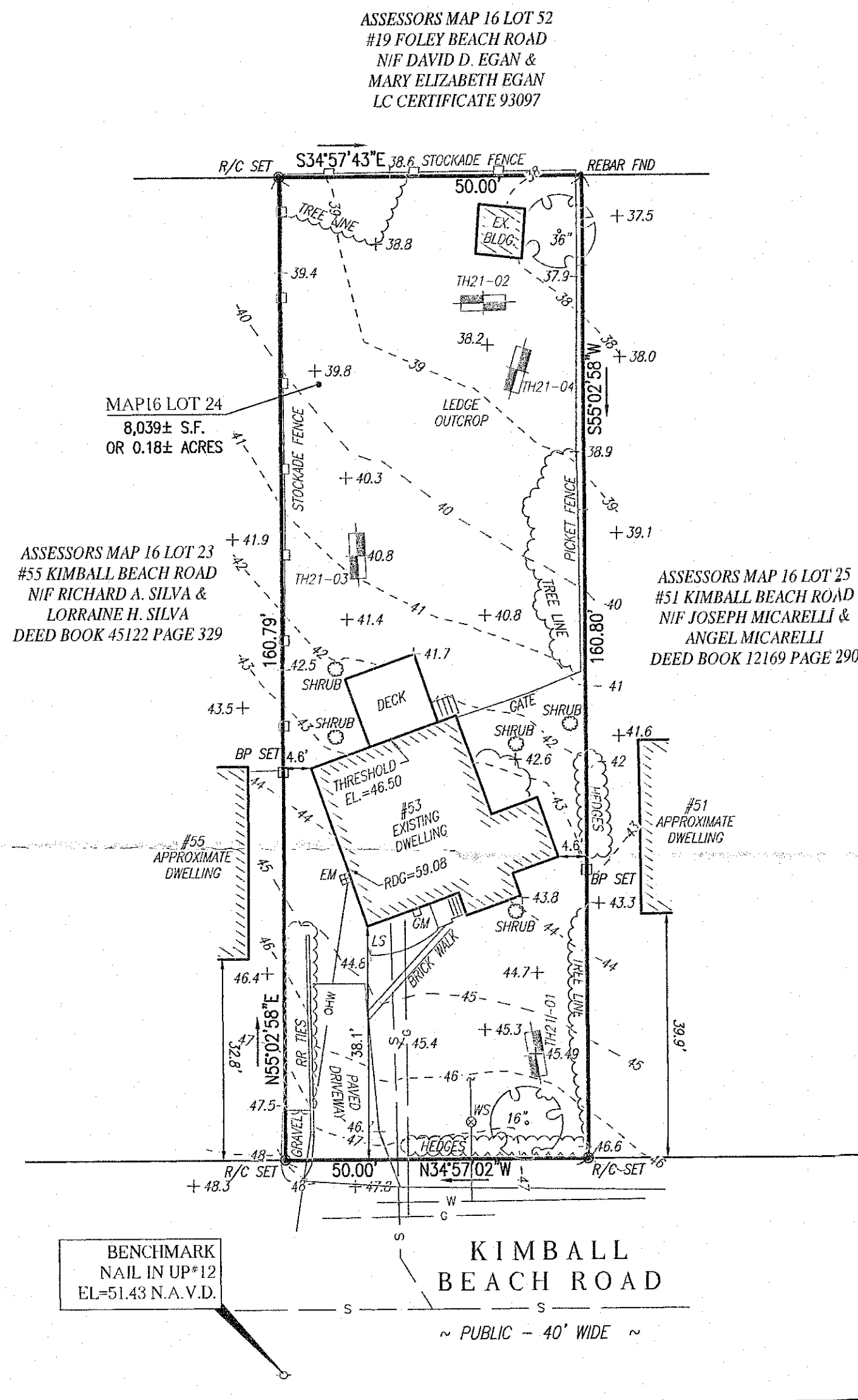
ASSESSORS MAP 16 LOT 24
 #53 KIMBALL BEACH RD.
 TIMOTHY P SULLIVAN and BETH ANN SULLIVAN
 53 KIMBALL BEACH RD.
 HINGHAM, MA 02043
 DEED BOOK 44503 PAGE 147

NOTES:

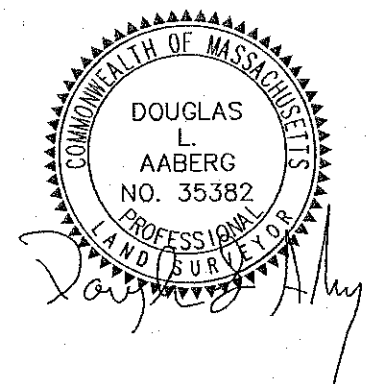
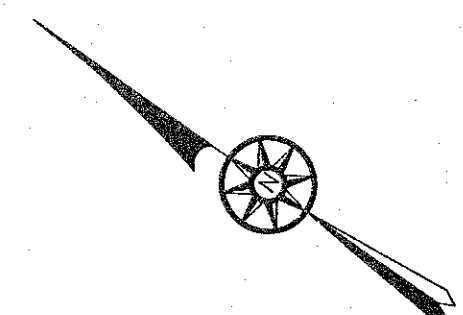
1. PROPERTY LINE, STREET LINE AND OWNER INFORMATION WERE COMPILED FROM RECORDS ON FILE AT THE PLYMOUTH COUNTY REGISTRY OF DEEDS AND THE TOWN OF HINGHAM ASSESSORS DEPARTMENT.
2. TOPOGRAPHY AND DETAIL INFORMATION SHOWN ON THIS PLAN ARE BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING SEPTEMBER OF 2020.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. SUBJECT SITE IS IN THE "RESIDENCE A" ZONE AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
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 CORPORATION DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN ON THIS SURVEY IS LOCATED ENTIRELY IN FEMA FLOOD ZONE "X" OF THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF HINGHAM, COMMUNITY MAP No. 25023C0018J WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012 AND IS NOT LOCATED WITHIN A SPECIAL HAZARD FLOOD AREA.

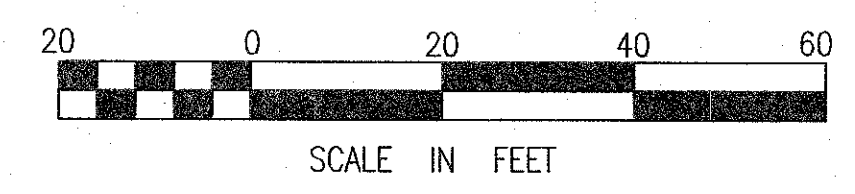


ASSESSORS MAP 16 LOT 52
 #19 FOLEY BEACH ROAD
 N/F DAVID D. EGAN &
 MARY ELIZABETH EGAN
 LC CERTIFICATE 93097



LEGEND

EXISTING	DESCRIPTION
--- 30 ---	1' CONTOUR
+30.5	SPOT ELEVATION
=====	PROPERTY LINE
=====	EDGE OF PAVEMENT
=====	EDGE OF GRAVEL
=====	EDGE OF BRICK
----- OHW -----	OVERHEAD WIRE
(Tree symbol)	DECIDUOUS TREE
(Shrub symbol)	SHRUB
(Landscape area symbol)	LANDSCAPE AREA
-----	PICKET FENCE
-----	STOCKADE FENCE
-----	GAS METER
-----	RAILROAD TIES
-----	WATER SERVICE
-----	SEWER SERVICE



REVISIONS

DRAWN BY: BKL
 DESIGNED BY:
 CHECKED BY: DLA

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 WWW.MERRILLINC.COM

EXISTING CONDITIONS PLAN
 #53 KIMBALL BEACH ROAD
 HINGHAM, MASSACHUSETTS
 APPLICANT: AP DESIGN BUILD - C/O ADAM RYAN
 259 REED STREET
 HANSON, MASSACHUSETTS 02341

NOVEMBER 8, 2021
 SCALE: 1"=20'
 JOB NO. 20-270
 LATEST REVISION:

EXISTING CONDITIONS PLAN

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