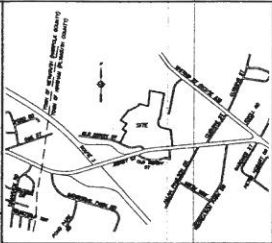


PLYMOUTH CO. REG. OF DEEDS
 DEC 23 2013
 12-23-13
 RECORDED

13-569

FOR REGISTRY USE ONLY



LOCUS MAP

SOUTHWOOD POINTE
 (PRIVATE)

LILLIAN ROAD
 (PRIVATE)

OLD DERBY STREET
 (PUBLIC)

DERBY STREET
 (PUBLIC SHLO #4528)

PARCEL C:
 65,431 S.F.
 1.50 ACRES
 TO BE COMBINED WITH
 ABUTTING LAND
 OF OLD DERBY
 NOMINEE TRUST

PARCEL B:
 787,216 S.F.
 18.07 ACRES

PARCEL A:
 387,521 S.F.
 8.90 ACRES

N/E
 OLD DERBY NOMINEE TRUST
 BOOK 13958 PAGE 23
 ASSESSORS MAP 194, LOT 1
 REMAINING LAND
 18.26 ACRES

N/E
 OLD DERBY NOMINEE TRUST
 BOOK 13958 PAGE 23
 ASSESSORS MAP 194, LOT 1

N/E
 OLD DERBY NOMINEE TRUST
 BOOK 13958 PAGE 23
 ASSESSORS MAP 194, LOT 22

R T BATES COMPANY, INC.
 BK 17519 PG. 138
 ASSESSORS MAP 186, LOT 5

N/E
 JOHN N. & JOAN F. MARSHEN
 BK 5287 PG. 458
 ASSESSORS MAP 187, LOT 10

N/E
 THOMAS J. MCDONOUGH
 BK 6188 PG. 178
 ASSESSORS MAP 187, LOT 9

N/E
 THOMAS J. & CATHERINE A.
 MCDONOUGH
 BK 12867 PG. 118
 ASSESSORS MAP 195, LOT 4

N/E
 DERBY REALTY TRUST
 BK 15101 PG. 15
 ASSESSORS MAP 195, LOT 43



REVISIONS:

No.	DATE

GENERAL NOTES:

- INFORMATION SHOWN HEREON HAS BEEN COMPILED FROM A PLAN ENTITLED "ALTA/ACSD LAND TITLE PLAN OF LAND, DERBY STREET, HINGHAM, MA" PREPARED BY THE ESC GROUP HOWELL, INC. DATED 11-16-08 AND SUPPLEMENTED BY AN ON-THE-GROUND SURVEY BY COLE & COLANTONIO, INC. BETWEEN DECEMBER 11, 2012 AND DECEMBER 19, 2012.
- PLAN AND DEED REFERENCES, UNLESS OTHERWISE NOTED, ARE TO THE PLYMOUTH COUNTY REGISTRY OF DEEDS.
- PRIMARY GEODETIC SURVEY CONTROL WAS ESTABLISHED FROM AN ON-THE-GROUND SURVEY USING THE GLOBAL POSITIONING SYSTEM (GPS) ON DECEMBER 11, 2012. THE HORIZONTAL REFERENCED DATUM IS THE NAD 83 BASED ON THE GPS 80 REFERENCE ELLIPSOID. THE GRID COORDINATES ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM OF 1983 (MAM/LAND 2001).
- OWNER OF RECORD:
 ASSESSORS MAP 195, LOT 44
 OLD DERBY NOMINEE TRUST
 DEED BOOK 13958, PAGE 23
 ASSESSORS MAP 187, LOT 10
 JOHN N. & JOAN F. MARSHEN
 DEED BOOK 5287, PAGE 458
- THE LOCUS LIES NOT BE WITHIN A FLOOD PLAIN ZONE - AS SHOWN ON F.I.R.M. NUMBER 250230091L DATED JULY 17, 2012.
- THE LOCUS LIES WITHIN THE TOWN OF HINGHAM ZONING DISTRICT OF (OFFICE PARK) AS SHOWN ON THE 2012 TOWN OF HINGHAM ZONING MAP.
- ZONING REQUIREMENTS:
 MINIMUM LOT AREA: 5 ACRES
 FRONTAGE: 200'
 FRONT YARD SETBACK: 100'
 SIDE YARD SETBACK: 50'
 REAR YARD SETBACK: 50'
 MAXIMUM BUILDING HEIGHT: 34'
- PLAN REFERENCES:
 PLAN BOOK 58, PAGE 711
 PLAN BOOK 7, PAGE 76
 PLAN BOOK 18, PAGE 629
 PLAN BOOK 25, PAGE 369
 MASS HIGHWAY LAYOUT #4528



TITLE:
APPROVAL NOT REQUIRED PLAN

141 DERBY STREET
 HINGHAM, MA
 PLYMOUTH COUNTY
 PREPARED FOR:

BRISTOL BROTHERS
 DEVELOPMENT
 37 DERBY STREET
 HINGHAM, MA 02043

DATE: AUGUST 27, 2013	ANR-1
COMP./DESIGN: WJD	
CHECK: WJD	
DRAWN: WJD/GD	
SCALE: 1" = 80'	
JOB NO.: 17/09/09/141/Hingham/Derby 37/141 Derby st. Bristol/Dev	
DWG NO.: 25424-1027 AMR	

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

APPROVAL NOT REQUIRED UNDER THE SUBDIVISION CONTROL LAW.

HINGHAM PLANNING BOARD
W.C. King

NOTE:
 THE PURPOSE OF THIS PLAN IS TO DIVIDE EXISTING LANDS OF OLD DERBY NOMINEE TRUST AND JOHN N. & JOAN F. MARSHEN INTO THREE PARCELS. PARCEL C IS TO BE COMBINED WITH ABUTTING LANDS OF OLD DERBY NOMINEE TRUST (LOT 22).

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



DATE: **11 SEP 2013**

Plymouth County Registry of Deeds
 PLAN BOOK 58 PAGE 442

2013 8/27/13

08

13-569