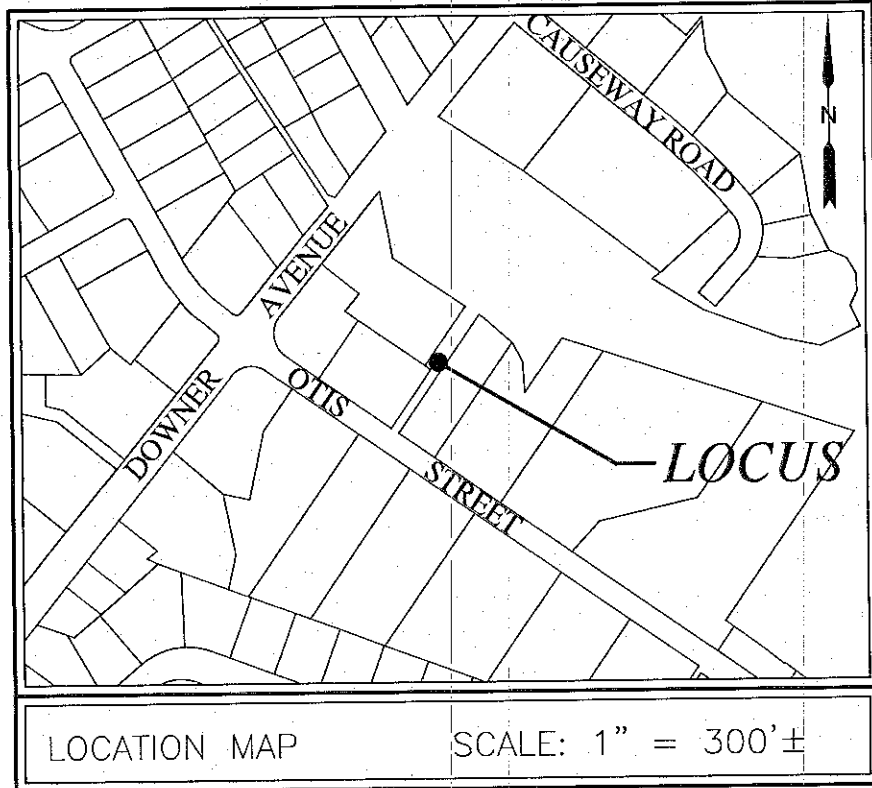




ZONING REQUIREMENTS RESIDENCE DISTRICT "A"	
AREA	REQUIRED
FRONTAGE	20,000 SF
BUILDING HEIGHT	125 FEET
MINIMUM YARDS:	
FRONT	25 FEET
SIDE	15 FEET
REAR	15 FEET

RECORD OWNERS:

ASSESSORS MAP 27 BLOCK 62
121 DOWNER AVENUE

ELLEN M GRAY & WILLIAM STURTEVANT ENGLISH JR
121 DOWNER AVENUE
HINGHAM, MA 02043
DEED BOOK 50187 PAGE 39

ASSESSORS MAP 27 BLOCK 65
235 OTIS STREET

COLLEEN & CIARAN OSULLIVAN
235 OTIS STREET
HINGHAM, MA 02043
DEED BOOK 56829 PAGE 227

ASSESSORS MAP 27 BLOCK 66
231 OTIS STREET

RICHARD J MADIGAN JR & JUDY APPLEBAUM
231 OTIS STREET
HINGHAM, MA 02043
DEED BOOK 48898 PAGE 279

NOTES:

1. PLAN REFERENCES:
PLAN RECORDED IN PLAN BOOK 1, PAGE 182.
PLAN RECORDED IN PLAN BOOK 4, PAGE 86.
PLAN RECORDED IN PLAN BOOK 5, PAGE 418.
2. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING OCTOBER OF 2023.
3. ALL ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988.
4. WETLAND RESOURCE AREAS ARE NOT SHOWN ON THIS PLAN.
5. SUBJECT SITE IS IN THE "RESIDENCE A" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
6. 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.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE AE10 AND ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON LOMR CASE NUMBER 15-01-0904P, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 14, 2015, AND IS IN A SPECIAL FLOOD HAZARD AREA.

PLAN PURPOSE:

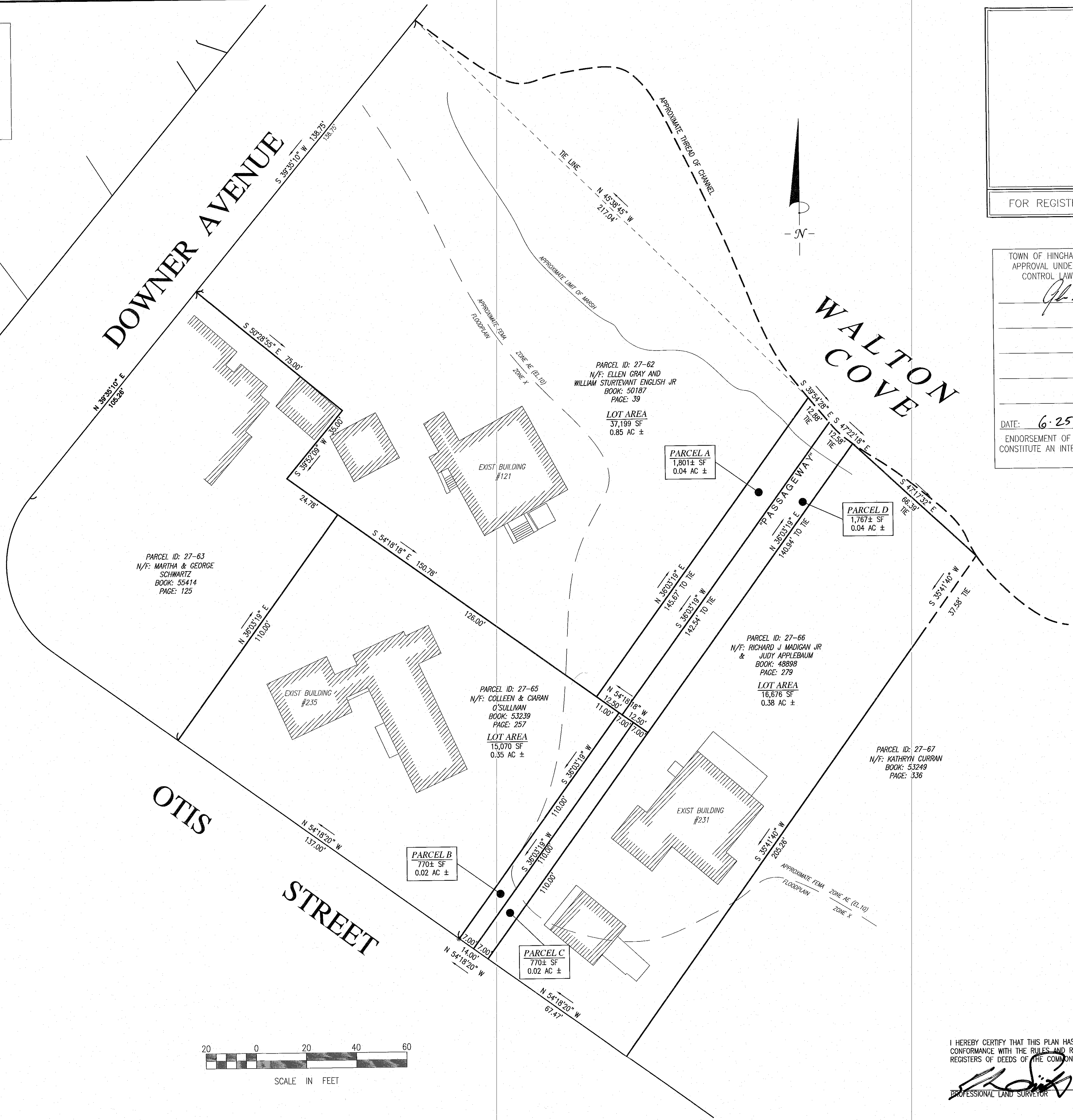
THE PURPOSE OF THIS PLAN IS TO CREATE FOUR (4) PARCELS BASED ON THE DERELICT FEE STATUTE SEE AGREEMENT FOR JUDGMENT IN LAND COURT CASE TO BE RECORDED HERewith

PARCEL A IS TO BE COMBINED WITH PARCEL ID 27-62, 121 DOWNER AVENUE.

PARCEL B IS TO BE COMBINED WITH PARCEL ID 27-65, 235 OTIS STREET.

PARCEL C AND D ARE TO BE COMBINED WITH PARCEL ID 27-66, 231 OTIS STREET.

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FOR REGISTRY USE ONLY

TOWN OF HINGHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION
CONTROL LAW NOT REQUIRED.

DATE: 6.25.24

ENDORSEMENT OF THIS PLAN DOES NOT
CONSTITUTE AN INTERPRETATION OF ZONING

merrillinc.com

REVISIONS:

DRAWN BY:
MCM

DESIGNED BY:

CHECKED BY:
BPS

SCALE:
1:20

STAMP:

6.12.24

6.12.24

Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200

40 Court Street, Ste 2A
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #:

JN:23-445

PROJECT:

PLAN TO ACCOMPANY
AGREEMENT FOR
JUDGMENT
21MISC.000509

121 DOWNER AVENUE
231 & 235 OTIS STREET
HINGHAM, MASSACHUSETTS

CLIENT:

BRISTER & ZANDROW, LLP
P.O. BOX 269
1070 ROUTE 134
S DENNIS, MA 02660

DRAWING PATH:

H:\23-445\SURVEY\DWG\23-445 FORM A
6.12.24.DWG

DATE:

JUNE 12, 2024

PLAN OF LAND

SHEET 1 of 1

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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.

6.12.24

DATE