

**RECORD OWNER:**  
 ASSESSORS MAP 100 BLOCK 0 LOT 65  
 0 ARNOLD ROAD  
 30 ARNOLD RD LLC  
 41 BREWSTER RD  
 HINGHAM, MA 02043  
 DEED BOOK 57925 PAGE 110  
 LOT 1 - PLAN BOOK 47, PAGE 547

**HINGHAM PLANNING BOARD**  
 APPROVAL UNDER THE SUBDIVISION CONTROL  
 LAW NOT REQUIRED

DATE Oct. 8<sup>th</sup>, 2024

- NOTES:**
1. THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOT 1 SHOWN ON PLAN BOOK 47, PAGE 547 INTO LOT 1 AND PARCEL A.
  2. TOPOGRAPHIC AND DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING NOVEMBER 2018.
  3. WETLAND RESOURCE AREAS SHOWN ON THIS PLAN WERE DELINEATED BY INDEPENDENT ENVIRONMENTAL CONSULTANTS, INC. DURING MAY OF 2023 AND FIELD LOCATED BY MERRILL ENGINEERS AND LAND SURVEYORS.
  4. SUBJECT SITE IS IN THE "RESIDENCE A" DISTRICT 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 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. EXISTING SEPTIC COMPONENTS SHOWN HEREON TAKEN FROM RECORD AS-BUILT PLAN ON FILE WITH THE TOWN OF HINGHAM BOARD OF HEALTH.

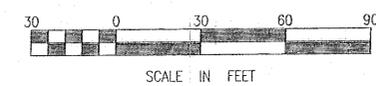
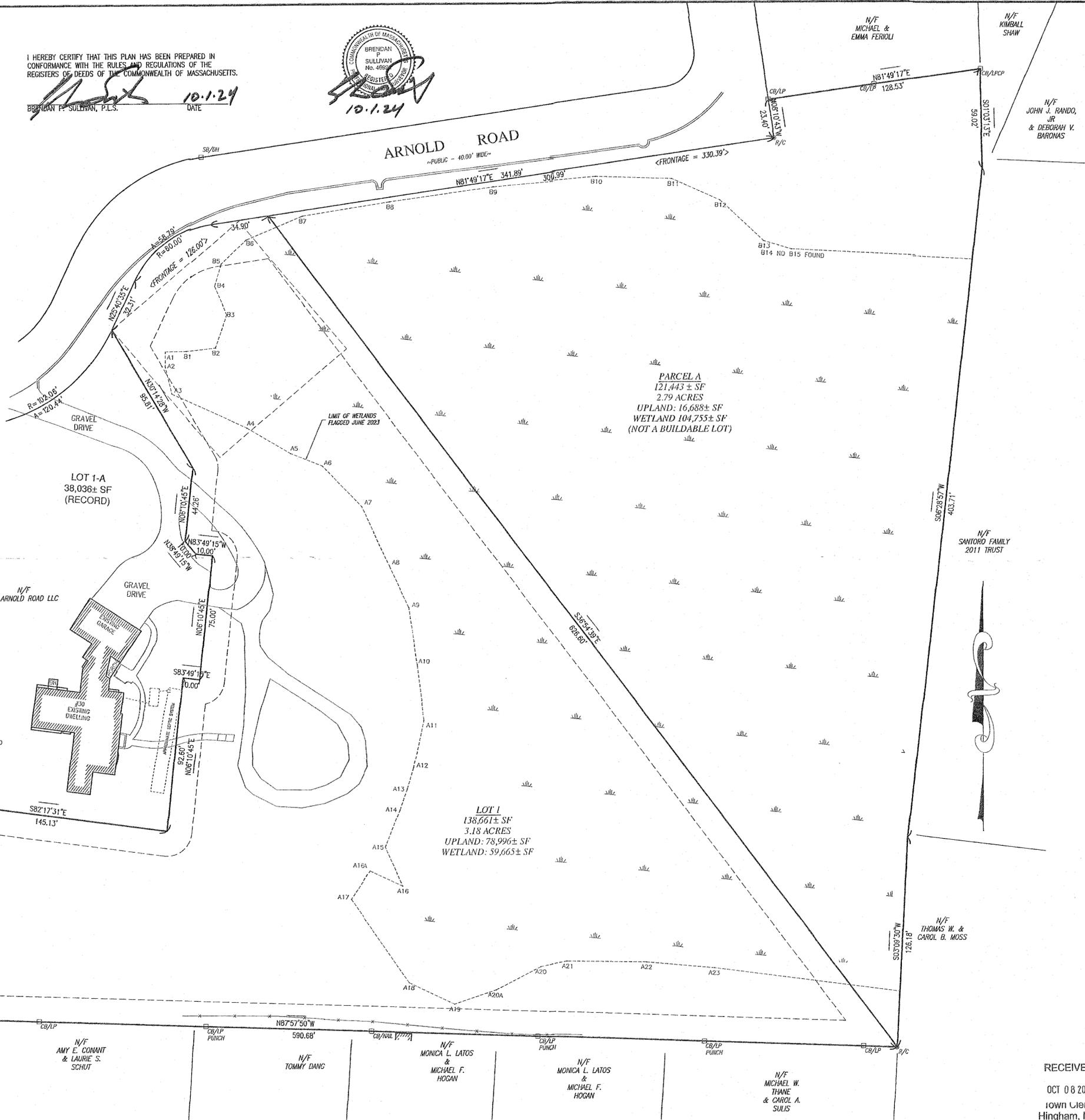
**FLOOD NOTE:**  
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP, AS SHOWN ON COMMUNITY MAP No. 25023C 0082J, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 2012, AND IS IN A SPECIAL FLOOD HAZARD AREA.

ZONING REQUIREMENTS	
RESIDENCE DISTRICT "A"	
AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET

\* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

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.

*[Signature]* 10.1.24  
 BRENDAN P. SULLIVAN, P.L.S. DATE



COPYRIGHT (C) BY MERRILL CORPORATION  
 NO PART OF THIS DOCUMENT MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PHOTOCOPYING, RECORDING OR OTHERWISE, WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION WITH THE EXCEPTION OF ANY REGULATORY AUTHORITY WHICH MAY REPRODUCE IT IN CONNECTION WITH THE PERFORMANCE OF OFFICIAL BUSINESS UNDER THE JURISDICTION. ANY MODIFICATIONS MADE TO THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF MERRILL CORPORATION SHALL RENDER IT UNRELIABLE.

merrillinc.com

REVISIONS:  
 DRAWN BY: MCM  
 DESIGNED BY:  
 CHECKED BY: BPS  
 SCALE: 1" = 30'  
 STAMP:



427 Columbia Road  
 Hanover, MA 02339  
 781-826-9200  
 10 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 #:  
 JK-22-083.1  
 REF: 18.197

PROJECT:  
**PLAN OF LAND**  
 0 ARNOLD ROAD  
 HINGHAM MASSACHUSETTS

CLIENT:  
 30 ARNOLD RD, LLC  
 41 BREWSTER RD  
 HINGHAM, MA 02043

DRAWING PATH:  
 H:\22-083.1\SURVEY\DWG\22083.1\_PL.DWG  
 DATE:  
 SEPTEMBER 20, 2024

PLAN OF LAND  
 SHEET 1 of 1  
 © Merrill Corporation

RECEIVED  
 OCT 08 2024  
 town Clerk  
 Hingham, MA