VICINITY MAP
NOT TO SCALE

RECEIVED
DEC 09 2024
Town Clerk
Hingham, MA

APPROVAL UNDER SUBDIVISION CONTROL LAW NOT REQUIRED

DATE ENDORSED: 12-9-24

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO CONFORMANCE WITH ZONING REGULATIONS

GENERAL NOTES:

1. OWNERS: PATRICK CZORNIAK AND LEIGH COLIHAN
2. DEED REFERENCES: MASSACHUSETTS LAND COURT CERTIFICATE #136109
3. PLAN REFERENCES: LAND COURT PLAN 5098B
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT
5. THE SUBJECT PROPERTY LIES IN ZONE "X" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0082J DATED 7/17/2012.
6. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
7. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
8. UTILITIES SHOWN ON THIS PLAN ARE BASED ON OBSERVANCE OF ABOVE GROUND UTILITIES AND RECORD LOCATION OF BELOW GROUND UTILITIES. NO WARRANTY IS EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE LOCATIONS OF SAID UTILITIES, OR THE EXISTENCE OR NON EXISTENCE OF ANY OTHER SUCH UTILITIES.
9. LOT 3 (100,388 S.F.) & LOT 4 (14,218 S.F.) ARE CREATED FROM ASSESSOR'S LOT 81-0-3. LOT 4 (14,218 S.F.) IS TO BE COMBINED WITH LOT 2 (PORTION OF ASSESSOR'S LOT 81-0-4) (36,738 S.F.) FOR A TOTAL LOT AREA = 50,956 S.F. (1.169 AC.)

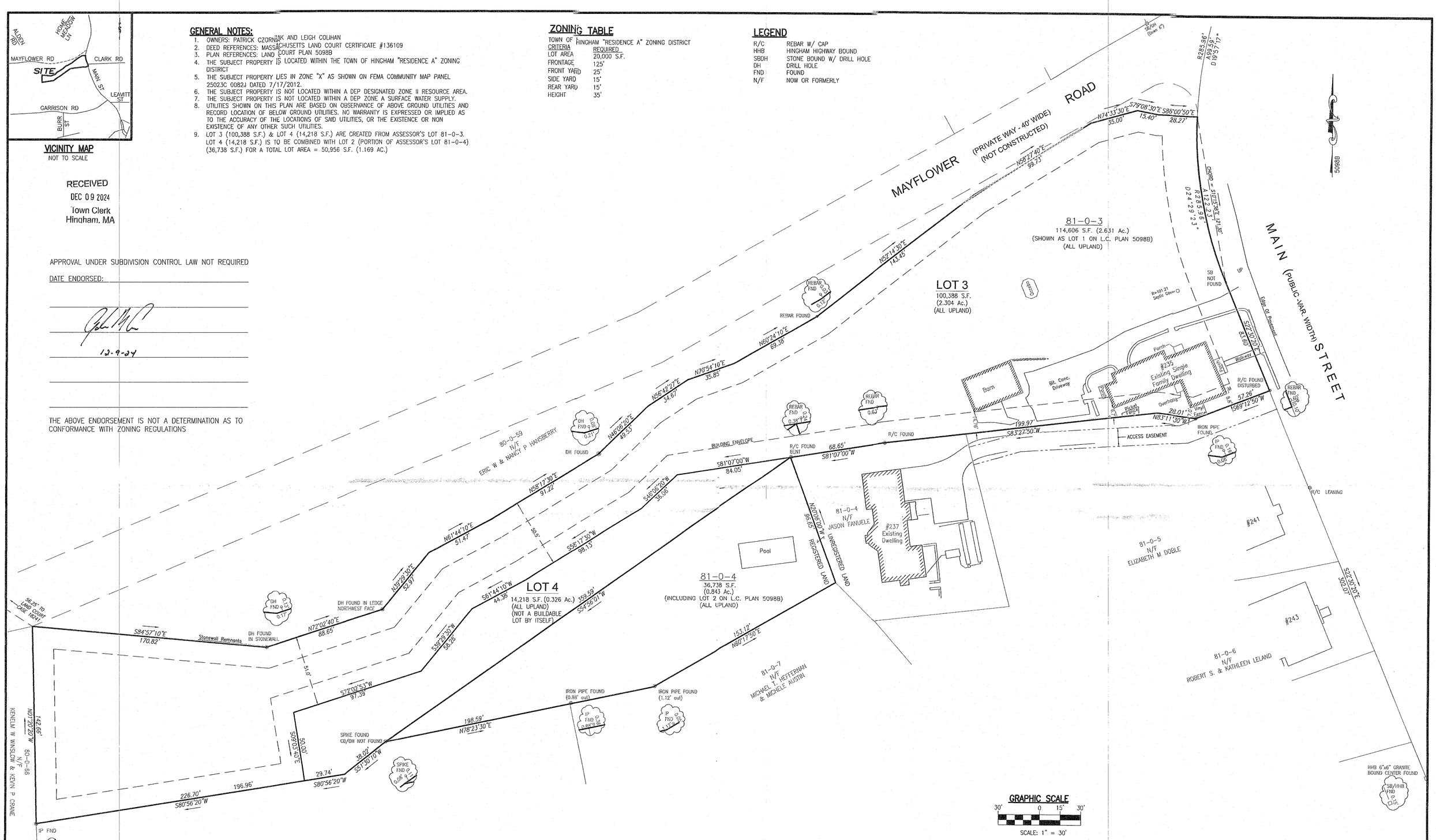
ZONING TABLE

TOWN OF HINGHAM "RESIDENCE A" ZONING DISTRICT

CRITERIA	REQUIRED
LOT AREA	20,000 S.F.
FRONTAGE	125'
FRONT YARD	25'
SIDE YARD	15'
REAR YARD	15'
HEIGHT	35'

LEGEND

R/C	REBAR W/ CAP
HHB	HINGHAM HIGHWAY BOUND
SBDH	STONE BOUND W/ DRILL HOLE
DH	DRILL HOLE
FND	FOUND
N/F	NOW OR FORMERLY



I HEREBY CERTIFY THAT THIS PLAN WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND IN ACCORDANCE WITH THE LAND COURT INSTRUCTIONS OF 2006 ON JUNE 11, 2024.

PROFESSIONAL LAND SURVEYOR — DATE: 11/18/2024
JASON SCOTT, MA #51276

COMMONWEALTH OF MASSACHUSETTS — JASON SCOTT No. 51276 — PROFESSIONAL LAND SURVEYOR

PREPARED BY:
MORSE ENGINEERING CO., INC.
10 NEW DRIFTWAY
SUITE 303
SCITUATE, MA 02066
T: 781-545-0895

PROJECT: APPROVAL NOT REQUIRED DIVISION OF LOT 1 ON LCC 5098
235 MAIN STREET
(ASSESSOR'S PARCEL: 81-0-3)
HINGHAM, MASSACHUSETTS

OWNERS:
PATRICK CZORNIAK AND LEIGH COLIHAN
235 MAIN STREET
HINGHAM, MA 02043

JASON FANUELE
237 MAIN STREET
HINGHAM, MA 02043

PLAN TITLE: PLAN OF LAND

FIELD:	PES
CHECK:	JS
JOB NO:	23-283
DATE:	9/4/2024
REV:	10/10/2024 11/11/2024
SHEET:	1