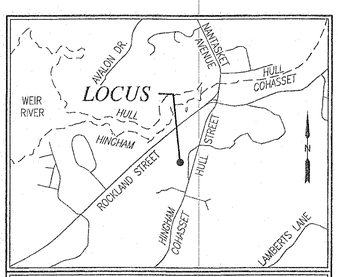


LOCATION MAP SCALE: 1" = 1000'

RECORD OWNER:

ASSESSORS PARCEL 33-11
202 HULL STREET

PETER R. HOFFMAN
202 ROCKLAND STREET
HINGHAM, MA 02043
DEED BOOK 4885, PAGE 443
LOT B – PLAN BOOK 6 PAGE 322

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. 25023C0038K, WHICH BEARS AN EFFECTIVE DATE OF JULY 2, 2024, IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.

ZONING REQUIREMENTS
RESIDENCE DISTRICT "C"

AREA	40,000 SF
FRONTAGE	150 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	50 FEET*
SIDE	20 FEET
REAR	20 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.

NOTES:

1. PLAN REFERENCES (PLYMOUTH COUNTY REGISTRY OF DEEDS):
   1.1. PLAN BOOK 6, PAGE 322
   1.2. PLAN BOOK 9, PAGE 865
   1.3. PLAN BOOK 55, PAGE 422
   1.4. PLAN BOOK 67, PAGE 1080
2. PLAN REFERENCES (NORFOLK COUNTY REGISTRY OF DEEDS):
   2.1. PLAN BOOK 104, PAGE 528
3. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING DECEMBER OF 2024.
4. SUBJECT SITE IS IN THE "RESIDENCE C" DISTRICT AS DEPICTED ON THE OF HINGHAM ZONING MAP.
5. THE PURPOSE OF THIS PLAN IS TO DIVIDE ASSESSOR'S PARCEL 33-11 INTO LOT 1 & PARCEL A.
6. PARCEL A IS TO BE CONSIDERED A NON-BUILDABLE LOT, AND IS TO BE COMBINED WITH LOT 1 AS SHOWN ON PLAN BOOK 67 PAGE 1080, WHICH IS A PORTION OF ASSESSORS PARCEL 33-7.

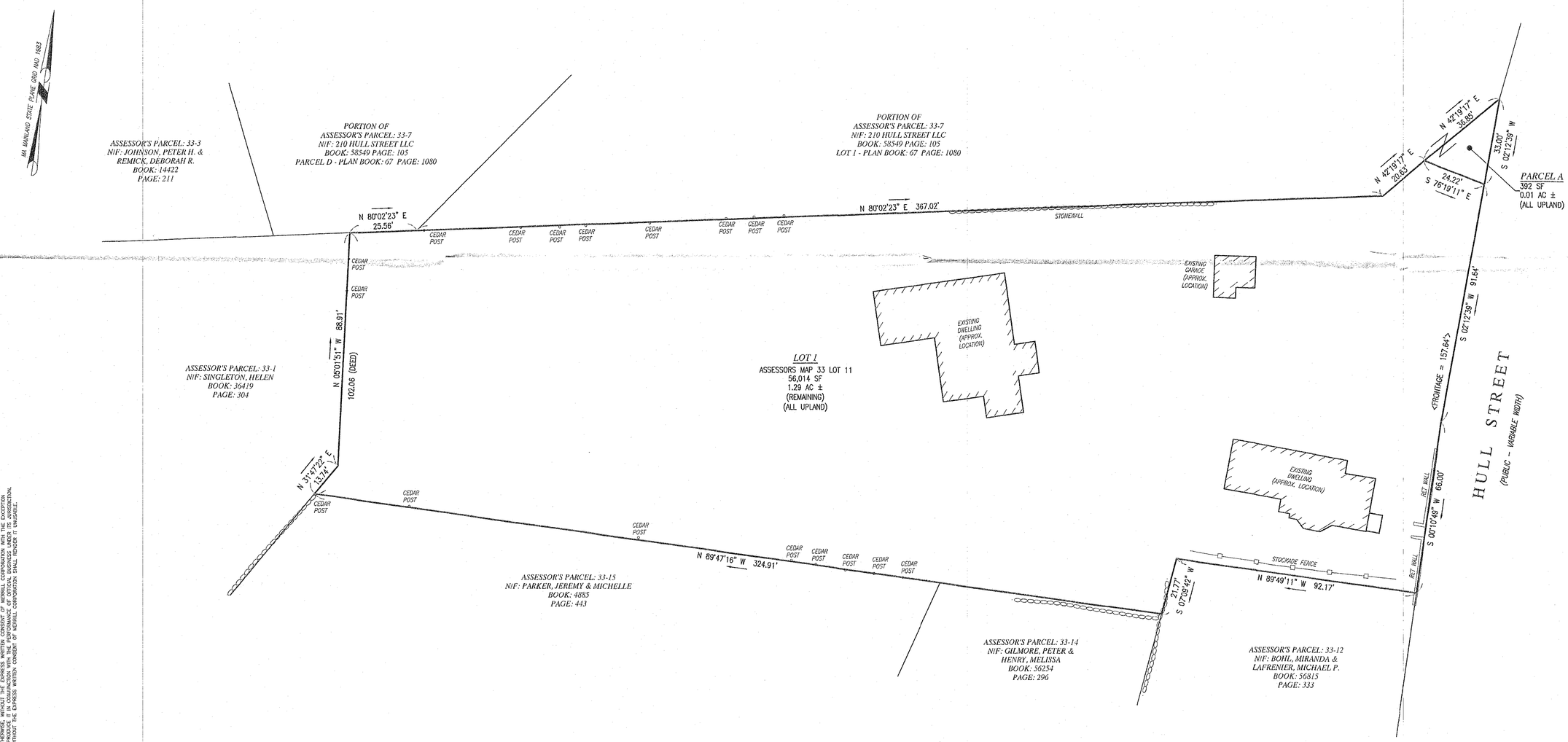
RECEIVED
DEC 17 2024
Town Clerk
Hingham, MA

HINGHAM PLANNING BOARD
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE 12/17/2024

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

FOR REGISTRY USE ONLY



20 0 20 40 60
SCALE IN FEET

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

BRENDAN P. SULLIVAN, P.L.S. 12.9.24 DATE

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REVISIONS:

DRAWN BY: REG
DESIGNED BY:
CHECKED BY: BPS
SCALE: 1" = 20'
STAMP:

COMMONWEALTH OF MASSACHUSETTS
BRENDAN P. SULLIVAN
No. 46922
REGISTERED PROFESSIONAL LAND SURVEYOR

12.9.24

Merrill
Engineers and Land Surveyors

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

326 Court Street
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 #: 23-360

PROJECT:
PLAN OF LAND
ASSESSOR'S PARCEL 33-11
202 HULL STREET
HINGHAM, MASSACHUSETTS

PREPARED FOR:
RANKIN RESIDENTIAL
MAIN STREET
HINGHAM, MASS. 02043

DRAWING PATH: H:\23-360\SURVEY\DWG\23-360 ANR 202 HULL STREET.DWG

DATE: DECEMBER 9, 2024

APPROVAL NOT REQUIRED PLAN

SHEET 1 OF 1

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