

ASSESSORS PARCEL 32-60
#235R ROCKLAND STREET
N/F TOWN OF HINGHAM

FOR REGISTRY USE ONLY

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.



TIMOTHY R. BENNETT P.L.S. #36856

PLAN BOOK 23
PAGE 105

ASSESSORS PARCEL 43-11C
#54C CANTERBURY STREET
N/F STEVEN J. MEDEIROS
L.C. CERTIFICATE No. 127693

ASSESSORS PARCEL 43-11B
#52A CANTERBURY STREET
N/F STUART & MICHELLE STERN
L.C. CERTIFICATE No. 130768

ASSESSORS PARCEL 43-11
#52 CANTERBURY STREET
N/F NORA S. & TAYLOR S. CARLTON
L.C. CERTIFICATE No. 122070

PARCEL A
18,818± S.F.
0.432 ACRE
(ALL UPLAND)
NOT A BUILDABLE LOT
SHAPE FACTOR (SF)=17.0

PARCEL B
24,610± S.F.
0.565 ACRE
(ALL UPLAND)
NOT A BUILDABLE LOT
SHAPE FACTOR (SF)=17.3

LOT 1
50,094± S.F.
1.150 ACRES
(ALL UPLAND)
SHAPE FACTOR (SF)=19.3

ASSESSORS PARCEL 43-15
#66 CANTERBURY STREET
N/F SCOTT & ALEXANDRA INCE
DEED BOOK 55072 PAGE 168

ASSESSORS PARCEL 43-14
#64 CANTERBURY STREET
N/F FATME AHMAD & KHODOR TALEB KHALIL
DEED BOOK 45981 PAGE 16

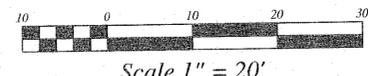
DATE ENDORSED: 5/06/25
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

RECEIVED
MAY 07 2025
Town Clerk
Hingham, MA

HINGHAM PLANNING BOARD
ENDORSEMENT OF THIS PLAN
DOES NOT CONSTITUTE AN
INTERPRETATION OF ZONING.

THE PURPOSE OF THIS PLAN IS TO CREATE LOT 1, PARCEL A & PARCEL B. PARCELS A & B ARE NOT TO BE CONSIDERED BUILDING LOTS AND ARE INTENDED TO BE CONVEYED TO ABUTTING OWNERS.

- NOTES:**
- ZONING CLASSIFICATION - RESIDENCE C
MIN. LOT AREA - 40,000 S.F.
FRONT YARD SETBACK - 50'
SIDE YARD SETBACK - 20'
REAR YARD SETBACK - 20'
 - THE LOCUS DOES NOT LIE IN THE TOWN OF HINGHAM FLOODPLAIN AND WATERSHED PROTECTION DISTRICT.
 - THE LOCUS DOES NOT LIE IN A FLOOD HAZARD ZONE SHOWN ON FIRM MAP COMMUNITY PANEL NUMBER 250268 0038J, DATED JULY 17, 2012.
 - LOCUS DEED:
DEED REFERENCE: BOOK 26137 PAGE 290
ASSESSOR'S REFER: MAP 43 PARCEL 12
 - PLAN REFERENCES:
A. PLAN BOOK 1 PAGE 19.
B. PLAN BOOK 23 PAGE 105.
C. PLAN BOOK 9 PAGE 77.
D. LAND COURT PLAN 30629A.
 - A RIGHT OF WAY, SHOWN AS 'PRIVATE WAY (32' WIDE)'
CONVEYED BY TWO DEEDS: 12' WIDE RIGHT OF WAY RECORDED OCTOBER, 1926 IN PLYMOUTH COUNTY REGISTRY OF DEEDS AS BOOK 1507 PG. 485 AND, 20' WIDE RIGHT OF WAY RECORDED IN MARCH 23, 1961 IN PLYMOUTH COUNTY REGISTRY OF DEEDS AS BOOK 2839 PG. 35.



PREPARED FOR:
AIDEN ROONEY
56 CANTERBURY STREET
HINGHAM, MA 02043

APRIL 22, 2024
SCALE: 1"=20'
JOB No. 25-126

GRADY CONSULTING, L.L.C.
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