

**HOCKLEY DRIVE**  
(PUBLIC - VARIABLE WIDTH)  
(ASPHALT ROADWAY)

**BEAL STREET**  
(PUBLIC - VARIABLE WIDTH)  
(ASPHALT ROADWAY)

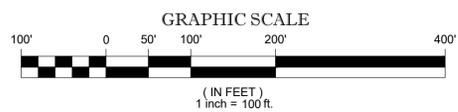
**BARE COVE PARK DRIVE**  
(PUBLIC - VARIABLE WIDTH)  
(TWO WAY TRAFFIC ASPHALT ROADWAY)

APPROXIMATELY 8.02 ACRES IN THE TOWN OF HINGHAM MASSACHUSETTS DESCRIBED AS "THAT CERTAIN PARCEL OF LAND SHOWN AS LOT 2 ON A PLAN ENTITLED 'DIVISION OF SCHOOL TRACT II, BEAL STREET, HINGHAM, MA (PLYMOUTH COUNTY)', DATED JUNE 9, 2001, PREPARED BY GALE ASSOCIATES, INC. RECORDED AT BOOK 9097, PAGE 160."

**SCHEDULE B, PART II**  
GENERAL EXCEPTION 6, IS NOT SURVEY RELATED AND HAVE NOT BEEN COMMENTED ON AS A PART OF THIS SURVEY.

- DEED FROM THE UNITED STATES OF AMERICA, SECRETARY OF HEW, TO THE TOWN OF HINGHAM DATED DECEMBER 17, 1973 RECORDED IN THE PLYMOUTH REGISTRY OF DEEDS IN BOOK 3961, PAGE 692, (PAGES 168 TO 178 IN TITLE ABSTRACT) CONTAINS RESTRICTIONS 1, 2, 3 AND 4, WHICH RESTRICTIONS 1, 2 AND 3 ARE RELEASED BY ABOGATION AND RELEASE OF CONDITIONS SUBSEQUENT DATED JUNE 28, 1988 RECORDED IN SAID REGISTRY IN BOOK 9097, PAGE 152. (PAGES 179 TO 184 IN TITLE ABSTRACT). RESTRICTION 4 REMAINS, WHICH REQUIRES COMPLIANCE WITH TITLE VI OF CIVIL RIGHTS ACTS OF 1964 PROHIBITING DISCRIMINATION. **BLANKET IN NATURE MAP 58, LOT 23 SHOWN HEREON.**
- DEED OUT FROM PROPERTY DESCRIBED IN PARAGRAPH 1 ABOVE BY THE TOWN OF HINGHAM TO THE UNITED STATES OF AMERICA, SECRETARY OF HEW, DATED JUNE 15, 1982 RECORDED IN SAID REGISTRY IN BOOK 5851, PAGE 233 (PAGES 191 TO 194 OF TITLE ABSTRACT) OF LOT A (SEE PLAN AT PAGE 2 OF TITLE ABSTRACT AS PLAN 881 OF 1984), TOGETHER WITH THE NON-EXCLUSIVE RIGHT AND EASEMENT TO USE THE "ACCESS EASEMENT" FOR VEHICULAR AND PEDESTRIAN USE (SHOWN ON PLAN AT PAGE 2 OF TITLE ABSTRACT). TOWN OF HINGHAM RESERVED THE RIGHT TO RELOCATE THE ACCESS EASEMENT AND THE TOWN HAS NO RESPONSIBILITY FOR MAINTAINING THE ACCESS EASEMENT. **LOT A & ACCESS EASEMENT SHOWN HEREON.**
- DEED OUT FROM PROPERTY DESCRIBED IN PARAGRAPH 1 ABOVE BY THE TOWN OF HINGHAM TO HINGHAM HOUSING AUTHORITY DATED MARCH 7, 1989 IN BOOK 9097, PAGE 158 (PAGES 199 TO 201 OF TITLE ABSTRACT) OF SCHOOL TRACT II (SEE 15.014+ ACRES ON PLAN AT PAGE 2 OF TITLE ABSTRACT AS PLAN 881 OF 1984). THIS DEED CONTAINS SPECIFIC RESTRICTIONS II E. USED ONLY FOR A RESIDENTIAL EDUCATIONAL FACILITY FOR EMOTIONALLY DISTURBED ADOLESCENTS OPERATED BY THE HINGHAM HOUSING AUTHORITY. NOTE: THE RIGHT OF REVERTER TO THE TOWN FOR BREACH OF THIS CONDITION EXPIRED ON DECEMBER 17, 2003, BUT THE RIGHT OF TERMINATION REMAINS UNTIL MARCH 7, 2029. THEREFORE NEED RELEASE OR CHANGE OF THIS RESTRICTION FROM THE TOWN OF HINGHAM.] **SCHOOL TRACT II SHOWN HEREON.**
- DECISION OF THE ZONING BOARD OF APPEALS (PAGES 203 TO 211 OF TITLE ABSTRACT) RELATIVE TO CONSTRUCTION OF THE RESIDENTIAL EDUCATIONAL FACILITY FOR EMOTIONALLY DISTURBED ADOLESCENTS AFFECTS THE ENTIRE SCHOOL TRACT II. **NOT PLOTTABLE.**
- NOTICE OF STATUTORY RESTRICTION RECORDED IN BOOK 51379, PAGE 244. **BLANKET IN NATURE; MAP 58, LOT 23 SHOWN HEREON.**

- REFERENCES:**
- THE TAX ASSESSOR'S MAP OF THE TOWN OF HINGHAM, PLYMOUTH COUNTY, MAP 58.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS (ALL JURISDICTIONS), PANEL 81 OF 650, MAP NUMBER 25023C0081K, MAP REVISED: JULY 3, 2024.
  - MAP ENTITLED "PLAN OF LAND BEAL STREET IN HINGHAM, MA", PREPARED BY ABERG ASSOCIATES, INC., DATED APRIL 28, 2006, LAST REVISED MAY 18, 2006, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 6 OF 2007, BOOK 52, PAGE 805.
  - MAP ENTITLED "CONDOMINIUM SITE PLAN CRAFTSMAN VILLAGE HINGHAM CONDOMINIUM TAYLOR LANE HINGHAM, MASSACHUSETTS", PREPARED BY MERRILL, DATED MARCH 6, 2014, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 94 OF 2014, BOOK 58, PAGE 565.
  - MAP ENTITLED "ROADWAY ACCEPTANCE PLAN", PREPARED BY CHA, DATED FEBRUARY 5, 2014, TWO SHEETS, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 273 OF 2014, PLAN BOOK 58, PAGES 801 & 802.
  - MAP ENTITLED "PHASE 8 SITE PLAN 'HINGHAM WOODS CONDOMINIUM', HINGHAM, MASS.", PREPARED BY HARRY R. FELDMAN, INC., DATED MAY 14, 1987, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 588 OF 1987, BOOK 29, PAGE 86.
  - UNDERGROUND GAS MAPPING IN THE AREA PROVIDED BY NATIONAL GRID.
  - MAP ENTITLED "PLAN OF LAND BEAL STREET, HINGHAM, MA, PREPARED BY PERKINS ENGINEERING, INC., DATED JUNE 4, 1981, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 881 OF 1984.
  - MAP ENTITLED "DIVISION OF SCHOOL TRACT II, BEAL STREET, HINGHAM, MA, PREPARED BY GALE ASSOCIATES, INC., DATED JUNE 8, 2001, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 100 OF 2001.
  - MAP ENTITLED "PLAN OF LAND BEAL, WEST & FORT HILL STREET, HINGHAM, MA, PREPARED FOR THE TOWN OF HINGHAM, PREPARED BY PERKINS ENGINEERING, INC., DATED JULY, 1972, RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN 909 OF 1973, SIX SHEETS.



**NOTES:**

- PROPERTY KNOWN AS LOT 23 AS SHOWN ON THE TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 58.
- AREA = 970,137 SQUARE FEET OR 22.271 ACRES. (PER TIE LINE)
- LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE ASBUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.

THE SOURCE OF UNDERGROUND UTILITIES ARE SHOWN UTILIZING A QUALITY LEVEL SYSTEM:

QUALITY LEVEL D - UTILITIES SHOWN BASED UPON REFERENCE MAPPING OR ORAL HISTORY. NOT FIELD VERIFIED.

QUALITY LEVEL C - LOCATION OF UTILITY SURFACE FEATURES SUPPLEMENTS REFERENCE MAPPING. INCLUDES MARKOUT BY OTHERS.

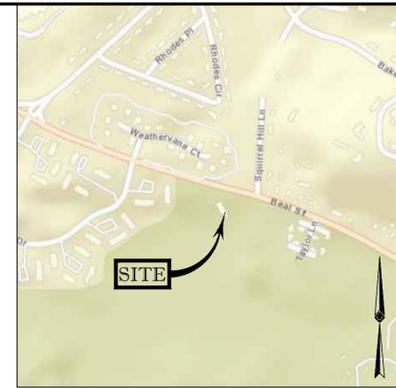
QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARKOUT BY CONTROL POINT ASSOCIATES, INC.

QUALITY LEVEL A - HORIZONTAL AND VERTICAL LOCATION OF UTILITIES ARE OBTAINED USING VACUUM EQUIPMENT EXCAVATION OR OTHER METHODS TO EXPOSE THE UTILITY. LOCATION SHOWN AT SINGLE POINT WHERE EXCAVATION OCCURRED UNLESS UTILITY WAS LOCATED PRIOR TO FILLING.

ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.

**NOTES: (CONTINUED)**

- THIS PLAN IS BASED ON INFORMATION PROVIDED BY CLIENT. A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC., AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE PREPARED BY KELLEEM & KELLEEM, LLC, FILE NUMBER: 2023-1655 MB, WITH AN EFFECTIVE DATE OF JUNE 1, 2023 & THE BENEFIT OF OWNER'S POLICY OF TITLE INSURANCE PREPARED BY SHAPIRO & GREENE, LLP, ATTORNEYS & CONVEYANCERS, TITLE NUMBER: 051807, WITH AN EFFECTIVE DATE OF DECEMBER 2, 2005 AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X-UNSHADED (AREA OF MINIMAL FLOOD HAZARD), PER REF. #2.
- THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE WRS NETWORK (KEYNETGPS). TEMPORARY BENCH MARKS SET: TBM-A: MAG NAIL SET IN ASPHALT PAVEMENT, ELEVATION= 20.43' PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PROPERTY HAS DIRECT ACCESS TO BEAL STREET.
- NO PARKING LINES WERE OBSERVED AT THE TIME OF THE SURVEY
- THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK.
- NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION.
- RESOURCE AREAS DELINEATED IN THE FIELD BY LUCAS ENVIRONMENTAL, LLC ON NOVEMBER 2, 2023, AND AUGUST 6, 2024, AND FIELD LOCATED BY CONTROL POINT ASSOCIATES INC. ON AUGUST 16, 2024. GPS SURVEY WAS COMPLETED BY LUCAS ENVIRONMENTAL, LLC IN NOVEMBER 2023 FOR PORTIONS OF THE DELINEATION.



THIS SURVEY IS CERTIFIED TO: HINGHAM HOUSING AUTHORITY, KELLEEM & KELLEEM, LLC, SHAPIRO & GREENE, LLP, ATTORNEYS & CONVEYANCERS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD' DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

10-14-2024 DATE

**GERRY L. HOLDRIGHT, PLS**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

FIELD DATE 08-16-2024 08-09-2024	ALTA/NSPS LAND TITLE SURVEY <b>HINGHAM HOUSING AUTHORITY</b> 100 BEAL STREET MAP 58, LOT 23 TOWN OF HINGHAM, PLYMOUTH COUNTY COMMONWEALTH OF MASSACHUSETTS
FIELD BOOK NO. 24-06 MA 24-08 MA	
FIELD BOOK PG. 19/141	
FIELD CREW J.S.A./S.B.	<b>CONTROL POINT ASSOCIATES, INC.</b> WARREN, NJ 908-668-0099 MT LAUREL, NJ 609-857-2099 ALBANY, NY 518-317-5010 ROCHESTER, NY 585-250-1764 PHILADELPHIA, PA 800-668-1819 CHALFONT, PA 610-312-9898 HAUPPAUGE, NY 631-580-2645 MANHATTAN, NY 646-780-0411
DRAWN: R.A.B.	
REVIEWED: R.J.K.	
APPROVED: G.L.H.	
DATE 09-04-2024	
SCALE 1"=100'	
FILE NO. 03-230224-00	
DWG. NO. 1 OF 4	

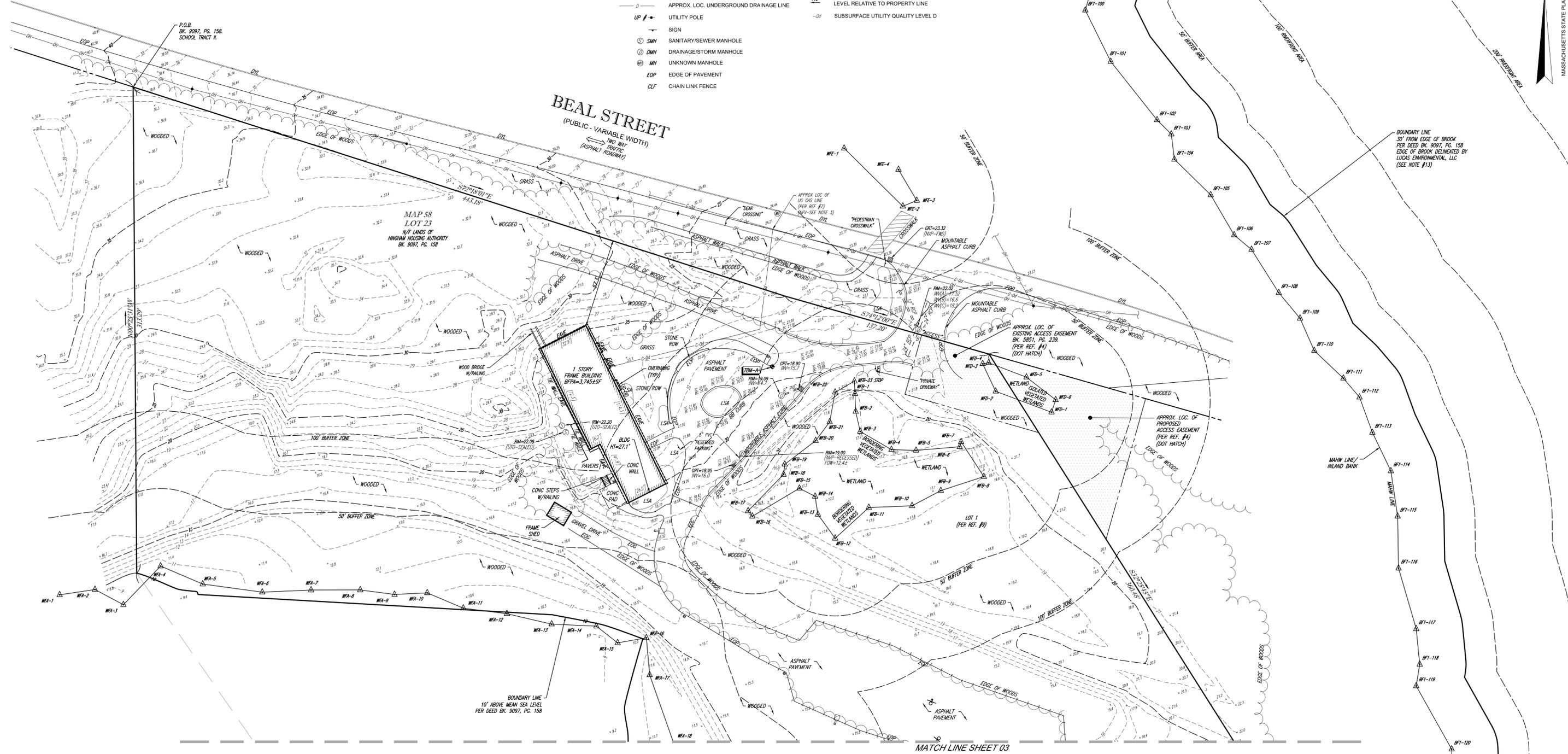
2	REVISED PER CLIENT COMMENTS	-	R.J.K.	G.L.H.	10-14-2024
1	REVISED PER CLIENT COMMENTS & WETLAND FLAG LOCATION	C.W.	R.A.B.	G.L.H.	09-19-2024
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. ORIGINAL PROJECT OR COPY OF THIS SURVEY IS THE PROPERTY OF CONTROL POINT ASSOCIATES, INC. IT IS PROHIBITED TO REPRODUCE OR TRANSMIT IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.

THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS OR DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

LEGEND

--- 124 ---	EXISTING CONTOUR	LSA	LANDSCAPED AREA
--- 125 ---	EXISTING SPOT ELEVATION	(TYP)	TYPICAL
X 121.45	EXISTING TOP OF CURB ELEVATION	EL	ELEVATION
X 121.45	EXISTING TOP OF CURB ELEVATION	PVC	POLYVINYL CHLORIDE PIPE
X 121.45	EXISTING TOP OF WALL ELEVATION	RCP	REINFORCED CONCRETE PIPE
X 121.45	EXISTING TOP OF WALL ELEVATION	INV	INVERT ELEVATION
X 122.85	EXISTING BOTTOM OF WALL ELEVATION	GR	GRATE ELEVATION
OH	OVERHEAD WIRES	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
G	APPROX. LOC. UNDERGROUND GAS LINE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
UP /	UTILITY POLE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
+	SIGN	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
SMH	SANITARY/SEWER MANHOLE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
DMH	DRAINAGE/STORM MANHOLE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
MH	UNKNOWN MANHOLE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
EOP	EDGE OF PAVEMENT	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
CLF	CHAIN LINK FENCE	1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS IS A PRELIMINARY DESIGN. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION.

2	REVISED PER CLIENT COMMENTS	R.J.K.	G.L.H.	10-14-2024	
1	REVISED PER CLIENT COMMENTS & WETLAND FLAG LOCATION	C.W.	R.A.B.	09-19-2024	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE: 08-16-2024  
 08-09-2024  
 FIELD BOOK NO: 24-06 MA  
 24-08 MA  
 FIELD BOOK PG: 19/141

**ALTA/NSPS LAND TITLE SURVEY**  
**HINGHAM HOUSING AUTHORITY**  
 100 BEAL STREET  
 MAP 58, LOT 23  
 TOWN OF HINGHAM, PLYMOUTH COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

FIELD CREW: J.S.A.B.S.B.  
 DRAWN: R.A.B.  
 CONTROL POINT ASSOCIATES, INC.  
 WARREN, NJ 908-668-0099  
 MT LAUREL, NJ 609-857-2099  
 ALBANY, NY 518-217-5010  
 ROCHESTER, NY 585-250-1764  
 PHILADELPHIA, PA 800-668-1819  
 CHARLESTON, PA 215-712-8800  
 HAUPPAUGE, NY 631-580-2645  
 MANHATTAN, NY 646-789-0411  
 WWW.CPASURVEY.COM

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

REVIEWED: R.J.K. APPROVED: G.L.H. DATE: 09-04-2024 SCALE: 1"=30' FILE NO: 03-230224-00 DWG. NO: 2 OF 4

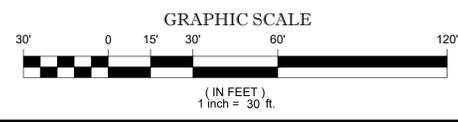
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE '2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS', JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2024.

GERRY L. HOLDRIGHT  
 NO. 49211  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR

10-14-2024  
 DATE

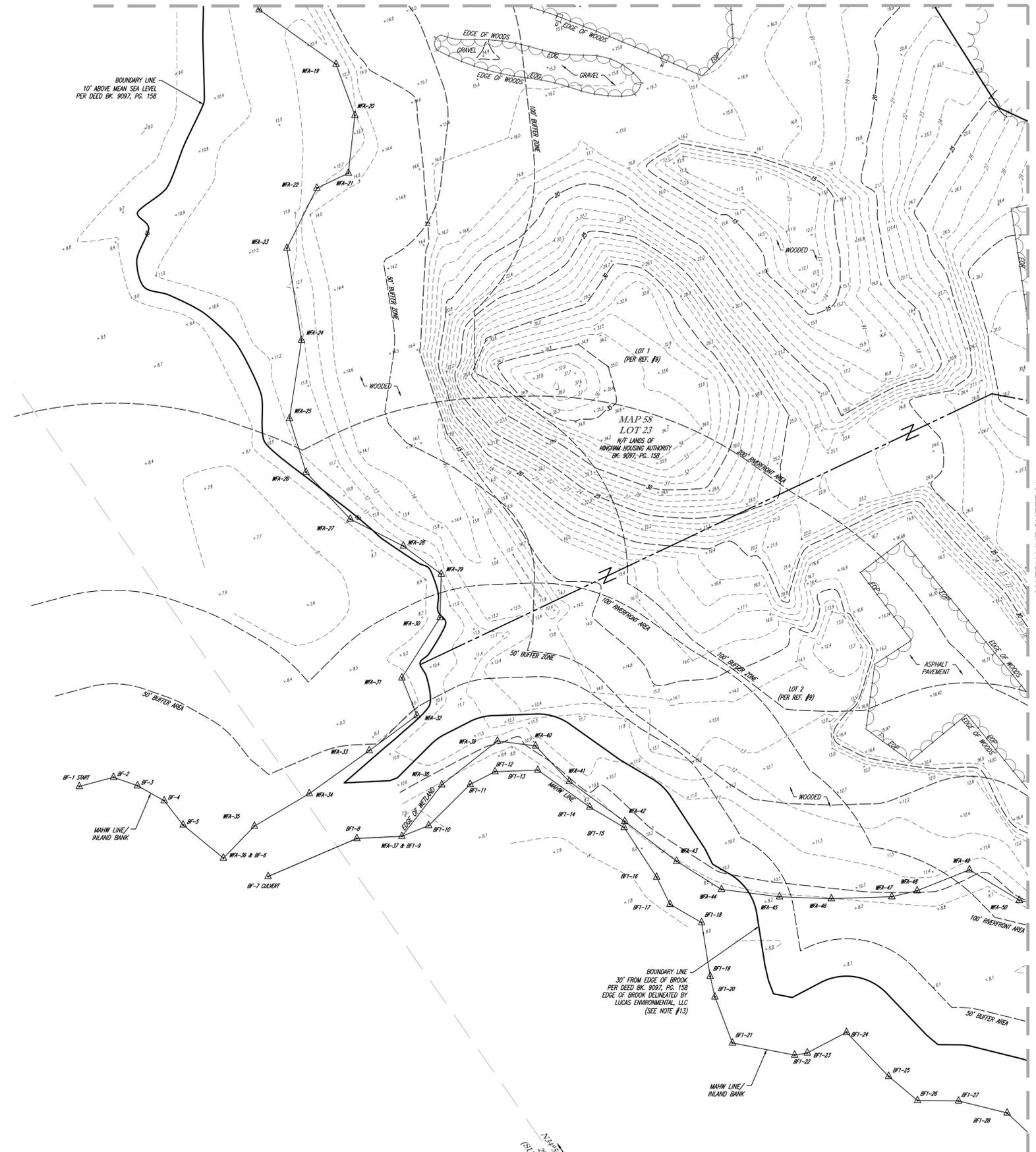
**GERRY L. HOLDRIGHT, PLS**  
 MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211

THIS SURVEY IS CERTIFIED TO:  
 HINGHAM HOUSING AUTHORITY,  
 KELLEM & KELLEM, L.L.C.,  
 SHAPIRO & GREENE, LLP, ATTORNEYS & CONVEYANCERS.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

MATCH LINE SHEET 02



MATCH LINE SHEET 04

**LEGEND**

---	EXISTING CONTOUR
x	EXISTING SPOT ELEVATION
x IC	EXISTING TOP OF CURB ELEVATION
x BC	EXISTING TOP OF CURB ELEVATION
x TW	EXISTING TOP OF WALL ELEVATION
x BW	EXISTING BOTTOM OF WALL ELEVATION
—	OVERHEAD WIRES
—	APPROX. LOC. UNDERGROUND GAS LINE
—	APPROX. LOC. UNDERGROUND DRAINAGE LINE
UP	UTILITY POLE
—	SIGN
SMH	SANITARY/SEWER MANHOLE
DMH	DRAINAGE/STORM MANHOLE
MH	UNKNOWN MANHOLE
EOP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
LSA	LANDSCAPED AREA
(TP)	TYPICAL
EL	ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
GR	GRATE ELEVATION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
-0.5'	SUBSURFACE UTILITY QUALITY LEVEL D



CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. THIS IS A PRELIMINARY SURVEY. THE ORIGINAL PROJECTOR OR THE SURVEYOR'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE UTILITY LINES AND TO PROVIDE A BASIS FOR THE DESIGN OF THE PROJECT. THE SURVEYOR'S OFFICE SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE SURVEY. THE PURPOSE OF THIS SURVEY IS TO DETERMINE THE LOCATION OF THE UTILITY LINES AND TO PROVIDE A BASIS FOR THE DESIGN OF THE PROJECT.



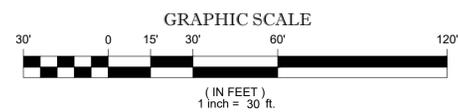
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO: HINGHAM HOUSING AUTHORITY. KELLEM & KELLEM, LLC. SHAPIRO & GREENE, LLP, ATTORNEYS & CONVEYANCERS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



2	REVISED PER CLIENT COMMENTS	R.J.K.	G.L.H.	10-14-2024	
1	REVISED PER CLIENT COMMENTS & WETLAND FLAG LOCATION	C.W.	R.A.B.	09-19-2024	
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

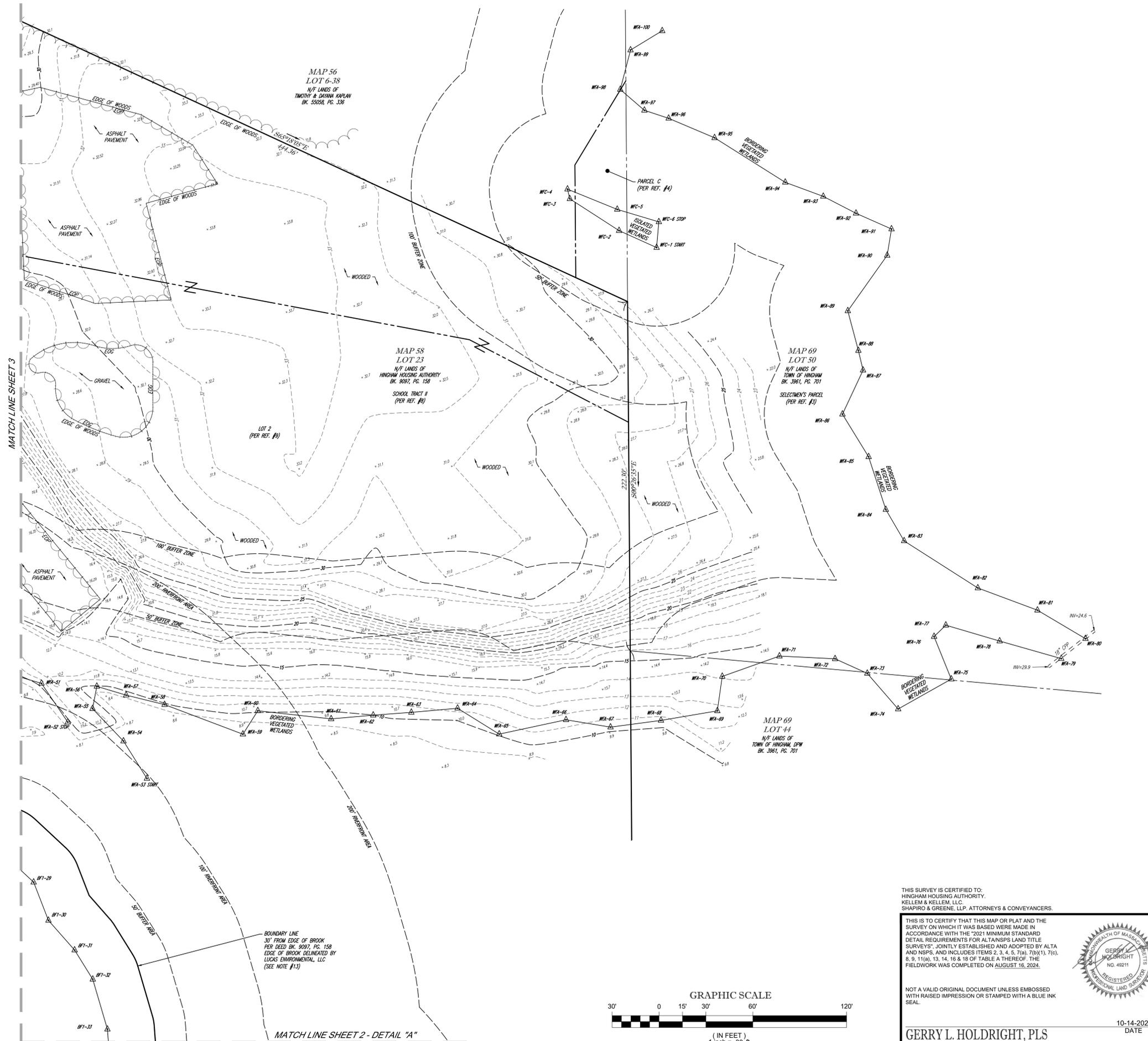
FIELD DATE: 08-16-2024  
08-09-2024  
FIELD BOOK NO: 24-06 MA  
24-08 MA  
FIELD BOOK PG: 19/141

**ALTA/NSPS LAND TITLE SURVEY**  
**HINGHAM HOUSING AUTHORITY**  
100 BEAL STREET  
MAP 58, LOT 23  
TOWN OF HINGHAM, PLYMOUTH COUNTY  
COMMONWEALTH OF MASSACHUSETTS

FIELD CREW: J.S.A./B.S.B.	WARREN, NJ 908-668-0099
DRAWN: R.A.B.	MT LAUREL, NJ 609-857-2099
REVIEWED: R.J.K.	ALBANY, NY 518-217-5010
APPROVED: G.L.H.	ROCHESTER, NY 585-250-1764
DATE: 09-04-2024	PHILADELPHIA, PA 800-668-1819
SCALE: 1"=30'	CHALFONT, PA 610-212-9898
FILE NO: 03-230224-00	HAUPPAUGE, NY 631-580-2645
DWG. NO: 3 OF 4	MANHATTAN, NY 646-780-0411



10-14-2024  
DATE



LEGEND

---	EXISTING CONTOUR
x 123.45	EXISTING SPOT ELEVATION
x TC 123.45	EXISTING TOP OF CURB ELEVATION
x BC 123.45	EXISTING TOP OF CURB ELEVATION
x TW 123.45	EXISTING TOP OF WALL ELEVATION
x BW 122.95	EXISTING BOTTOM OF WALL ELEVATION
OH	OVERHEAD WIRES
G	APPROX. LOC. UNDERGROUND GAS LINE
D	APPROX. LOC. UNDERGROUND DRAINAGE LINE
UP	UTILITY POLE
SIGN	SIGN
SMH	SANITARY/SEWER MANHOLE
DMH	DRAINAGE/STORM MANHOLE
UMH	UNKNOWN MANHOLE
EDP	EDGE OF PAVEMENT
CLF	CHAIN LINK FENCE
LSA	LANDSCAPED AREA
(TYP)	TYPICAL
EL	ELEVATION
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
INV	INVERT ELEVATION
GR	GRATE ELEVATION
1.0'	OFFSET OF STRUCTURE AT GROUND LEVEL RELATIVE TO PROPERTY LINE
-00	SUBSURFACE UTILITY QUALITY LEVEL D

CONTROL POINT ASSOCIATES, INC. ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CONTROL POINT ASSOCIATES, INC.



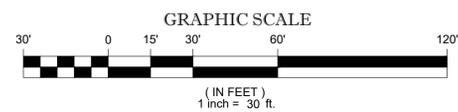
THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN THE COMMONWEALTH.

THIS SURVEY IS CERTIFIED TO: HINGHAM HOUSING AUTHORITY. KELLEM & KELLEM, LLC. SHAPIRO & GREENE, LLP, ATTORNEYS & CONVEYANCERS.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT WAS BASED WERE MADE IN ACCORDANCE WITH THE "2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7(a), 7(b), 8, 9, 11(a), 13, 14, 16 & 18 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 16, 2024.

NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.

GERRY L. HOLDRIGHT, PLS  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #49211



2	REVISED PER CLIENT COMMENTS		R.J.K.	G.L.H.	10-14-2024
1	REVISED PER CLIENT COMMENTS & WETLAND FLAG LOCATION	C.W.	R.A.B.	G.L.H.	09-19-2024
No.	DESCRIPTION OF REVISION	FIELD CREW	DRAWN	APPROVED	DATE

FIELD DATE: 08-16-2024, 08-09-2024  
 FIELD BOOK NO: 24-06 MA, 24-08 MA  
 FIELD BOOK PG: 19/141  
 FIELD CREW: J.S.A./S.B.  
 DRAWN: R.A.B.  
 REVIEWED: R.J.K.

ALTA/NSPS LAND TITLE SURVEY  
 HINGHAM HOUSING AUTHORITY  
 100 BEAL STREET  
 MAP 58, LOT 23  
 TOWN OF HINGHAM, PLYMOUTH COUNTY  
 COMMONWEALTH OF MASSACHUSETTS

WARREN, NJ 908-668-0099	MT LAUREL, NJ 609-857-2099	ALBANY, NY 518-217-5010	ROCHESTER, NY 585-250-1764	PHILADELPHIA, PA 800-668-1819	CHALFONT, PA 215-712-9888	HAUPPAUGE, NY 631-580-2645	MANHATTAN, NY 646-780-0411
CONTROL POINT ASSOCIATES, INC.		GERRY L. HOLDRIGHT REGISTERED PROFESSIONAL LAND SURVEYOR NO. 49211					
REVIEWED: R.J.K.	APPROVED: G.L.H.	DATE: 09-04-2024	SCALE: 1"=30'	FILE NO: 03-230224-00	DWG. NO: 4	DATE: 10-14-2024	