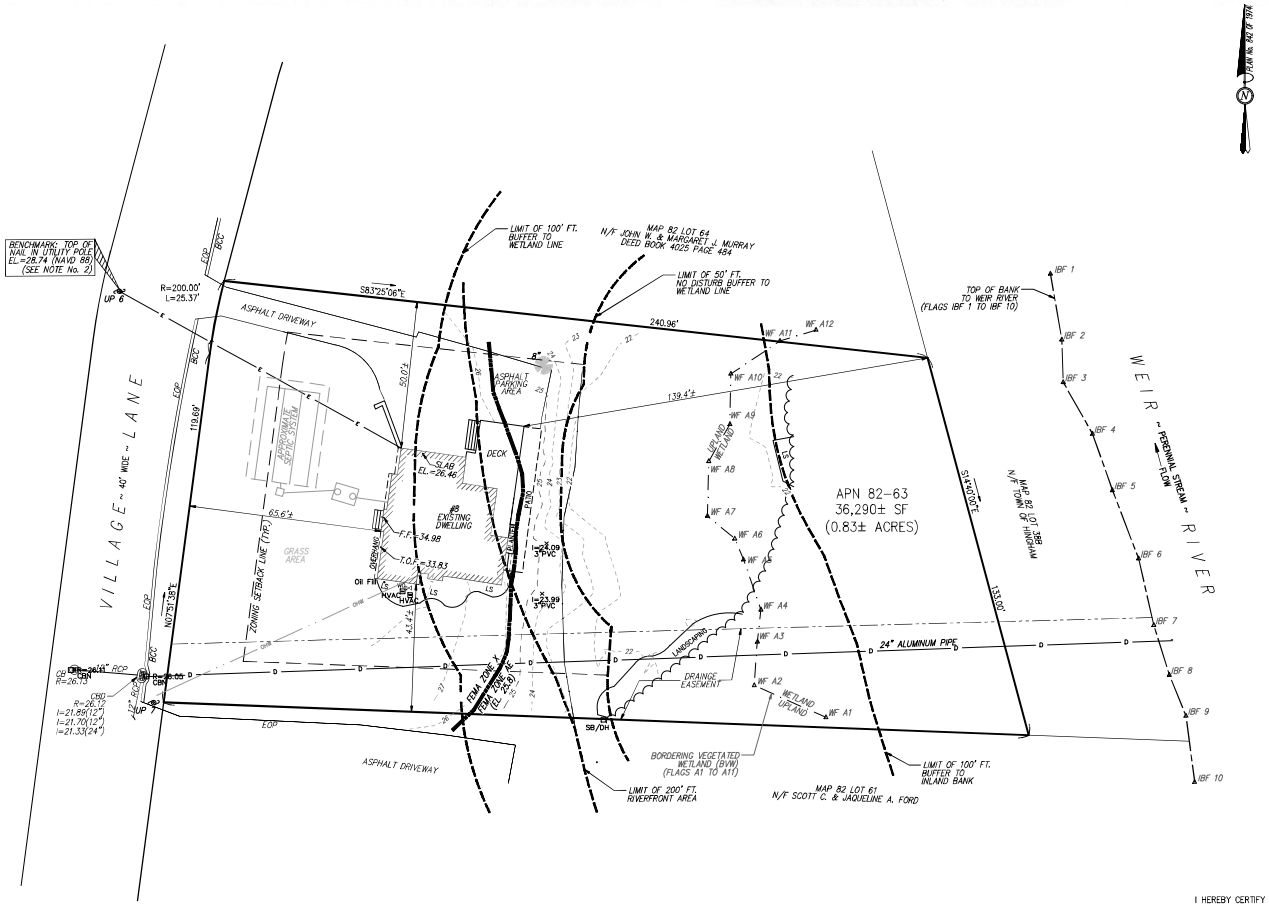

SURVEY NOTES:

1. LOCUS IS SHOWN AS PARCEL NUMBER 82-63 ON THE TOWN OF HINGHAM ASSESSORS MAPS.
2. DEED TO LOCUS IS RECORDED IN THE PLYMOUTH COUNTY REGISTRY OF DEEDS AT BOOK 30703, PAGE 325.
3. THIS SURVEY WAS MADE ON THE GROUND IN FEBRUARY OF 2025 BY MCKENZIE ENGINEERING GROUP, INC.
4. ELEVATIONS SHOWN ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
5. BEARINGS SHOWN HEREON ARE BASED ON THE MASSACHUSETTS STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM MAINLAND ZONE (NAD83).
6. WETLAND RESOURCE AREAS ARE AS DELINEATED IN NOVEMBER OF 2012 AND SHOWN ON THE ORIGINAL NOTICE OF INTENT FILING.
7. LOCUS IS ZONED RESIDENCE DISTRICT A
   MINIMUM SETBACK REQUIREMENTS:
   FRONT YARD 25'
   SIDE YARD 15'
   REAR YARD 15'
8. LOCUS IS SITUATED IN ZONE X AND ZONE AE AS SHOWN ON F.I.R.M. No 25023C0101L, EFFECTIVE 7/3/2024.
9. LOCUS IS NOT LOCATED IN A DEP ZONE 2 OR TOWN OF HINGHAM GROUNDWATER PROTECTION OVERLAY DISTRICT.
10. UTILITY INFORMATION SHOWN HEREON IS DERIVED FROM ABOVE GROUND OBSERVED EVIDENCE IN CONJUNCTION WITH DIG SAFE MARKINGS AND RECORD PLANS. THE LAND SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE LAND SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. BEFORE CONSTRUCTION CALL DIG SAFE SYSTEMS, INC. AT 1-888-344-7233.
11. PLAN REFERENCES: DEED BK 4030 PG 553

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF AN ON-THE-GROUND INSTRUMENT SURVEY CONDUCTED BY McKENZIE ENGINEERING GROUP, INC. IN FEBRUARY 2025.

Richard J. Hood PLS 10 FEB 25
RICHARD J. HOOD, PLS DATE

0 20 40 60

© MCKENZIE ENGINEERING GROUP, INC.

REV	DATE	DESCRIPTION	BY	APP
-	-	-	-	-

MCKENZIE ENGINEERING GROUP
Assinippi Office Park
150 Longwater Drive, Suite 101
Norwell, MA 02061
P: 781.792.2600
F: 781.792.0333
www.mckeng.com

EXISTING CONDITIONS PLAN
HINGHAM, MASSACHUSETTS

PROFESSIONAL LAND SURVEYOR:
COMMONWEALTH OF MASSACHUSETTS
RICHARD J. HOOD
No. 35031
REGISTERED PROFESSIONAL LAND SURVEYOR

NOT FOR CONSTRUCTION

OWNERS/APPLICANT:
CHRISTOPHER TESTA
8 VILLAGE LANE
HINGHAM, MASSACHUSETTS

DRAWN BY:	KILS
DESIGNED BY:	- -
CHECKED BY:	- -
APPROVED BY:	RJH
DATE:	06FEB25
SCALE:	1"=20'
PROJECT NO.:	225-108

DWG. TITLE:
EXISTING CONDITIONS PLAN

DWG. NO:
EX-1

M:\MECS\2025 PROJECTS\225-108 TESTA - 8 VILLAGE LANE, HINGHAM\DWGS\225-108-EOP-06FEB25 REV 0.DWG