

LOCATION MAP SCALE: 1"=800'±

PLAN BOOK 23 PAGE 105

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

1-1/4" FORCE MAIN

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

1-1/2" FORCE MAIN

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

1-1/2" FORCE MAIN

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

ASSESSORS PARCEL 43-15
#66 CANTERBURY STREET
N/F SCOTT & ALEXANDRA INCE
DEED BOOK 55072 PAGE 188

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

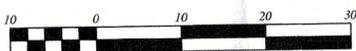
DATE ENDORSED: _____
APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

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 ADJACENT 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. 486 AND, 20' WIDE RIGHT OF WAY RECORDED IN MARCH 23, 1961 IN PLYMOUTH COUNTY REGISTRY OF DEEDS AS BOOK 2839 PG. 35.



Scale 1" = 20'



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