

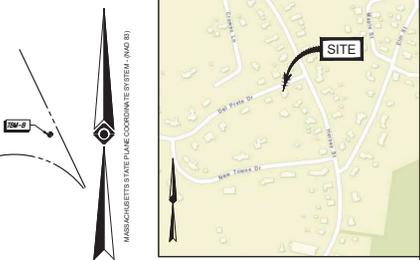
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**EXISTING CONDITION SURVEY**

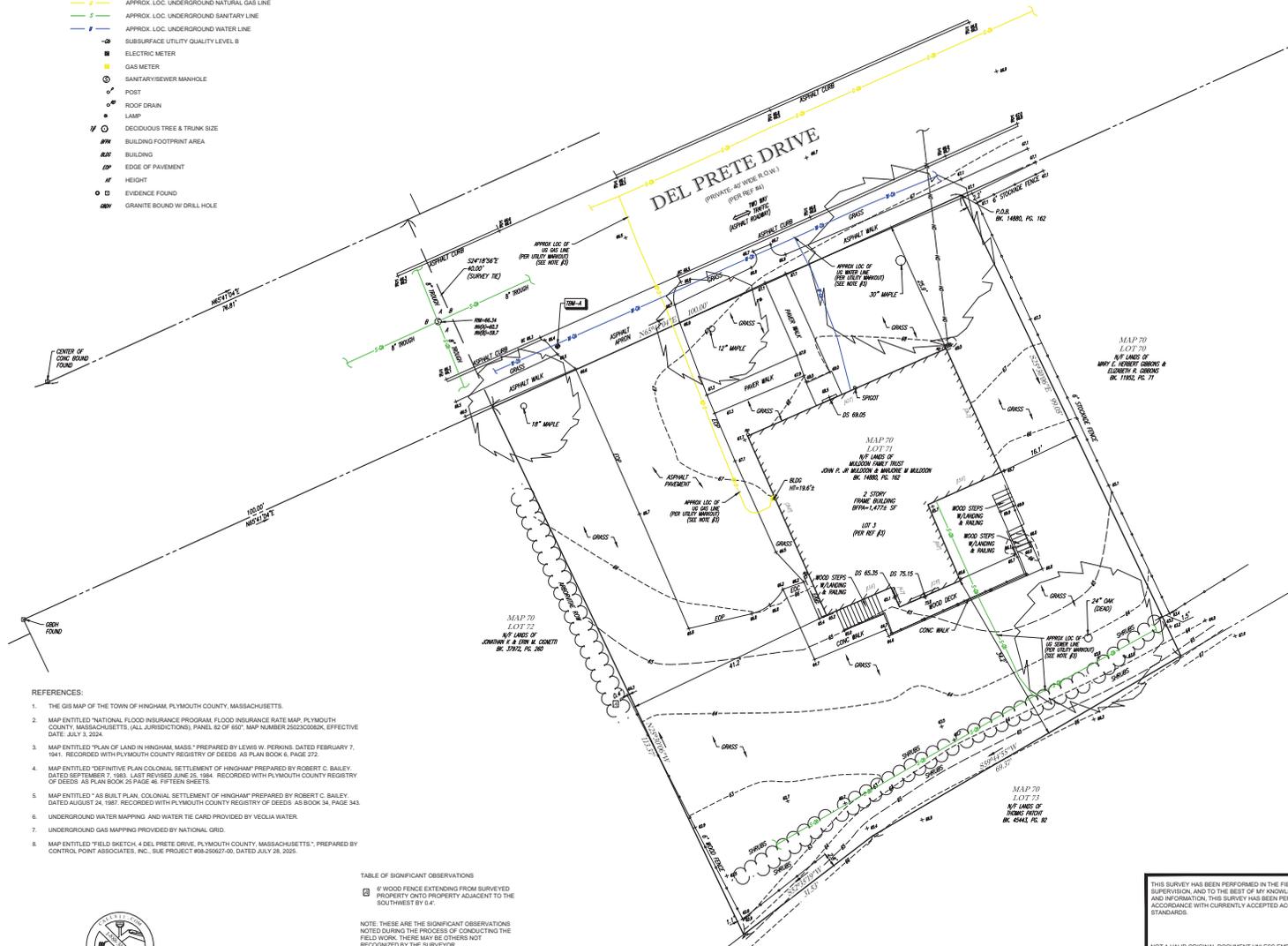
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**LEGEND**

- - - - - EXISTING CONTOUR
- + 0.0' EXISTING SPOT ELEVATION
- + 10.0' EXIST. TOP OF CURB ELEVATION
- + 10.0' EXIST. BOTTOM OF CURB ELEVATION
- + 10.0' EXIST. DOOR SILL ELEVATION
- - - - - APPROX. LOC. UNDERGROUND NATURAL GAS LINE
- - - - - APPROX. LOC. UNDERGROUND BANTARY LINE
- - - - - APPROX. LOC. UNDERGROUND WATER LINE
- ⊙ SUBSURFACE UTILITY QUALITY LEVEL B
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ SANITARY/SEWER MANHOLE
- ⊙ POST
- ⊙ ROOF DRAIN
- ⊙ LAMP
- ⊙ DECIDUOUS TREE & TRUNK SIZE
- ⊙ BUILDING FOOTPRINT AREA
- ⊙ BUILDING
- ⊙ EDGE OF PAVEMENT
- ⊙ HEIGHT
- ⊙ EVIDENCE FOUND
- ⊙ GRANITE BOUND W/ DRILL HOLE



- NOTES:**
- PROPERTY KNOWN AS LOT 71 AS SHOWN ON THE TOWN OF HINGHAM, PLYMOUTH COUNTY, COMMONWEALTH OF MASSACHUSETTS, MAP NO. 70.
  - AREA = 10,482 SQUARE FEET OR 0.240 ACRES.
  - LOCATION OF UNDERGROUND 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 AS-BUILT PLANS AND UTILITY MARK-OUT 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 ANY OR ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - A QUALITY LEVEL SYSTEM IS UTILIZED TO IDENTIFY THE SOURCE OF THE UNDERGROUND UTILITY INFORMATION. THE METHOD OF DETERMINATION IS BASED ON CONTRACTUAL AGREEMENT WITH THE CLIENT AND IS SPECIFIED ON THE SURVEY BY THE LINE TYPES SHOWN IN THE DRAWING LEGEND. FOR REFERENCE, THE QUALITY LEVELS ARE AS FOLLOWS:
    - 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 MARK-OUT BY OTHERS.
    - QUALITY LEVEL B - UTILITY LOCATION DATA IS COLLECTED THROUGH GEOPHYSICAL SENSING TECHNOLOGY TO SUPPLEMENT SURFACE FEATURES AND OR REFERENCE MAPPING. INCLUDES MARK-OUT 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 FILING.



- REFERENCES:**
- THE GIS MAP OF THE TOWN OF HINGHAM, PLYMOUTH COUNTY, MASSACHUSETTS.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, PLYMOUTH COUNTY, MASSACHUSETTS, (ALL JURISDICTIONS), PANEL #2 OF 697", MAP NUMBER 26223C308X, EFFECTIVE DATE: JULY 3, 2024.
  - MAP ENTITLED "PLAN OF LAND IN HINGHAM, MASS." PREPARED BY LEWIS W. PERKINS, DATED FEBRUARY 7, 1941. RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK # PAGE 27.
  - MAP ENTITLED "IDENTIFIC PLAN COLONIAL SETTLEMENT OF HINGHAM" PREPARED BY ROBERT C. BAILEY, DATED SEPTEMBER 7, 1983. LAST REVISED JUNE 25, 1984. RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS PLAN BOOK 25 PAGE 46, FIFTEEN SHEETS.
  - MAP ENTITLED "AS BUILT PLAN, COLONIAL SETTLEMENT OF HINGHAM" PREPARED BY ROBERT C. BAILEY, DATED AUGUST 24, 1987. RECORDED WITH PLYMOUTH COUNTY REGISTRY OF DEEDS AS BOOK 34, PAGE 343.
  - UNDERGROUND WATER MAPPING AND WATER THE CARD PROVIDED BY VEOLIA WATER.
  - UNDERGROUND GAS MAPPING PROVIDED BY NATIONAL GRID.
  - MAP ENTITLED "FIELD SKETCH 4 DEL PRETE DRIVE, PLYMOUTH COUNTY, MASSACHUSETTS", PREPARED BY CONTROL POINT ASSOCIATES, INC. SUE PROJECT #98-2007-04, DATED JULY 28, 2025.

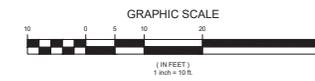
**TABLE OF SIGNIFICANT OBSERVATIONS**

⊙ 6" WOOD FENCE EXTENDING FROM SURVEYED PROPERTY ONTO PROPERTY ADJACENT TO THE SOUTHWEST BY 4'-4".

NOTE: THESE ARE THE SIGNIFICANT OBSERVATIONS NOTED DURING THE PROCESS OF CONDUCTING THE FIELD WORK. THESE MAY BE OTHERS NOT RECOGNIZED BY THE SURVEYOR.



THE COMMONWEALTH OF MASSACHUSETTS REQUIRES NOTIFICATION BY ENGINEERS, ARCHITECTS, AND LAND SURVEYORS TO REGISTER THE CARRIER'S SURFACE ANYWHERE IN THE STATE.



- ALL FOUR TYPES MAY NOT BE PRESENT ON THIS SURVEY.
4. THIS PLAN IS BASED ON A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. (THE SURVEYOR), INFORMATION PROVIDED BY THE CLIENT AND OTHER REFERENCE MATERIAL AS LISTED HEREON. CHANGES TO THE PROPERTY AFTER THE FIELD DATE ARE NOT THE RESPONSIBILITY OF THE SURVEYOR.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS IMPORTANT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO CONVEYANCE AND THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE PROPERTY BOUNDARY AND EASEMENT LINES ARE BASED UPON AVAILABLE DOCUMENTATION AT THE TIME OF SURVEY AND ARE SUBJECT TO SAID TITLE REPORT.
- THIS SURVEY DOES NOT ADDRESS OWNERSHIP AND POSSIBLE RIGHTS OF ADJOINING PROPERTIES.
- THIS SURVEY IS THE OPINION OF THE SURVEYOR AND IS NOT A LEGAL DECISION REGARDING PROPERTY BOUNDARY OR RIGHTS.
6. EXISTING FIRM BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X UNSHADED (AREAS OF MINIMAL FLOOD HAZARD), PER REF. #2.
7. THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY. SURVEY DOES NOT ADDRESS ENVIRONMENTAL CONDITIONS ON LAND ADJUTILITY.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON SPONSOR'S OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETRPS).
- TERMINARY BENCHMARKS SET**
- TS&A MAGNANAL SET IN ASPHALT PAVEMENT ELEVATION: 88.57
- TS&A MAGNANAL SET IN ASPHALT PAVEMENT ELEVATION: 87.19
- SEVEN (7) DAYS PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SURVEY HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED.
- ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION. SURVEYOR IS NOT RESPONSIBLE FOR CONTRACTOR'S FAILURE TO COMPLY.
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. ANY DISCREPANCIES FOUND ON THE SURVEY SHOULD BE REPORTED TO THE SURVEYOR IMMEDIATELY.
11. THIS SURVEY WAS PREPARED FOR THE CLIENT S & L TRUST AND INTENDED ONLY FOR THE USE BY THE CLIENT AS CONTRACTED FOR THE PROJECT AND THE PURPOSE ORIGINALLY INTENDED. NO FURTHER PARTIES OTHER THAN THOSE CERTIFIED HEREON SHALL RELY ON IT FOR ANY PURPOSE.

2	NOISE PER COMMENTS	SD	Q2D	GLA	ENH2025
3	NOISE PER COMMENTS	NA	Q2D	GLA	06/04/2025
1	SUE UTILITY LOCATIONS ADDED	SAVA	ADL	GLA	8/4/2025
NO.	DESCRIPTION OF REVISION	FIELD CREW	DATE	APPROVED	DATE

THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.

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



01-20-2026 DATE

**GERRY L. HOLDRIGHT**  
MASSACHUSETTS PROFESSIONAL LAND SURVEYOR #151

**BOUNDARY, TOPOGRAPHIC & UTILITY SURVEY**

**S & L TRUST**

4 DEL PRETE DRIVE  
MAP 70, LOT 71  
TOWN OF HINGHAM, PLYMOUTH COUNTY  
COMMONWEALTH OF MASSACHUSETTS

**CONTROL POINT ASSOCIATES, INC.**  
11 N. MAIN STREET  
SOUTH BROOKFIELD, MA 01772  
(508) 865-1100  
WWW.CONTROLPOINTASSOCIATES.COM

FIELD BOOK NO	05-21-2025
FIELD BOOK NO	24-13 MA
FIELD BOOK REF	170
FIELD CREW	C.W.
DRAWN	L.N.M.
REVIEWED	R.J.K.
DATE	06-05-2025
SCALE	1" = 10'
FILE NO.	03-250179-00
SHEET	1 OF 1