NOTES:

1. INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY SPRUHAN ENGINEERING, P.C. AS OF 11/19/2025.

2. DEED REFERENCE: BOOK 40805, PAGE 189
PLAN REFERENCE 1: PLAN BOOK 4, PAGE 335
PLYMOUTH COUNTY REGISTRY OF DEEDS

3. THIS PLAN IS NOT INTENDED TO BE RECORDED.

4. I CERTIFY THAT THE DWELLING SHOWN IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD ZONE. IT IS LOCATED IN ZONE X, ON FLOOD HAZARD BOUNDARY MAP NUMBER 25023C0018J, IN COMMUNITY NUMBER: 250268, DATED 7/17/2012.

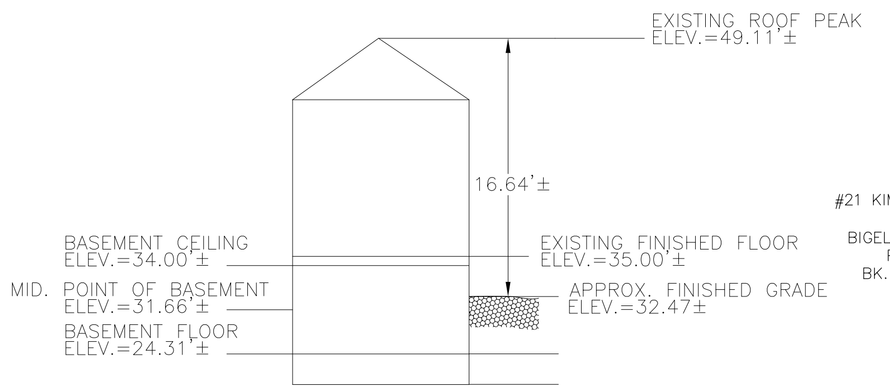
5. THIS PLAN DOES NOT SHOW ANY UNRECORDED OR UNWRITTEN EASEMENTS WHICH MAY EXIST. A REASONABLE AND DILIGENT ATTEMPT HAS BEEN MADE TO OBSERVE ANY APPARENT USES OF THE LAND; HOWEVER THIS NOT CONSTITUTE A GUARANTEE THAT NO SUCH EASEMENTS EXIST.

6. FIRST FLOOR ELEVATIONS ARE TAKEN AT THRESHOLD.

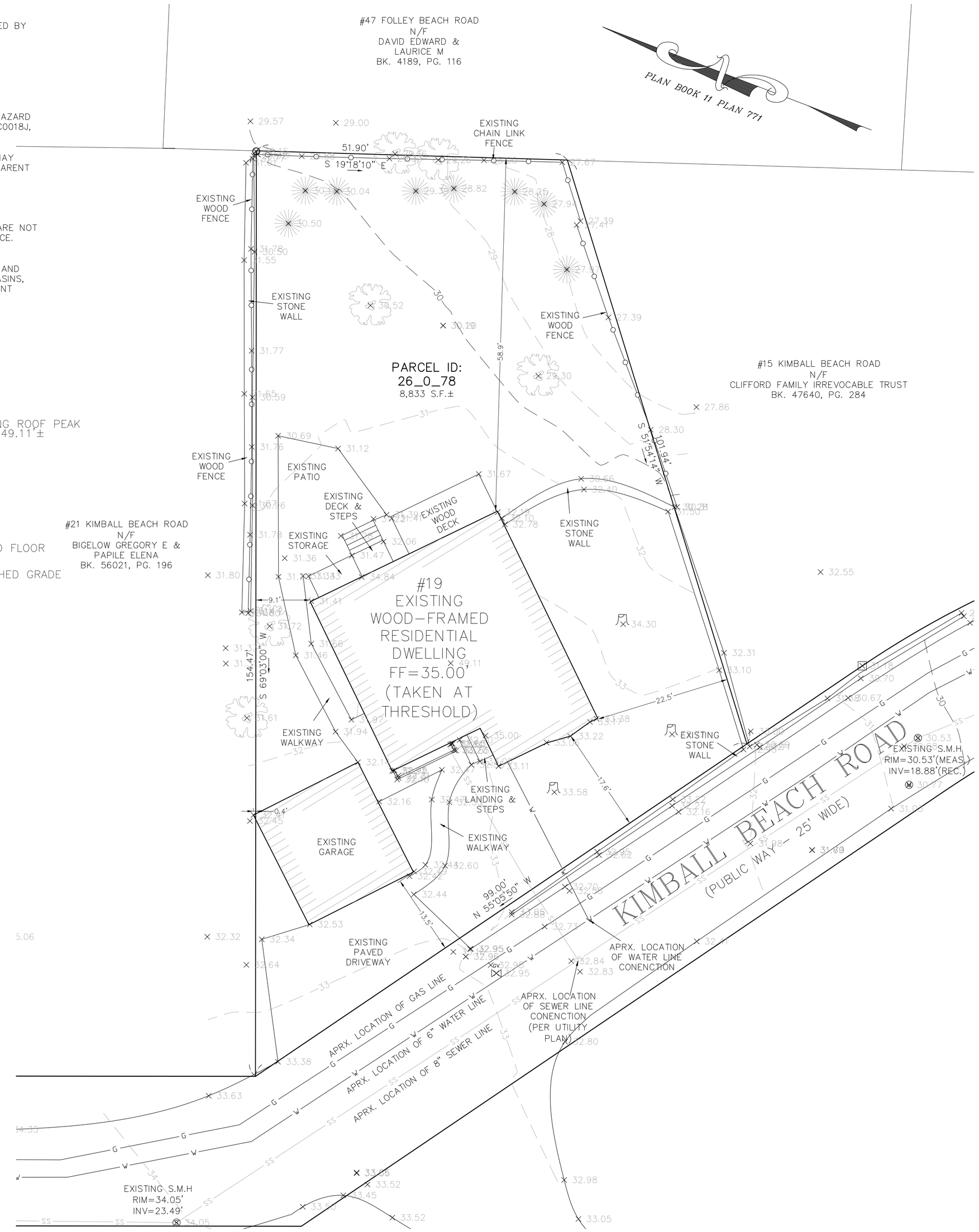
7. NO RESPONSIBILITY IS TAKEN FOR ZONING TABLE AS SPRUHAN ENGINEERING, P.C. ARE NOT ZONING EXPERTS. TABLE IS TAKEN FROM TABLE PROVIDED BY LOCAL ZONING ORDINANCE. CLIENT AND/OR ARCHITECT TO VERIFY THE ACCURACY OF ZONING ANALYSIS.

8. THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND ARE BASED ON THE FIELD LOCATION OF ALL VISIBLE STRUCTURES SUCH AS CATCH BASINS, MANHOLES, WATER VALVES, ETC. AND COMPILED FROM PLANS SUPPLIED BY GOVERNMENT AGENCIES.

9. THE ELEVATIONS SHOWN ARE ON A TOWN OF HINGHAM DATUM.



EXISTING PROFILE
NOT TO SCALE



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

LEGEND

	BOUND
	IRON PIN/PIPE
	STONE POST
	TREE
	TREE STUMP
	SHRUBS/FLOWERS
	SIGN
	BOLLARD
S	SEWER MANHOLE
D	DRAIN MANHOLE
	CATCH BASIN
W	WATER MANHOLE
WV	WATER VALVE
	HYDRANT
GV	GAS VALVE
E	ELECTRIC MANHOLE
EL	ELECTRIC HANDHOLE
	UTILITY POLE
	LIGHT POLE
M	MANHOLE
148.00	SPOT GRADE
TW	TOP OF WALL
BW	BOTTOM OF WALL
	EXISTING BUILDING
	RETAINING WALL
	STONE WALL
	FENCE
	TREE LINE
S	SEWER LINE
D	DRAIN LINE
W	WATER LINE
G	GAS LINE
E	UNDERGROUND ELECTRIC LINE
OHW	OVERHEAD WIRES
145	CONTOUR LINE (MJR)
146	CONTOUR LINE (MNR)

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19 KIMBALL BEACH ROAD
HINGHAM
MASSACHUSETTS

SURVEY PLAN

REVISION BLOCK

DESCRIPTION	DATE

All legal rights including, but not limited to, copyright and design patent rights, in the designs, arrangements and plans shown on this document are the property of Spruhan Engineering, P.C. They may not be used or reused in whole or in part, except in connection with this project, without the prior written consent of Spruhan Engineering, P.C.. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on this project, and Spruhan Engineering, P.C., must be notified of any variation from the dimensions and conditions shown by these drawings.

COMMONWEALTH OF MASSACHUSETTS
CHRISTOPHER C. CHARLTON
NO. 48649
PROFESSIONAL LAND SURVEYOR

DATE:	12/4/2025
DRAWN BY:	D.O.K
CHECKED BY:	C.C
APPROVED BY:	C.C

EXISTING CONDITIONS

SHEET 1 OF 1