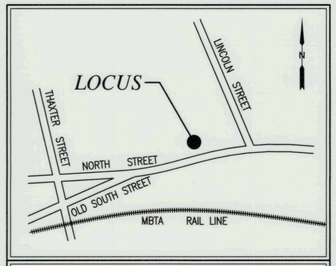

LOCATION MAP 197 & 199 NORTH STREET

FOR REGISTRY USE ONLY

HINGHAM PLANNING BOARD

APPROVAL UNDER THE SUBDIVISION CONTROL LAW NOT REQUIRED

DATE

ENDORSEMENT OF THIS PLAN DOES NOT CONSTITUTE AN INTERPRETATION OF ZONING

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.

2-2-26

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN No. 46922 REGISTERED PROFESSIONAL LAND SURVEYOR

RECORD OWNER:

ASSESSORS MAP 60, LOT 134
199 NORTH STREET, HINGHAM, MA

BRIAN W. & COURTNEY W. MONNICH
199 NORTH STREET
HINGHAM, MA 02043
DEED BOOK 41758 PAGE 164

ASSESSORS MAP 60, LOT 133
197 NORTH STREET, HINGHAM, MA

RYAN D. & MARTHA CARR
197 NORTH STREET
HINGHAM, MA 02043
DEED BOOK 55860 PAGE 98

NOTES:

1. PLAN REFERENCES:
   1.1. PLAN 891 OF 1974
   1.2. PLAN BOOK 11, PAGE 571
   1.3. PLAN BOOK 15, PAGE 875
   1.4. PLAN BOOK 44, PAGE 436
2. DETAIL INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY PERFORMED BY MERRILL ENGINEERS AND LAND SURVEYORS DURING NOVEMBER OF 2025.
3. NO WETLAND RESOURCE AREAS OBSERVED BY MERRILL ENGINEERS AND LAND SURVEYORS.
4. SUBJECT SITE IS IN THE "RESIDENCE A" DISTRICT AS DEPICTED ON THE TOWN OF HINGHAM ZONING MAP.
5.
6. SUBJECT SITE IS NOT WITHIN THE FLOOD PLAIN AND WATERSHED PROTECTION DISTRICT.
7. EXISTING UTILITIES, WHERE SHOWN, HAVE BEEN COMPILED BASED ON OBSERVED ABOVE GROUND EVIDENCE AND AVAILABLE RECORD PLANS AND ARE TO BE CONSIDERED APPROXIMATE. MERRILL ENGINEERS AND LAND SURVEYORS DOES NOT GUARANTEE THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN OR THAT ALL EXISTING UTILITIES AND/OR SUBSURFACE STRUCTURES ARE SHOWN.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X OF THE FLOOD INSURANCE RATE MAP 25023C 0082K, AS SHOWN ON COMMUNITY MAP No. 25023C 0082K, WHICH BEARS AN EFFECTIVE DATE OF JULY 3, 2024, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO DIVIDE LAND KNOWN AS 197 NORTH STREET INTO LOT A AND PARCEL B

ZONING REQUIREMENTS

RESIDENCE DISTRICT "A"

AREA	20,000 SF
FRONTAGE	125 FEET
BUILDING HEIGHT	35 FEET
MINIMUM YARDS:	
FRONT	25 FEET*
SIDE	15 FEET
REAR	15 FEET

* IN ALL RESIDENCE DISTRICTS, THE FRONT SETBACK MAY BE AS NEAR THE STREET AS THE AVERAGE OF THE BUILDINGS OR STRUCTURES IN THE ADJOINING LOTS.

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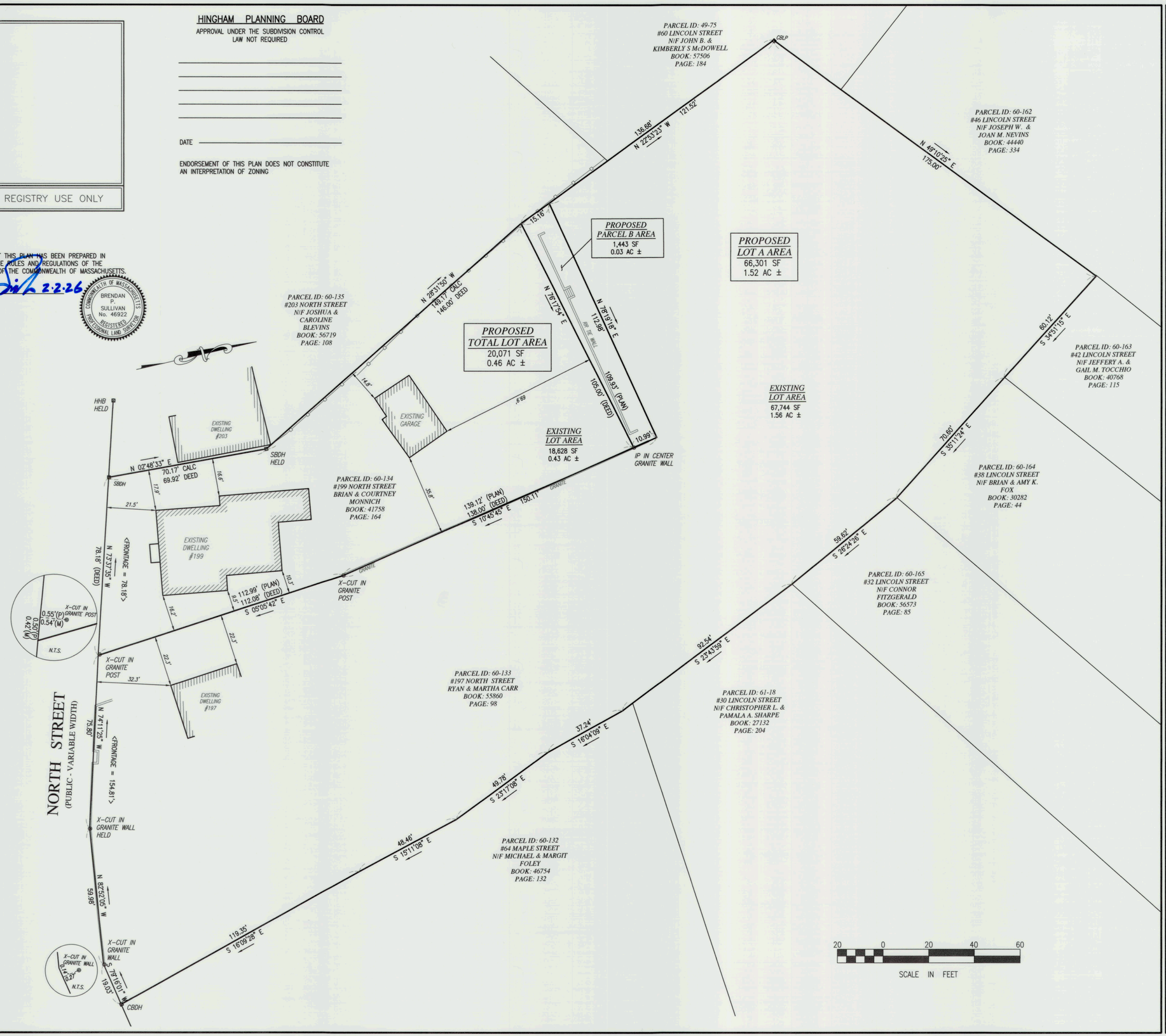

merrillinc.com

REVISIONS:

DRAWN BY: MCM

DESIGNED BY:

CHECKED BY: BPS

SCALE: 1" = 20'

STAMP:

COMMONWEALTH OF MASSACHUSETTS BRENDAN P. SULLIVAN No. 46922 REGISTERED PROFESSIONAL LAND SURVEYOR

2-2-26

Merrill
Engineers and Land Surveyors

427 Columbia Road
Hanover, MA 02339
781-826-9200

362 Court Street
Plymouth, MA 02360
508-746-6060

Marine Division:
26 Union Street
Plymouth, MA 02360
508-746-6060

448 N. Falmouth Hwy, Unit A
North Falmouth, MA 02556
508-563-2183

PROJECT #: 25-485

PROJECT:
PLAN OF LAND
197 & 199 NORTH STREET
ASSESSOR'S MAP 60
LOTS 133 & 134
HINGHAM, MASSACHUSETTS

CLIENT:
BRIAN W. &
COURTNEY W. MONNICH
199 NORTH STREET
HINGHAM, MA 02043

DRAWING PATH: H:\25-485\SURVEY\DWG\25-485 ANR.DWG

DATE: FEBRUARY 2, 2026

PLAN OF LAND

SHEET 1 of 1

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