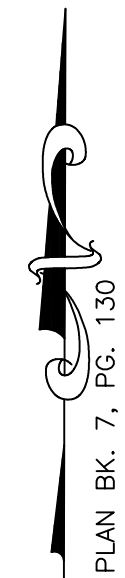
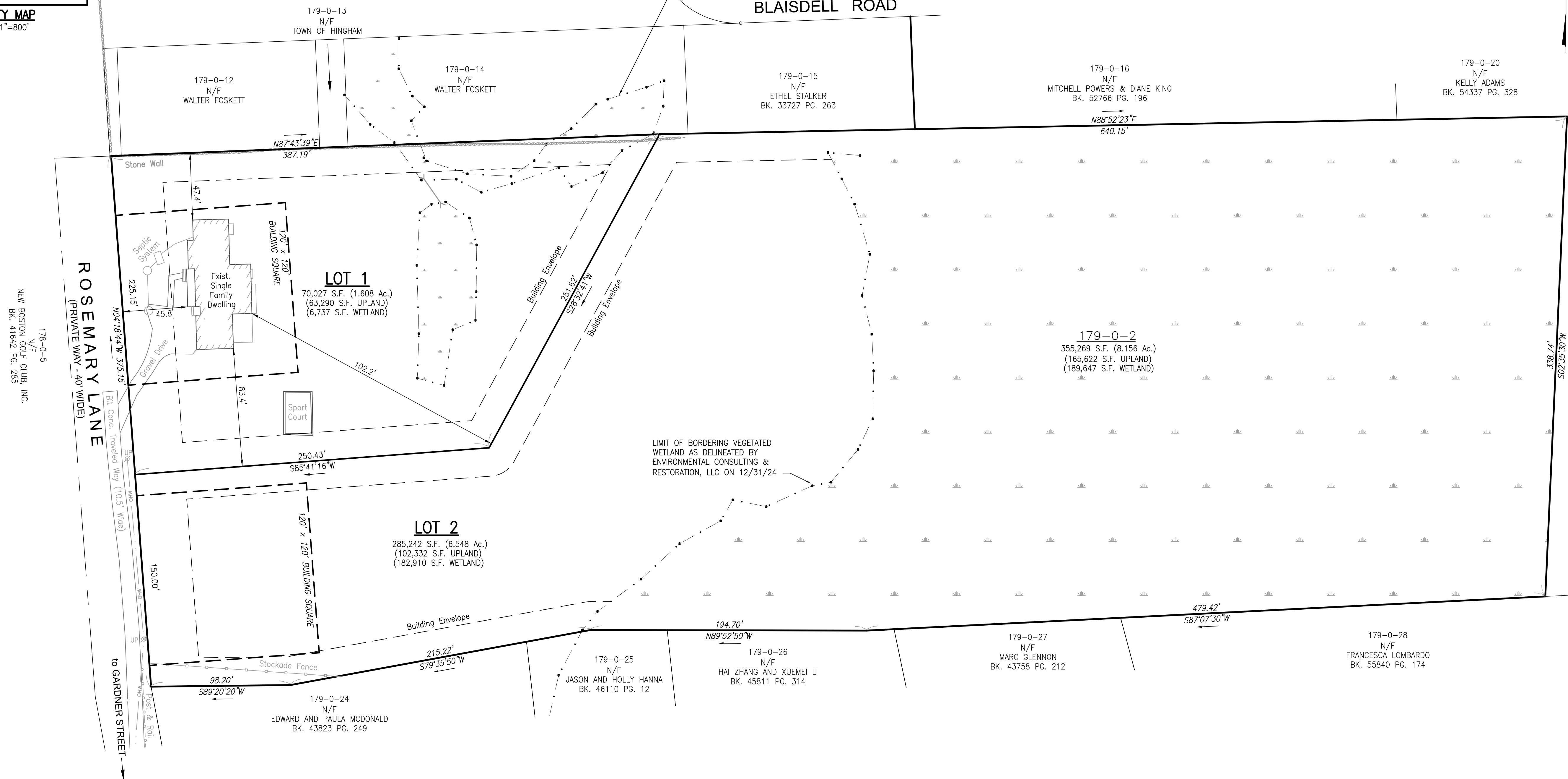





8/28/2026
 PROFESSIONAL LAND SURVEYOR DATE



FOR REGISTRY USE ONLY



1. DEED REFERENCES: BK. 31605 PG. 104-105
2. PLAN REFERENCES:
 - a. PLAN BK. 22 PG. 745
 - b. PLAN BK. 8 PG. 553
 - c. PLAN BK. 7 PG. 130
 - d. PLAN BK. 14 PG. 376
 - e. PLAN BK. 1 PG. 355
 - f. PLAN BK. 17 PG. 1097
3. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM RESIDENCE B ZONING DISTRICT.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE TOWN OF HINGHAM GROUNDWATER PROTECTION OVERLAY DISTRICT.
5. WETLAND PROTECTION AREAS SHOWN WERE DELINEATED BY BRAD HOLMES, PWS OF ENVIRONMENTAL CONSULTING & RESTORATION, LLC ON 12/31/24. THE SUBJECT PROPERTY LIES IN ZONE "W" AS SHOWN ON FEMA COMMUNITY MAP PANEL 25023C 0084K DATED JULY 3RD, 2024.
6. THE SUBJECT PROPERTY IS LOCATED WITHIN A DEP DESIGNATED ZONE II RESOURCE AREA.
7. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN A DEP ZONE A SURFACE WATER SUPPLY.
8. THE SUBJECT PROPERTY IS NOT LOCATED WITHIN AN NHESP HABITAT.
9. THE WETLAND DELINEATION UNIT IS DEFINED BY THE WETLAND PROTECTION ACT, CHAPTER 131, SECTION 40, AND THE TOWN OF HINGHAM CONSERVATION COMMISSION BY-LAWS HAS NOT BEEN VERIFIED BY THE HINGHAM CONSERVATION COMMISSION OR APPROVED BY THIS ENDORSEMENT.
11. THE PURPOSE OF THIS PLAN IS DIVIDE ASSESSOR'S LOT 179/0/2 INTO LOT 1 (70,027 S.F.) AND LOT 2 (285,242 S.F.)

HIGHLAND RESIDENCE B ZONING DISTRICT	
	REQUIRED
LOT SIZE	30,000 S.F.
FRONTAGE	150'
DEPTH	150'
FRONT SETBACK	35'
SIDE SETBACK	20'
REAR SETBACK	20'
MAX. HEIGHT	35' (2.5 STORIES)

THE ABOVE ENDORSEMENT IS NOT A DETERMINATION AS TO
CONFORMANCE WITH ZONING REGULATIONS



MORSE
ENGINEERING CO., INC.

42° 12' N
70° 44' W

10 NEW DRIFTWAY
SUITE 303
SCITUATE, MA 02066
T: 781-545-0895

SCOTT@MORSECOINC.COM

SHEET.

OWNER/ APPLICANT: CATHY A. FOSKETT
81 GARDNER STREET
HINGHAM, MA 02043
TEL: 617.359.8154 EMAIL: WAF@duncanallen.com

PLAN TITLE:	PLAN OF LAND
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