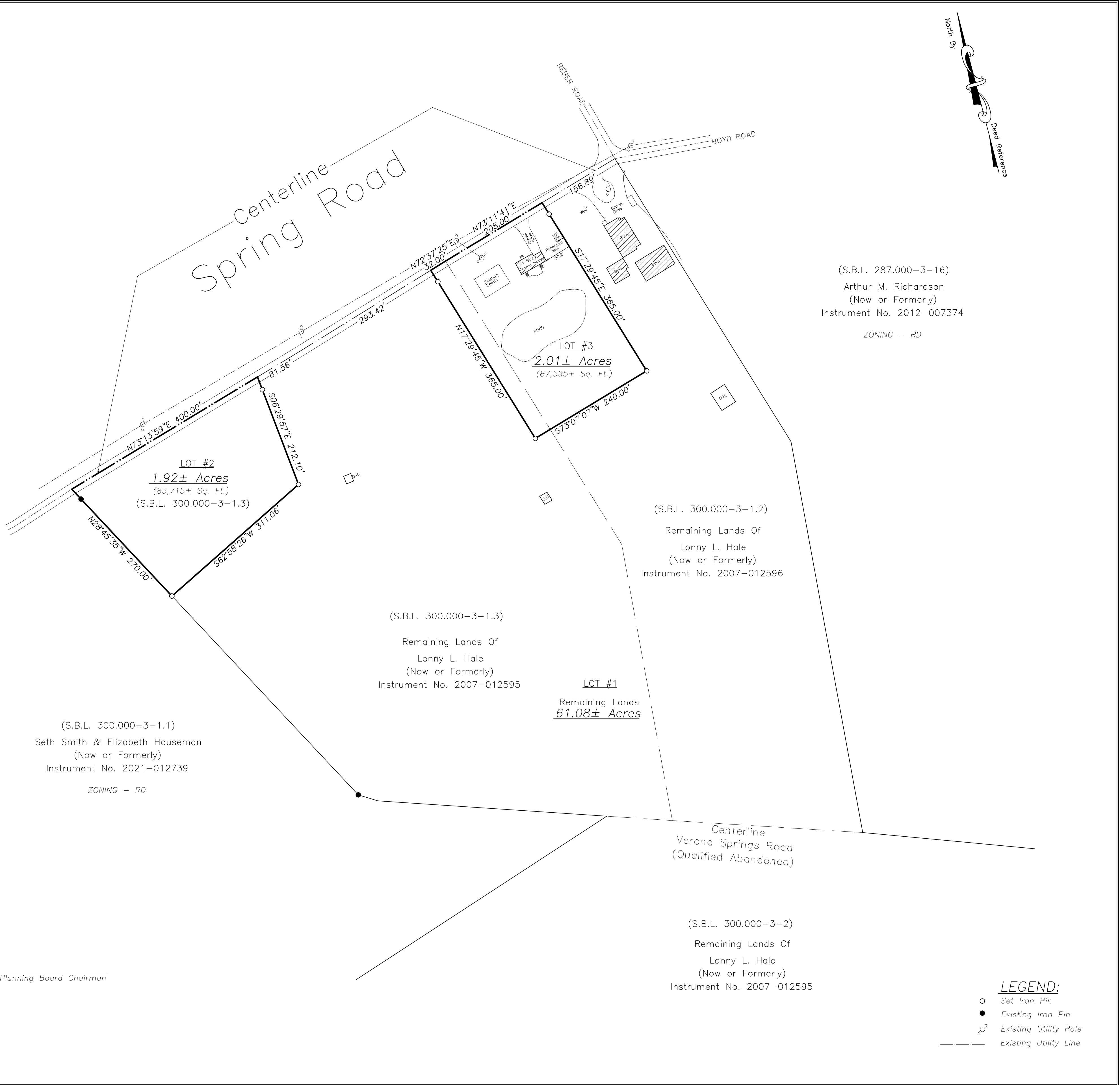
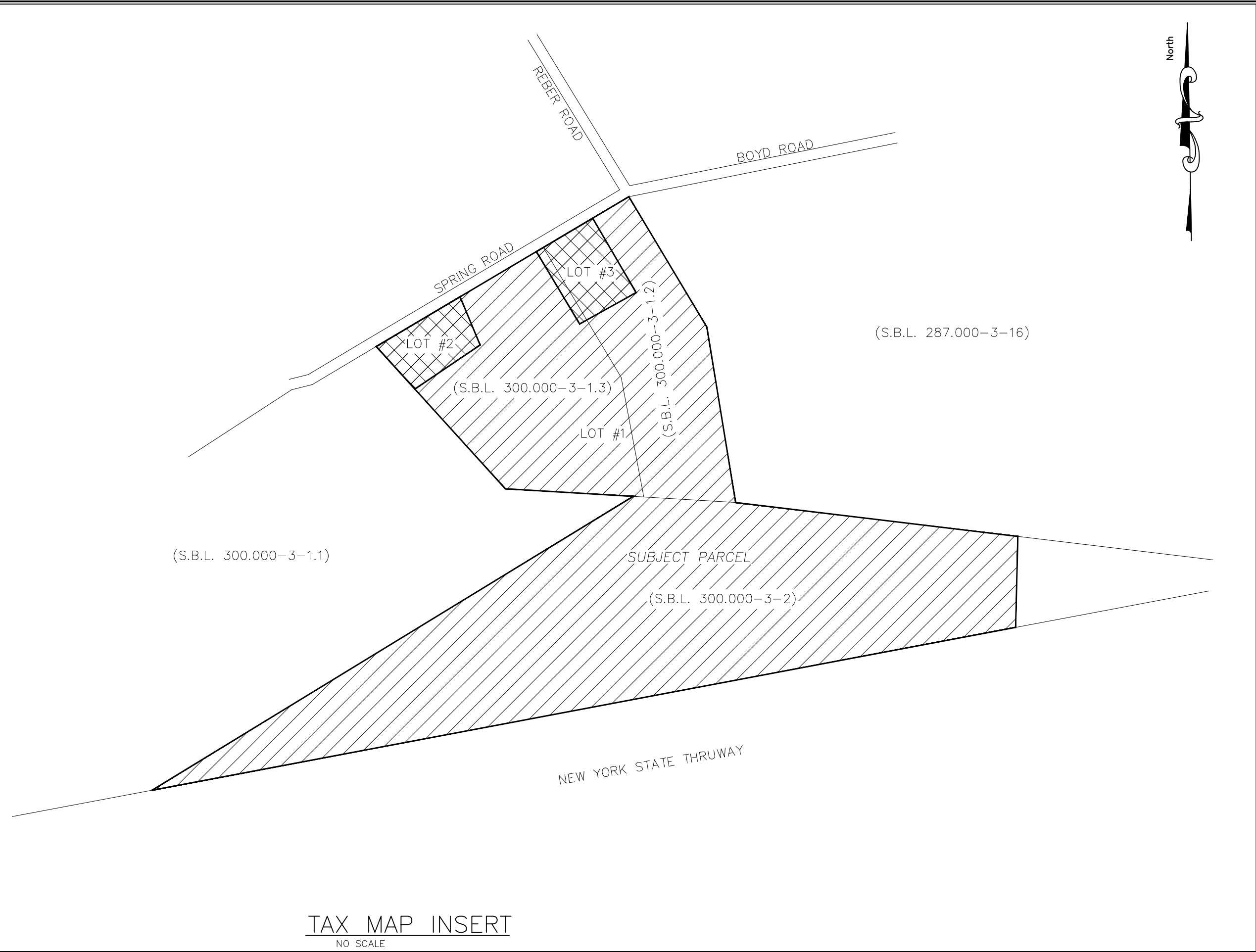




GENERAL NOTES:

- 1) TAX MAP IDENTIFICATION: 300.000-3-1.2, 1.3 & 2
- 2) ZONING: RD (RURAL DEVELOPMENT)
- 3) TOTAL ACREAGE 65.0± Acres
(2,831,400± Sq. ft)
- 4) Portion Of the subject parcel is located in a N.Y.S.D.E.C.
Regulated Wetland as delineated on official freshwater
wetland maps on file with the Town of Verona Clerks Office.
- 5) This property is not located within a 100 year
Flood Zone as delineated on official flood plain
maps on file with the Town of Verona Clerks Office.
- 6) Existing and Proposed Sanitation Facility
- 7) Water Supply - Existing Well and Proposed Well
- 8) EXISTING GROUND CONTOUR: Flat.

ZONING REQUIREMENTS:
RD ZONE DISTRICT (RURAL DEVELOPMENT)

LOT
Minimum Area: 1.836± Acres (80,000 Sq. Ft.)
Minimum Width: 125 Ft.
Minimum Coverage: 25%

PRINCIPAL STRUCTURE
Front Yard: 50 Ft.
Side Yard Minimum: One Side: 25 Ft.
Total Both Sides: 50 Ft.
Rear Yard Minimum: 30 Ft.
Maximum Height: 35 Ft.

ACCESSORY STRUCTURES
Front Yard-Principal Structure Front Line
Side Yard Minimum: 5 Ft.
Rear Yard Minimum: 5 Ft.
Maximum Height: 10 Ft.

DEED REFERENCES:

- 1) James A. Zabele, a/k/a James Zabele
To
Lonny L. Hale
Warranty Deed - Dated June 22, 2007
Instrument No. 2007-012595
- 2) James A. Zabele and Beverly O. Zabele
To
Lonny L. Hale
Warranty Deed - Dated June 22, 2007
Instrument No. 2007-012596

APPROVED:

Town Of Verona Planning Board Chairman

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP
BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION
OF SECTION 7209, SUBDIVISION 2 OF THE NEW YORK STATE
EDUCATION LAW.
ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH
THE LAND SURVEYOR'S SIGNATURE AND AN ORIGINAL EMBOSSED
OR INK SEAL SHALL BE CONSIDERED VALID COPIES.

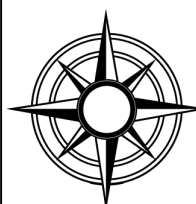
Date: July 1, 2026

File No. 26-41

Scale: 1" = 100 Feet

DRAWING BY: CMD

REVIEWED BY: CPD



DECKER
LAND SURVEYING, P.C.
5378 East Seneca Street
Vernon, New York 13476
Telephone: (315) 829-4396

PLAT SHOWING PROPOSED SUBDIVISION
LANDS OF
LONNY L. HALE
5484 SPRING ROAD
TOWN OF VERONA - ONEIDA COUNTY
STATE OF NEW YORK

The undersigned hereby certifies that this is
an accurate map of an actual field survey
dated July 1, 2026 and
that both map and survey are correct.

Cale P. Decker
Cale P. Decker L.S. #050967

