



**Zoning and Regulations**

Zone: Rural - R  
Lot Size, Minimum: 1.5 Acres ( 65,340 Square Feet )  
Lot Frontage, Minimum: 220 Feet  
Lot Frontage To Lot Width Ratio, Minimum: 1:3 ( frontage must be at least one third of width )  
Lot Width To Lot Depth Ratio, Minimum: 1:5 ( width must be at least one fifth of depth )  
Front Yard, Minimum: 25 feet from R-O-W or 50 feet from road centerline ( whichever is greater )  
Side Yard, Minimum: 20 feet  
Rear Yard, Minimum: 40 feet

**General Notes**

1.) Total Acreage = 181.71 +/-  
2.) Fieldwork performed March 2025.  
3.) Horizontal Datum = State Planes NAD 83 - NY Central Zone.  
4.) This survey was prepared with the benefit of the Abstract of Title, and is subject to any additional facts such Abstract of Title may disclose.  
5.) This survey is subject to any and all subsurface conditions, improvements, if any, as well as any apparent encroachments within and/or adjacent to the platted parcel.  
6.) Elevation Contours shown hereon are approximate and were transposed from USGS Quadangle Map and verified by actual field measurements.  
7.) New York State Wetlands shown hereon are approximate and were transposed from the New York State Department of Conservation Wetland Mapper. Wetlands areas should be delineated by the New York State Department of Conservation before any land development and/or improvements occur. 100' Wetland Buffer not shown hereon.  
8.) Location of perc test holes shown hereon were performed by Eric Buck, P.E., and the percolation report is attached with this subdivision map.

**" Stonewall Farm Subdivision "**  
**Final Plan**

**Graphic Barscale**  
One Inch = One Hundred Feet

0' 100' 200' 300'

Revisions	
04-25-2025	- 25' Building Setback Line
05-08-2025	- Location of Perc Test Holes
08-08-2025	- Lot Line Adjustment, Lot 7 & Lot 8
08-26-2025	- Lot Line Adjustment, Lot 8 & Lot 9

**Property Information**  
Tax Parcel # 192.00-01-11  
Deed / Instrument # 2024 - 11151  
Owner: Home Bridge Real Estate, LLC

**J.R.L. Land Surveying PLLC**  
37 First Street, Camillus, New York 13031  
Email: jrlandsurveying@aol.com  
Phone: (315) 263-9621  
Fax: (315) 320-4298

James Richard Lighton New York State Licensed Land Surveyor #50606

I, **James Richard Lighton**, New York State Licensed Land Surveyor, do hereby certify that this map was made from an actual survey and same is correct. Unauthorised 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 an original of the land surveyor's sealed seal or the embossed seal shall be considered to be true valid copies. Certifications shall run only to the person or persons for whom the survey is prepared and are not transferable to subsequent persons or entities. Copyright 2024, J.R.L. Land Surveying PLLC.

Subdivision Map on Part of Great Lots 21, 46, and 47 of Scribner Patent - Town of Parish, County of Oswego, State of New York.  
Known as No.296 White Road, Town of Parish, County of Oswego, State of New York.  
Scale: 1"= 100' Date: 04-13-2025 Drawn By: JRL  
Revisions: