



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

5/10/21

TO:
PROPERTY OWNER: Michael Daniels
PROPERTY ADDRESS: 58 Altamont Ave
SECTION/ BLOCK/ LOT: 21/256/49

APPLICATION NO: 12386
APPLICATION RECV'D: 5/7/2021
ZONE: Residence B

DESCRIPTION: The applicant proposes to enlarge the existing driveway and expand the curb cut.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 138-1001 General requirements.

D. For properties used for residential purposes, no curb cut shall be greater than 25 feet in width, closer than 25 feet to any street intersection, closer than four feet to any property line or closer than eight feet to any other curb cut.

[Added 5-11-2020 by L.L. No. 5-2020]

The applicant proposes to enlarge the existing driveway by more than 10% and expand the curb cut from 9.8ft to 18' wide.

§ 107-4 Review required.

[Amended 10-7-1996 by L.L. No. 1-1996; 12-10-2018 by L.L. No. 7-2018; 5-11-2020 by L.L. No. 3-2020]

Site plan review, as provided herein, shall be required for the following, and the Planning Board shall approve, approve with modifications or disapprove applications, as follows:

D. A change in access to a site or a change in circulation within a site that affects at least 20% of the paved and/or gravel area, increases the paved and/or gravel area by 10% or more, or relocates or increase the total linear width of any curb cut or cuts.

The applicant proposes to enlarge the existing driveway by more than 10% and expand the curb cut from 9.8ft to 18' wide.

Shane Dommin
Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

APPLICATION ID # 12386 APPLICATION DATE 05062021 PERMIT # _____

PROPERTY ADDRESS: 58 Altamont Ave SECT: 21 BLOCK 256 LOT 49

Owner: Michael Daniels/Rachel Dove

Address: 58 Altamont Ave City: Sea Cliff State: NY Zip: 11579
Phone: 508-472-9994 Cell: 508-472-9994 Email: michaelbryondaniels@gmail.com

Applicant: (if applicant is different from owner state relationship to owner)

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Architect:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Contractor: Marcello Petulla Contracting Corp.

Address: 7 Edwards Lane City: Glen Cove State: NY Zip: 11542
Phone: 516-852-0995 Cell: 516-852-0995 Email: f1petul@gmail.com

Plumber:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Electrician:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Other/Mechanical:

Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

A/C, Boiler, etc Model#

A/C, Boiler, etc Model#

PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.

Installing a 250 Sqft gravel driveway over a current dirt driveway. New driveway will also include a 70 sqft paver apron. New apron will require a 5-8 foot concrete curb cut to allow for driveway extension and access.



INCORPORATED VILLAGE OF SEA CLIFF

OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT

300 SEA CLIFF AVE, P.O. BOX 340, SEA CLIFF, NY 11579 TEL 516-671-0080 FAX 516-671-6508

BUILDING PERMIT

Cost of Improvement:

\$ 5500.00

Owner: Depos and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: _____

Owner Signature: _____

Date: 5/6/21

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

Notary: _____

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES

Application Fee

\$ 75 pd

Permit Fees

Building _____

Plumbing _____

Electrical _____

Mechanical _____

Certificate _____

Other _____

Total Permit Fees

\$ _____

REQUIRED CERTIFICATES

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Approved by _____

Examined for approval on _____

New State Law Requires: Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS X
PLANNING BOARD _____ (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

Michael Daniels

APPLICATION

Village of Sea Cliff.
-----x

Proposing to enlarge existing Driveway
and expand curb cut

1. Name of applicant: Michael Daniels

2. Applicant's address: 58 Altamont Ave

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 58 Altamont Ave, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 256, Lot(s) 49 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

Michael Daniels

Rachel Dove

-
6. The property is located in the B zoning district of the Village of Sea Cliff.
7. The subject property is located on the North side of Altamont (street).
8. The date on which the owner(s) acquired the property was Nov 18 2014.
9. The approximate dimensions of the property are 35 feet by 150 feet, and the total acreage of property is .12 acres.
10. The property is presently used for ~~As~~ Residence
11. Are there existing buildings on the property? 1 of 1
12. Are there any outstanding village taxes on the property?
No If so, for what years? _____
13. The applicant or owner(s) wish to make use of the property for the purpose of: Residence
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 5/10/21
15. The proposed construction use of the property does not comply with the following sections of the Village Code: _____
138-1001 107-4
-
-
-

16. This is an application for:

_____ an appeal

_____ a variance

_____ a special permit

X other (describe): Driveway + Curb Cut


17. Description of the problem, or reasons for this application, that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

looking to properly Park two cars.

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? yes
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? NO
21. Are there any pending court proceedings involving the subject premises? NO
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Michael Daniels
Signature of applicant: 
Title of signatory: owner
Date: 5/25/21

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Michael Daniels

Print Name

[Signature]

Signature

Sworn to before me this 25th
day of May 2021.

[Signature]

JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

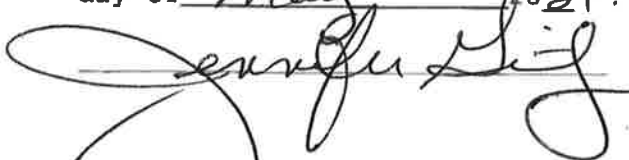
STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Michael Daniels being duly sworn, deposes and says that (s)he is the owner of the property known as 58 Altamont in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 25th day of May 2021.

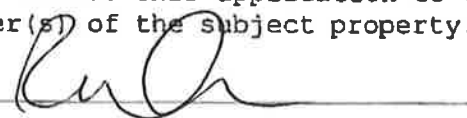


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

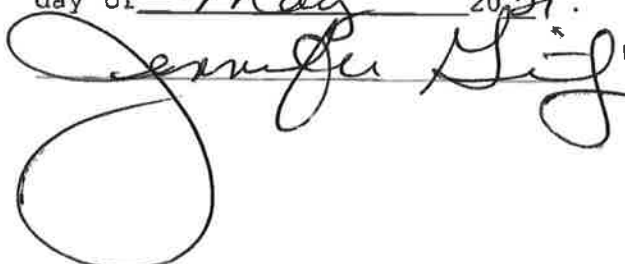
(STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

RACHEL DORÉ being duly sworn, deposes and says that (s)he is the owner of the property known as 58 ALTAMONT AVE in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.



Sworn to before me on this 25th day of May 2021.



JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

-----X
In the Matter of the Application of

DISCLOSURE

AFFIDAVIT

General Municipal Law
Section 809

Michael Daniels-----X

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Michael Daniels

, being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
-------------	----------------	-----------------	---------------------------

None

ME
Signature

Sworn to before me this 25th
day of May 2020

Jennifer Gerrity
JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 06/17/2023



Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

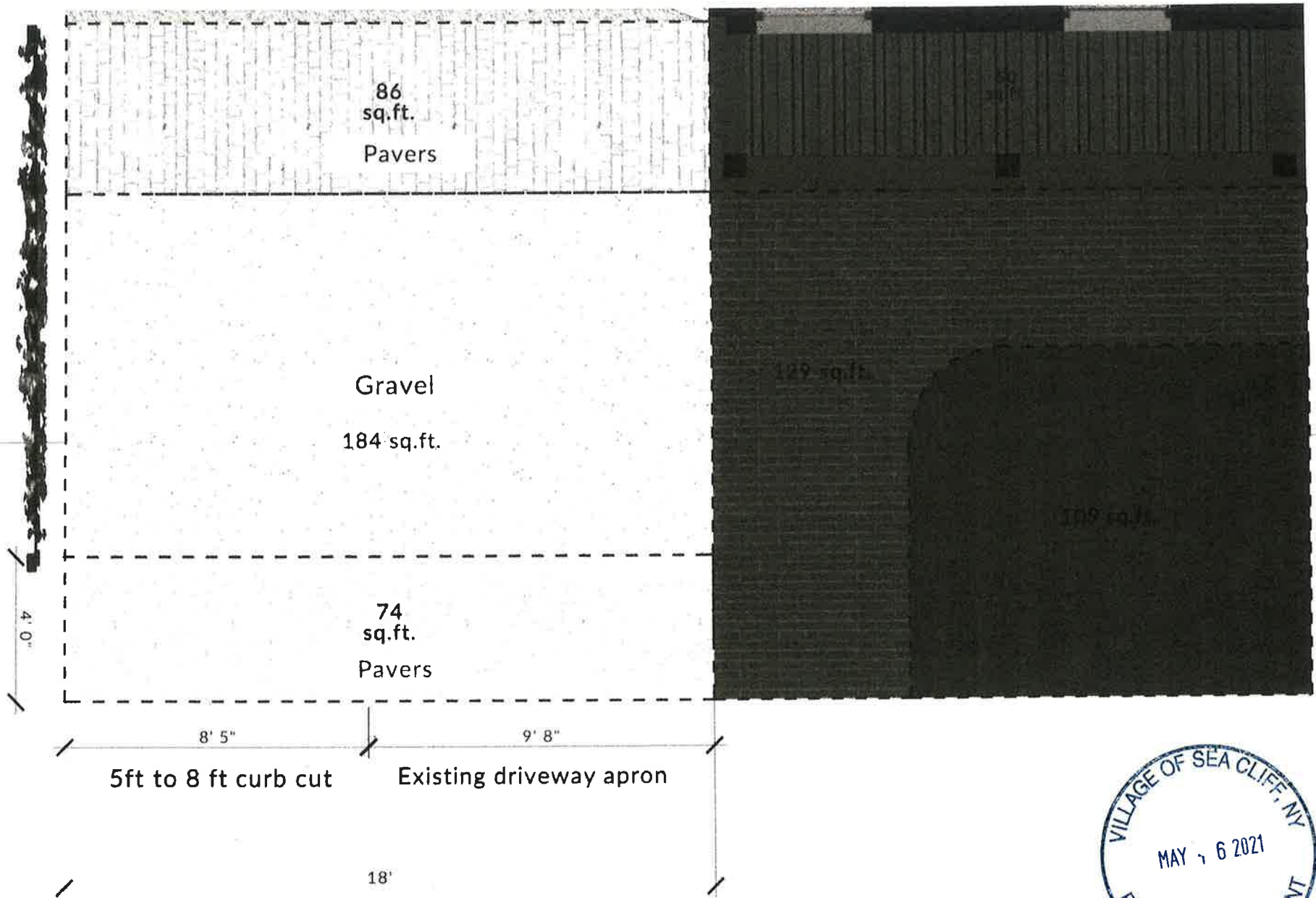
Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

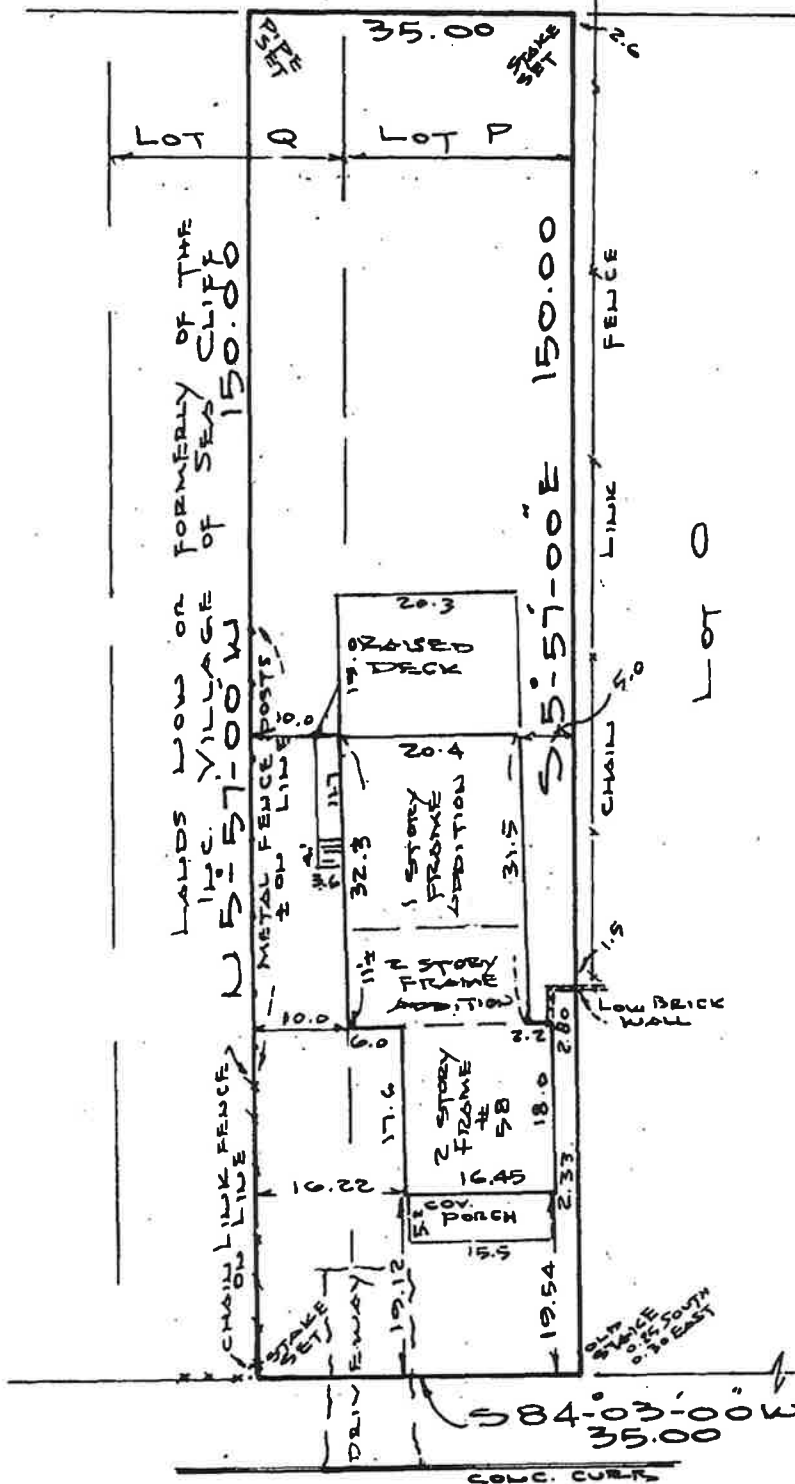
Homeowner: _____

Date: 5/25/21

DPW



SHADY LAKE
AS SHOWN ON
FILED MAP OF
184-03-00 (NOT OPEN)



ALTAMOLT AVENUE

AREA OF PARCEL - 5250.8



PREPARED FOR MARIE JOANNE LAPIERRE VALDES

LOT 10' OF LOT P EASTERLY BLOCK 1
OF LOT Q SECTION

MAP NORTHERLY PART OF FILED QUEENS CO. CROMWELL FARM
622, N.C. # 1323

LOCATION INC. VILLAGE OF SEA CLIFF
NASSAU COUNTY N.Y.

SURVEYED MAY 20, 1988

1 & 2 STORY FRAME ADDITION & RAISED DECK

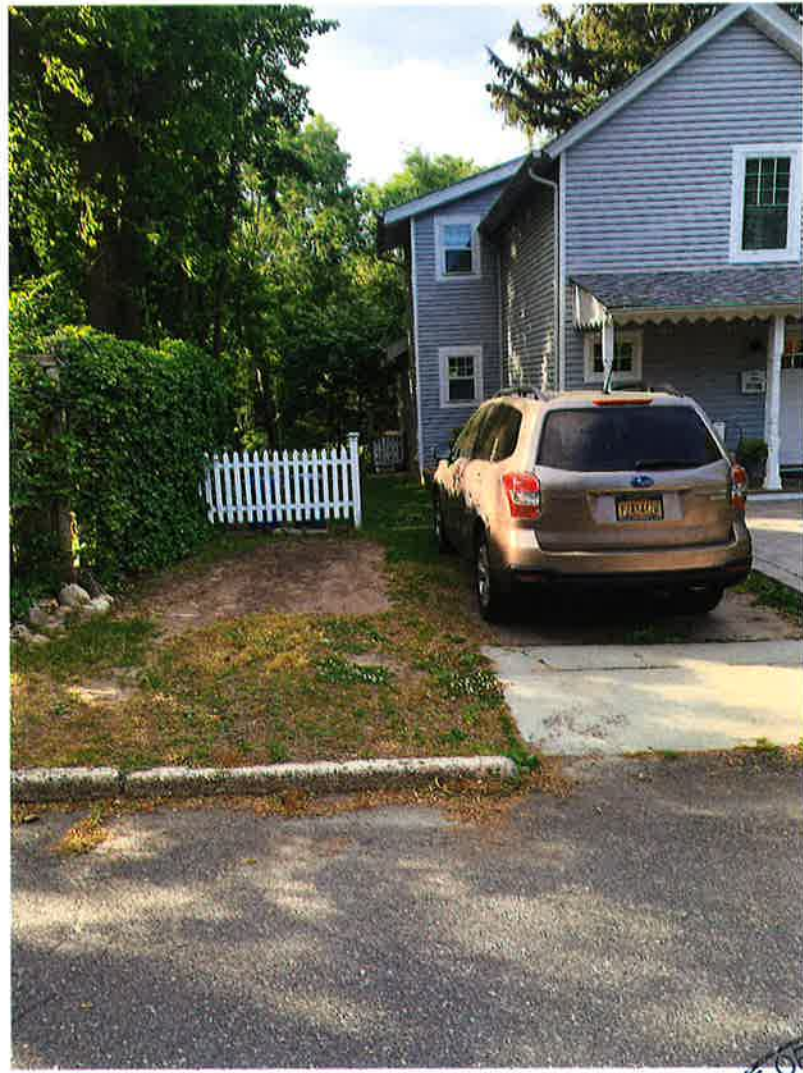
LOCATED MAY 3, 1999

OFFSETS TO FOUNDATION

NORMAN T. WOLF & SON
LICENSED LAND SURVEYORS
466 GLEN COVE AVENUE
SEA CLIFF, NEW YORK
11579

UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209, SUB-DIVISION 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 EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

Norman T. Wolf
THOMPSON E. WOLF IS
N.Y. STATE LIC # 49154



VILLAGE OF SEA CLIFF, NY
MAY 25 2021
BUILDING DEPARTMENT

CAESAR-QUAYE PETER & VIDA
OR CURRENT OWMER
21 MATTHEWS LN
GLEN COVE, NEW YORK 11542

KUTI STEVEN & AUDREY
OR CURRENT OWMER
2 BERKELEY PL
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

MEYER ARTHUR
OR CURRENT OWMER
50 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

~~BELLOCK ROSE
OR CURRENT OWMER
42 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

Rose Melillo
PO Box 183
Loxust Valley Ny 11560

~~Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

Rauli APAC

Daniels -

58 Altamont Ave

COSTON LAUREL TRUST
OR CURRENT OWMER
54 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

~~HUNTER II JOHN BLAINE &
OR CURRENT OWMER
58 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

La Mare Win Inc
43 Hawthorne Lane
Great Neck Ny 11023

~~La Mare Win Lic
OR CURRENT OWMER
ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

~~La Mare Win Lic
OR CURRENT OWMER
ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

GOSLIN JOHN R & HONGLING S
OR CURRENT OWMER
63 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF
OR CURRENT OWMER
ALTAMONT AVE
GLEN COVE, NEW YORK 11542~~

SAWYER ROSEMARY
OR CURRENT OWMER
30 MATTHEW HEIGHTS
GLEN COVE, NEW YORK 11542

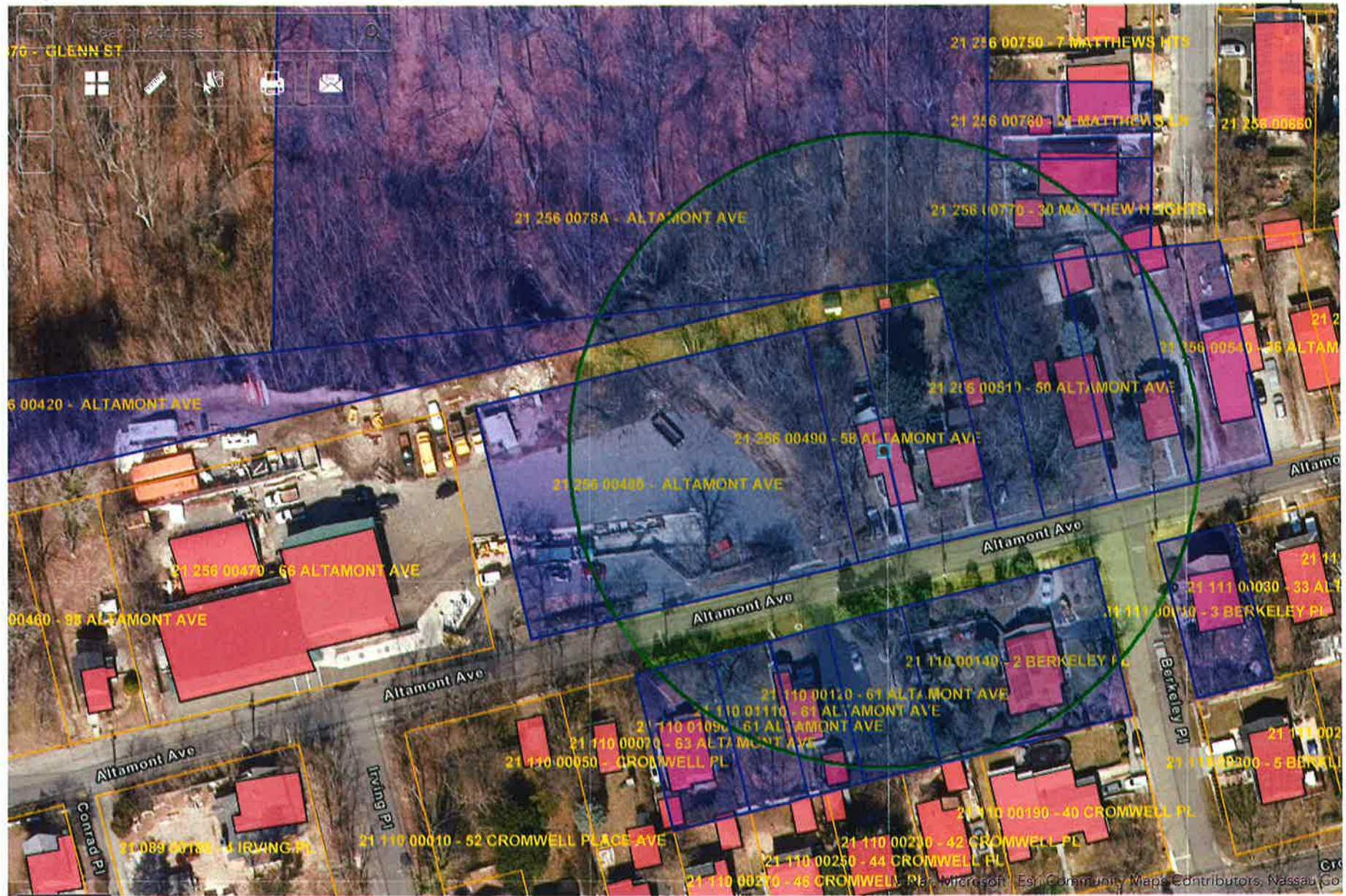
MILDENER STUART
OR CURRENT OWMER
3 BERKELEY PL
SEA CLIFF, NEW YORK 11579

~~MAIORGA FRANK J
OR CURRENT OWMER
46 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~

Maria Mosca / Arthur Kelley

Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579

~~Graziosi Family Trust
OR CURRENT OWMER
61 ALTAMONT AVE
SEA CLIFF, NEW YORK 11579~~



-73.637 40.854 Degrees

7820

**** Electronically Filed Document ****

Instrument Number: 2016-117581

Recorded As: EX-D01 - DEED

Recorded On: November 28, 2016

Recorded At: 01:37:38 pm

Receipt Number: 466638

Number of Pages: 4

Processed By: 001 AAR

Book-VII/Pg: Bk-D VI-13442 Pg-115

Total Rec Fee(s): \$2,200.00

** Examined and Charged as Follows **

01 - DEED	\$ 60.00	EX-Blocks - Deeds - \$300	\$ 300.00	EX-RP5217 Residential Fee	\$ 125.00
EX-TP-584 Amdavk Fee	\$ 5.00				

Tax-Transfer	Tax Amount	Consid Amt	RS#ICS#	Basic	\$ 0.00
OYSTER BAY	\$ 1710.00	\$ 427500.00	RE 9325	Local NY CITY	\$ 0.00
				Additional MTA	\$ 0.00
				Spec ASGT	\$ 0.00
				Spec ADDL SONYMA	\$ 0.00
				Transfer	\$ 1710.00

Tax Charge: \$ 1710.00

Property Information:

Section	Block	Lot	Unit	Town Name
21	256	49		OYSTER BAY

*****THIS PAGE IS PART OF THE INSTRUMENT*****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.



Maureen O'Connell
County Clerk Maureen O'Connell

TT
9/17/10

TITLE # AWA 7820

— Bargain and Sale Deed, with Covenant against Grantor's Acts — Individual or Corporation (Single Sheet)

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the 18th day of November, in the year 2016

BETWEEN JOHN BLAINE HUNTER II and HANNAH WIZENBERG-BERNSTEIN, His Wife, residing at 58 Altamont Avenue, Sea Cliff, NY 11579

JB
H/WB

party of the first part, and MICHAEL DANIELS and RACHEL DOVE, His Wife, residing at 6069 Putnam Avenue, Ridgewood, NY 11579

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

Sec. 21
Blk. 256
Lot 49

SEE ATTACHED SCHEDULE "A"

Grantors are the same as Grantees by deed dated 9/19/2013, recorded 9/27/2013 in Liber 12996 cp 438, in the Nassau County Clerk's Office.

Said premises known as and by 58 Altamont Avenue, Sea Cliff, NY 11579

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; TOGETHER with the appurtenances and all the estate and rights of the party of the first part in and to said premises; TO HAVE AND TO HOLD the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of NASSAU, ss:

On the 18th day of November in the year 2016, before me, the undersigned, personally appeared JOHN BLAINE HUNTER II and HANNAH WIZENBERG-BERNSTEIN

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

KATHLEEN A. WALLACE
NOTARY PUBLIC-STATE OF NEW YORK
No. 01WA6003125
Qualified in Suffolk County
My Commission Expires February 23, 2018

**ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS
TAKEN IN NEW YORK STATE**

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, a Notary Public in and for said State, personally appeared , the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

**Bargain and Sale Deed
With Covenants**

Title No.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of , ss:

On the day of in the year , before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of , County of , ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the day of in the year 2015, before me the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

SECTION: 21

BLOCK: 256

LOT: 49

SCHEDULE A DESCRIPTION

ALL that certain plot, piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, Nassau County and also being in the Central School District No. 1 of the Town of North Hempstead and Oyster Bay, said parcel being more particularly known and designated as Section 21, Block 356, Lot 49 on the Nassau County Land and Tax Map, as the same existed on September 1, 1987. Said lot being a parcel 35 feet in width and 150 feet in depth. Premises being more particularly bounded and described according to a survey made by Leonard J. Strandberg and Associates, P.C. dated 10/10/2016 as follows:

BEGINNING at a point distant 661.00 feet West from the intersection of the northerly side of Altamont Avenue and the westerly side of Glen Cove Avenue;

RUNNING THENCE South 84 degrees 03 minutes 00 West 35.00 feet to a point;

THENCE North 5 degrees 57 minutes 00 seconds West 150.00 feet to a point;

THENCE North 84 degrees 03 minutes 00 seconds East 35.00 feet to a point;

THENCE South 5 degrees 57 minutes 00 seconds East 150.00 feet to the point or place of BEGINNING.