



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

5/6/21

TO:

PROPERTY OWNER: Pam Parsons
PROPERTY ADDRESS: 52 18th Ave
SECTION/ BLOCK/ LOT: 21/155/554

APPLICATION NO: 12382
APPLICATION RECV'D: 5/3/2021
ZONE: Residence A

DESCRIPTION: The applicant proposes to convert existing deck to enclosed sunroom

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

§ 138-411 Minimum side yard requirements.

[Amended 5-7-2001 by L.L. No. 1-2001]

No building shall be erected on any lot containing a side yard less than 10 feet in width.

The applicant proposes to convert existing deck to enclosed sunroom 7.7ft from the eastern property line where 10ft is the required minimum.

This property has the following pre existing non conformities

- Eastern side yard setback of 5ft & western side yard setback of 9.4ft
- Height/Setback on the east and west side of the property
- Minimum Lot Size
- Front Property Line

**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

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

APPLICATION ID # 12382 APPLICATION DATE 5/2/21 PERMIT # _____

PROPERTY ADDRESS: 52 18th Avenue SECT 21 BLOCK 155 LOT 554

Owner: Pamela Parsons

Address: 52 18th Ave City: Sea Cliff State: NY Zip: 11579
Phone: 516 809-1481 Cell: 516-319-1792 Email: pamelashea@mac.com

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

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

Architect: Max Buschfrers

Address: 2 Finch Way City: Sea Cliff State: NY Zip: 11579
Phone: 516 561-8678 Cell: _____ Email: mbf@maxbuschfrers.com
mbf@maxbusch.com

Contractor:

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

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.

Convert existing deck w/ canvas awning into enclosed sun porch.



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BUILDING PERMIT

Cost of Improvement:

\$ 12,875

Owner: Deposits 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: _____

PATRICIA GUY
Notary Public, State of New York
No. 01905029016
Qualified in Nassau County
Commission Expires June 13, 2022

Date: Patricia Guy 5/3/21 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	\$ <u>75</u> paid 5/3/21
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
PLANNING BOARD _____ (check one)

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

PAM PARSONS.

APPLICATION

Village of Sea Cliff.
-----x

PROPOSING TO CONVERT EXISTING DECK TO
ENCLOSED SUNROOM

1. Name of applicant: Maximo Büschfers
2. Applicant's address: 2 Finch Way Sea Cliff
NY 11579

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):

Architect.

4. The property which is the subject of this application is located at: 52 18th Ave., Village of Sea Cliff, N. Y. and is also known as Section 21, Block 155, Lot(s) 554 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:

PAM PARSONS.

52 18th Ave Sea Cliff, NY 11579

6. The property is located in the RES A zoning district of the Village of Sea Cliff.
7. The subject property is located on the NORTH side of 18TH AVE (street).
8. The date on which the owner(s) acquired the property was _____.
9. The approximate dimensions of the property are 40 feet by 120 feet, and the total acreage of property is _____ acres.
10. The property is presently used for SINGLE FAM. RES.
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: SINGLE FAM. RES.
14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 05.06.2021
15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-411

16. This is an application for:

an appeal

a variance

a special permit

other (describe): _____

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)

THE PROPOSED CHANGES WILL NOT
ALTER THE CHARACTER OF THE
EXISTING STRUCTURE.
EXISTING NON-CONFORMING
SIDE YARD TO BE MAINTAINED.

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? 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 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: Maximo Büschfers
Signature of applicant: [Signature]
Title of signatory: Architect
Date: 05.24.2021

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

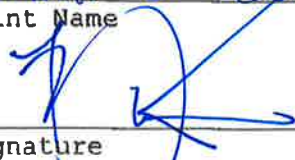
COUNTY OF NASSAU)

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.

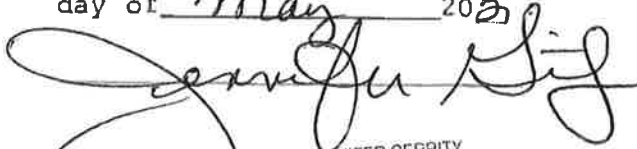
If the applicant is a corporation, the deponent is an officer thereof, to wit the _____, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

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.

Maximo Buschfrees
Print Name

Signature

Sworn to before me this 25th
day of May 2022


JENNIFER GERRITY
NOTARY PUBLIC, State of New York
No. 01GE6393557
Qualified in Nassau County
Commission Expires 08/17/2023

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)

PAM PARSONS being duly sworn, deposes and says that (s)he is the owner of the property known as 52 16th 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.

[Signature]

Sworn to before me on 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

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

PAM PARSONS being duly sworn, deposes and says that (s)he is the owner of the property known as 52 16th 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.

[Signature]

Sworn to before me on this _____ day of _____ 20__ .

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

In the Matter of the Application of
Pam Parsons.

DISCLOSURE
AFFIDAVIT
General Municipal Law
Section 809

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Maxime Büschfaes 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>
<u>NONE.</u>			

[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



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:

[Signature]
05.24, 2021

AS OWNER'S
AGENT.

One Story Rear Addition 52 18th Avenue Sea Cliff, NY 11579

Project Scope of Work	List of Drawings	Energy Statement
One story rear addition within existing deck footprint	A-01 Title, Zoning, Notes, Site Plan, Exterior Elevations	To the best of my knowledge the proposed work complies with the requirements of the Energy Conservation Construction Code of New York State

General Notes

All materials, assemblies, forms and methods of construction and service equipment shall comply with the requirements of the 2020 Residential Code of New York State and any additional applicable codes and regulations.

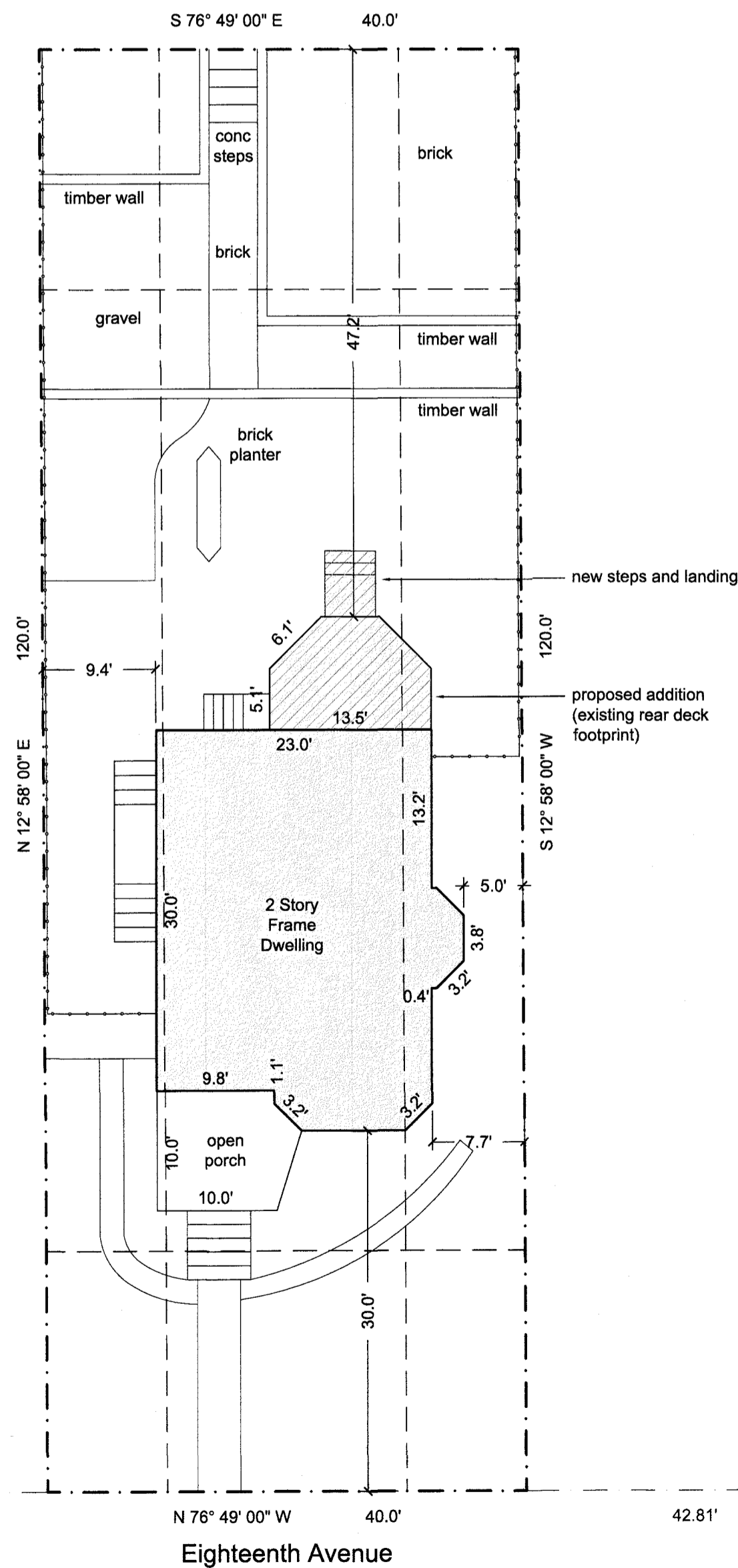
Zoning Data:					
address	52 Eighteenth Avenue	section	21		
zone	Res-A	block	155		
use	single family residence	lot	554		
	allowed	existing	proposed	total	comments
lot area	a	7,500 SF	4,800 SF	4,800 SF	-
main building area	b	-	746 SF	+ 110 SF	856 SF
accessory building area	c	-	-	-	-
basement	d	-	-	-	-
1st floor	e	-	746 SF	+ 110 SF	856 SF
2nd floor	f	-	752 SF	-	752 SF
attic (over 7 ft high)	g	-	154 SF	-	154 SF
porch (over 8 ft deep)	h	-	108 SF	-	108 SF
gross floor area	i = 5d+e+f+.5g+.25h	-	1,602 SF	-	1,712 SF
lot coverage	(b+c)/a	30%	15.5%	17.8%	-
height		30 FT	29.75 FT	13.5 FT	29.75 FT
front yard		20 FT	30.0 FT	30.0 FT	-
side yard		10 FT	5.0 FT & 9.4 FT	7.7 FT	5.0 FT & 9.4 FT
rear yard		20 FT	47.2 FT	47.2 FT	-
FAR	(i+c)/a	38.0%	33.7%	35.6%	-



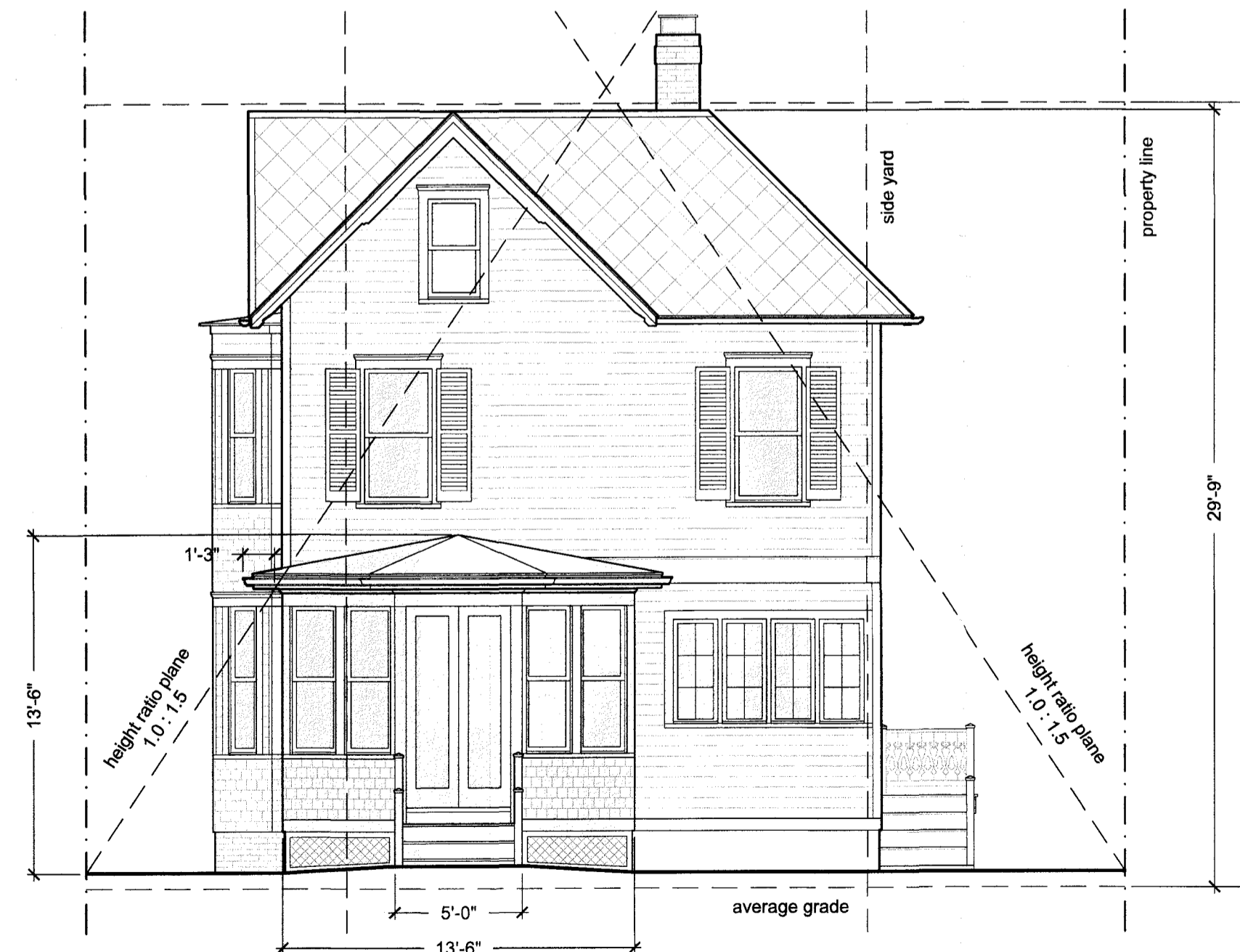
2 South Elevation (no new work)
SCALE: 1/4" = 1'-0"



3 East Elevation
SCALE: 1/4" = 1'-0"



1 Site Plan
SCALE: 3/32" = 1'-0"



4 North Elevation
SCALE: 1/4" = 1'-0"



5 West Elevation
SCALE: 1/4" = 1'-0"

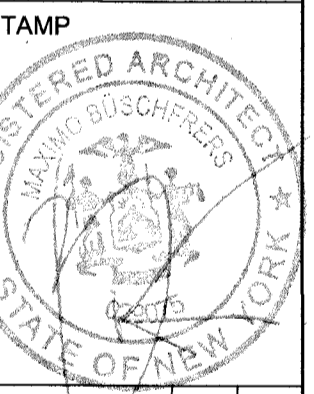


2 Finch Way
Sea Cliff, NY 11579
(516) 551-8678
mbf@maxbusch.com

M. BÜSCHFRERS
Architect P.C.

REVISIONS
1. 05.03.21 ISSUED FOR PERMITS

PROJECT:
52 18th Avenue
Sea Cliff, NY 11579



DRAWING TITLE:
Title, Zoning, Notes, Site Plan,
Exterior Elevations

SCALE:
AS NOTED

DATE:
MAY - 3 2021

DESIGNED BY:
MB

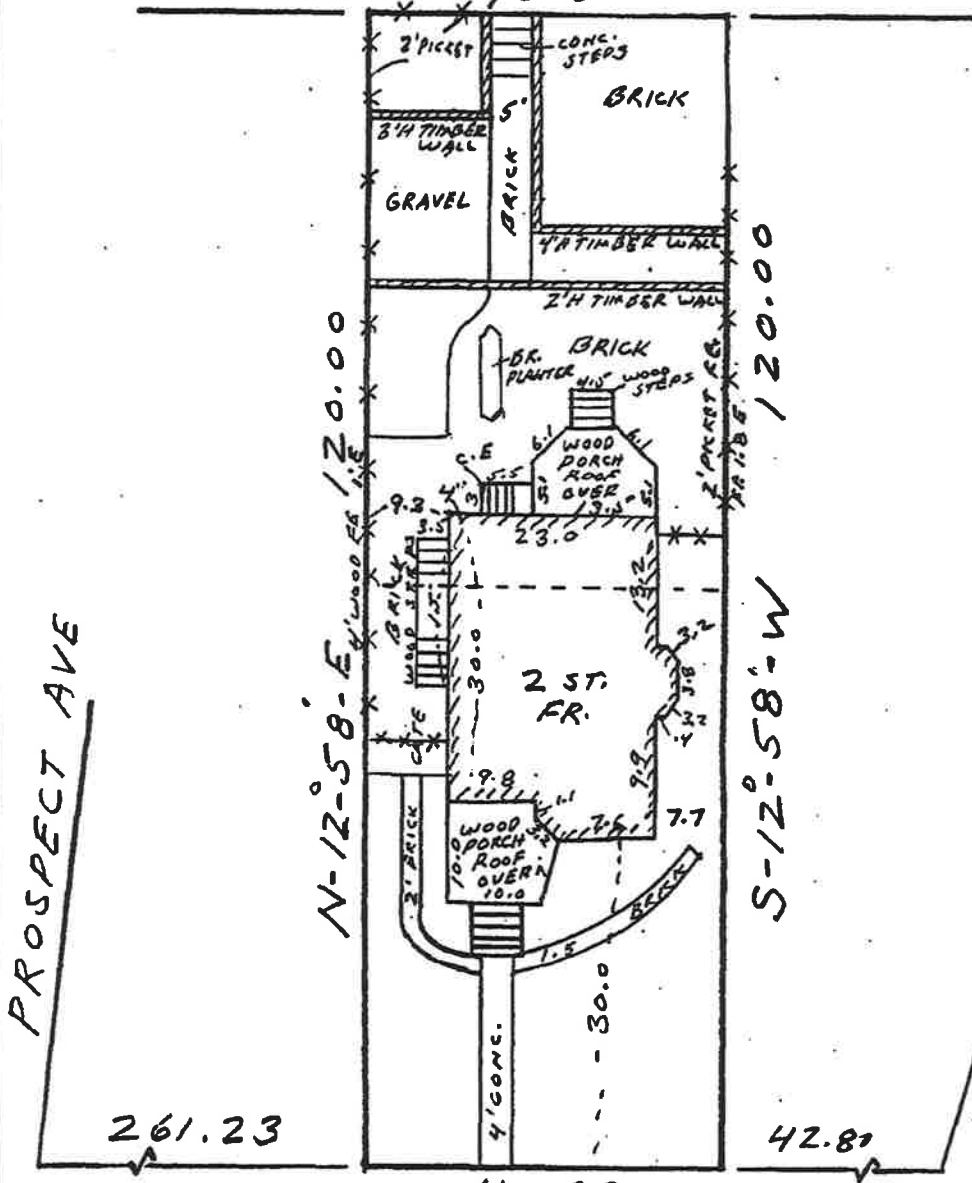
CHECKED BY:
MB

APPROVED BY:
MB

SHEET No.
MAY - 3 2021
A-01

SEVENTEENTH AVE.

S-76°49'-E
40.00



N-12°58'-E
120.00

S-12°58'-W
120.00

261.23

42.81

40.00
N-76°49'-W

EIGHTEENTH AVE.



FRANCIS E. O'CONNOR P.E.
CIVIL ENGINEER AND LAND SURVEYOR
27 FOREST AVE., LOCUST VALLEY, N.Y. 516-676-3260

MAP SEA CLIFF GROVE

SEC. 21 BLK. 155 LOTS 554, 960
LOCATION - SEA CLIFF N.Y.
SCALE 1" = 30' DATE JULY 20, 1997
GUARANTEED -







ALAGNA CAROL
OR CURRENT OWMER
131 SIXTEENTH AVE
SEA CLIFF, NEW YORK 11579

~~GEISMAR RICHARD & SCHACHTER MARJORIE
OR CURRENT OWMER
PARK PL
SEA CLIFF, NEW YORK 11579~~

LONGOBUCCO ALLAN & REBECCA
OR CURRENT OWMER
56 NINETEENTH AVE
SEA CLIFF, NEW YORK 11579

ACERRA RICHARD & CAROLYN
OR CURRENT OWMER
62 18TH AVE
SEA CLIFF, NEW YORK 11579

DIXON ERIC P & KARLA
OR CURRENT OWMER
46 18TH AVE
SEA CLIFF, NEW YORK 11579

KEENAN DAVID & FAITH
OR CURRENT OWMER
58 18TH AVE
SEA CLIFF, NEW YORK 11579

GEISMAR RICHARD & SCHACHTER MARJORIE
OR CURRENT OWMER
64 PARK PL
SEA CLIFF, NEW YORK 11579

~~BARRETT RICHARD P & DONNA
OR CURRENT OWMER
86 17TH AVE
SEA CLIFF, NEW YORK 11579~~

~~OR CURRENT OWMER~~

SEGALL JOYCE
OR CURRENT OWMER
PROSPECT AVE
SEA CLIFF, NEW YORK 11579

~~NEW YORK~~

Parsons -

52 18th Ave

Thomas Durrer

~~ARDITO ANTHONY & ZERBI JENNIFER
OR CURRENT OWMER
PARK PL
SEA CLIFF, NEW YORK 11579~~

FIELD VALERIE
OR CURRENT OWMER
68 PARK PL
ROCKVILLE CENTRE, NEW YORK 11570

ZEPPIERI PETER & CAVASCO MARGARET
OR CURRENT OWMER
60 19TH AVE
SEA CLIFF, NEW YORK 11579

~~CYPRUS PERICLES
OR CURRENT OWMER
PARK PL
SEA CLIFF, NEW YORK 11579~~

SCHIFF PHILIP & AIMEE
OR CURRENT OWMER
3 PARK PL
SEA CLIFF, NEW YORK 11579

JUDD TR JEAN E
OR CURRENT OWMER
25 PARK PL
SEA CLIFF, NEW YORK 11579

BARRETT RICHARD & DONNA
OR CURRENT OWMER
86 17TH AVE
SEA CLIFF, NEW YORK 11579

BIOLSI MICHAEL & DIANE
OR CURRENT OWMER
35 PARK PL
SEA CLIFF, NEW YORK 11579

~~NAIM ROBERT & EVE
OR CURRENT OWMER
52 18TH AVE
SEA CLIFF, NEW YORK 11579~~

FREDA IRMA
OR CURRENT OWMER
199 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

TANAKA YOHKO SATOW
OR CURRENT OWMER
15 PARK PL
SEA CLIFF, NEW YORK 11579

~~WALL MERYL~~ Louis Puglisi
OR CURRENT OWMER
30 PARK PL
SEA CLIFF, NEW YORK 11579

RAYMUNDO ALLAN & MELANIE
OR CURRENT OWMER
87 17TH AVE
SEA CLIFF, NEW YORK 11579

CYPRUS PERICLES
OR CURRENT OWMER
60 PARK PL
SEA CLIFF, NEW YORK 11579

~~ARDITO ANTHONY & ZERBI JENNIFER
OR CURRENT OWMER
40 PARK PL
SEA CLIFF, NEW YORK 11579~~

CAPUANO GEORGE C & BET LISA
OR CURRENT OWMER
90 17TH AVE
SEA CLIFF, NEW YORK 11579

Marie

~~KUTCH LORRAINE~~
OR CURRENT OWMER
195 PROSPECT AVE
SEA CLIFF, NEW YORK 11579

FOOTE JAMES W & JONI
OR CURRENT OWMER
55 18TH AVE
SEA CLIFF, NEW YORK 11579

GORMEZANO SIMANTOV & ELIZABETH
OR CURRENT OWMER
125 16TH AVE
SEA CLIFF, NEW YORK 11579

Sea Cliff Public Notification App with Web AppBuilder for ArcGIS



THIS INDENTURE; made *THE 15 MARCH 2018*

BETWEEN

Name: **Robert Haim, surviving tenant by the entirety**
Address: 52 18th Avenue, Sea Cliff, NY 11579

party of the first part, and

JEAN.
Name: **Pamela Parsons**
Address: 52 18th Avenue, Sea Cliff, NY 11579

party of the second part,

WITNESSETH, that the party of the first part, in consideration of ten (10) dollars, lawful money of the United States, and other good and valuable consideration 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,

SEE ATTACHED SCHEDULE A

Said premises above described being further known as and by number 52 18th Avenue, Sea Cliff, NY 11579

TOGETHER with all right, title and interest 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 one of suffered anything whereby the said premises have been incumbered in any way whatever, except as aforesaid.

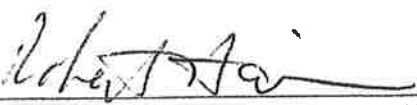
AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration of this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose.

The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:





ROBERT HAIM, SURVIVING TENANT

STATE OF NEW YORK, COUNTY OF Nassau ss:

On the day of 27th, February, in the year 2018 before me, the undersigned, personally appeared

Robert Haim, surviving tenant by the entirety

personally known to me or proved to me on the basis of satisfactory evidence to 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.

Catherine A. Cady

NOTARY PUBLIC, State of New York
No. 4784813
Qualified in Nassau County
Commission Expires June 30, 2019

STATE OF NEW YORK, COUNTY OF _____ ss:

On the day of _____, in the year 20__ before me, the undersigned, personally appeared

personally known to me or proved to me on the basis of satisfactory evidence to 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.

BARGAIN AND SALE DEED
(with covenants)

RECORD AND RETURN TO:

MacGregor Abstract Corp.
11 West Lincoln Avenue
Suite 500
Valley Stream, NY 11580

Tax ID:
554
County

Section 21 Block 155 Lot
Nassau

MacGregor Abstract Corp.

SCHEDULE A DESCRIPTION

Page 1

Title Number: 33426

ALL that certain plot piece or parcel of land, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known as and by the lots numbered 554 and 960 as shown and designated on a certain map entitled, "Map of the North Part of Sea Cliff Grove, Town of Oyster Bay, Queens County, L.I., adopted November 29, 1876", and filed in the Office of the Clerk of the County of Queens on August 31, 1880 under file no. 436 and filed in the Office of the County of Nassau under file No. 99, Case No. 1073, and which said lots are more particularly bounded and described as follows:

BEGINNING at a point on the northerly side of Eighteenth Avenue, distant 261.23 feet easterly from the corner formed by the intersection of the northerly side of Eighteenth Avenue with the easterly side of Prospect Avenue;

RUNNING THENCE North 12 degrees 58 minutes East, 120.00 feet to the southerly side of Seventeenth Avenue;

THENCE along the southerly side of Seventeenth Avenue, South 76 degrees 49 minutes East, 40.00 feet;

THENCE South 12 degrees 58 minutes West, 120.00 feet to the northerly side of Eighteenth Avenue;

THENCE along the northerly side of Eighteenth Avenue, North 76 degrees 49 minutes West, 40.00 feet to the point or place of **BEGINNING**.