

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE
APPROVING THE REZONING APPLICATION NO. 77-6-Z OF
AMORE COMPANIES FOR THE REZONING OF 65 ACRES OF
LAND FROM M-1A PLANNED SPECIAL INDUSTRIAL AND R-2
ONE FAMILY RESIDENTIAL TO R-3 MULTIPLE FAMILY FOR
A TOWNHOUSE DEVELOPMENT TO BE LOCATED BETWEEN
BEATTY ROAD AND OLD WILLIAM PENN HIGHWAY

BE IT ORDAINED AND ENACTED by the Municipality of Monroeville, in Council assembled as follows:

SECTION 1. That the rezoning application no. 77-6-Z requesting approval for rezoning of 65 acres of land for a townhouse development to be located between Beatty Road and Old William Penn Highway from M-1A Planned Special Industrial and R-2 One Family Residential to R-3 Multiple Family is approved.

PARCEL 1. BEGINNING at a point in the center of the Old William Penn Highway, said place of beginning being in the line deviding property herein described from property now or formerly of R. Thompson and at the Northeast corner of a lot of ground previously conveyed to American Telephone & Telegraph Company by Deed recorded in the Recorder's Office of Allegheny County in Deed Book Volume 2630, page 226; thence by the center of the Old William Penn Highway the following courses and distances; South $88^{\circ} 24'$ West 238.37 feet to a point; thence by the arc of a circle curving to the right and having a radius of 996.87 feet a distance of 499.71 feet to a point; thence North $62^{\circ} 52'$ West 585.98 feet to a point; thence by the arc of a circle curving to the left and having a radius of 599.08 feet a distance of 561.18 feet to a point; thence South $63^{\circ} 25'$ West 178.57 feet to a point; thence by the arc of a circle curving to the right and having a radius of 603.80 feet a distance of 89 feet to a point; thence North following the easternmost boundary of the Pennsylvania Turnpike; North 69.5 feet to a point; thence North 69.25 feet to a point; thence North 57.70 feet to a point; thence North 138.31 feet to a point; thence North 50.46 feet to a point; thence South $70^{\circ} 26' 04''$ West 10' to a point; thence North by the arc of a circle curving to the right and having a radius of 2764.79' a distance of 482.55' to a point; thence North $80^{\circ} 26' 04''$ East 40' to a point; thence North by the arc of a circle curving to the right and having a radius of 2724.79 a distance of 160.39 feet; thence South $87^{\circ} 52'$ East 2217.55 to a point; thence South $87^{\circ} 52'$ East 85.27 feet to a point; thence South $1^{\circ} 00'$ West 89.32 feet to a point; thence South $66^{\circ} 50'$ West 110.73 feet to a point; thence South $23^{\circ} 10'$ East 246.77' to a point; thence South $1^{\circ} 00'$ West 802.29 feet to the center of the Old William Penn Highway to the place of beginning.

PARCEL 2. BEGINNING at a point on the Westerly side of Beatty Road (a 33 foot road as shown on survey hereinafter mentioned) which point is common to the land herein conveyed and the Northerly line of land now or formerly of Robert M. Chambers, Inc.; thence along said line of land now or formerly of Robert M. Chambers, Inc. North $89^{\circ} 00'$ West 837.207 feet to a point on the line of land now or formerly of W. H. Lonabaugh, et ux; thence along said line of land now or formerly of Lonabaugh, et ux; North $1^{\circ} 00'$ East 696.523 feet to a point on the aforesaid Westerly line of Beatty Road; thence along said Beatty Road at and from this point the following courses and distances, to-wit; by a curve bearing to the left, having a radius of 681.50 feet an arc distance of 186.182 feet to a point; thence South $80^{\circ} 42' 18''$ East 274.31 feet to a point; thence by a curve bearing to the right, having a radius of 171.50 feet an arc distance of 194.362 feet to a point; thence South $24^{\circ} 36' 13''$ East 548.641 feet to the point at the place of beginning.

PARCEL 3. BEGINNING at a point at the southwesterly corner of land now or late of R. C. Fagan and on the northerly line of other land of Robert M. Chambers, Inc., thence by said land of Robert M. Chambers, Inc., North 89° West, 516.45 feet to a line of land now or late of A. Mirro, et ux, thence by said land North 1° East 772 feet to a line of land now or late of G. Spangler Estate; thence by said land South 89° East 307.74 feet to line of land now or late of R. E. Cole; thence by said land of Cole the following two courses and distances; South 1° West 417.42 feet to a point; thence South 89° East 208.71 feet to a point on line of land now or late of R. C. Fagan; thence by said land South 1° West 354.58 feet to the place of beginning. Containing 65 acres of land.

SECTION 2. That the official map accompanying Ordinance No. 375 be amended by changing the designation of the hereinabove described parcels of land from its present classification of M-1A Planned Special Industrial and R-2 One Family Residential to R-3 Multiple Family.

ORDAINED and ENACTED this 13th day of September, 1977.

(SEAL)

ATTEST:

MUNICIPALITY OF MONROEVILLE

S/ Marshall W. Bond
Municipal Manager

S/ R. E. Droske
Mayor