

ORDINANCE NO. 622

AN ORDINANCE OF THE BOROUGH OF MONROEVILLE AMENDING THE REVISED ZONING ORDINANCE NO. 375 BY CHANGING THE CLASSIFICATION OF CERTAIN PROPERTY OF WESTINGHOUSE ELECTRIC CORPORATION, PARTS OF WHICH ARE PRESENTLY ZONED CONSERVANCY DISTRICT "S", ONE-FAMILY RESIDENCE DISTRICT "R1" AND COMMUNITY BUSINESS DISTRICT "C2", ALL TO BECOME SPECIAL USE DISTRICT "L".

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

Section 1. That certain various tracts of property of Westinghouse Electric Corporation, to-wit, Tracts Nos. 1, 2, 3 and 4 as described in Exhibit "A" attached hereto and made a part hereof, shall be rezoned and reclassified from Conservancy District "S", One-Family Residence District "R1" and Community Business District "C2", all to become Special Use District "L".

Section 2. That the official zoning map accompanying the Monroeville Revised Zoning Ordinance No. 375 shall be amended by changing the classification of the said properties of Westinghouse Electric Corporation to Special Use District "L".

Section 3. That any ordinance or part of ordinance in conflict with any of the provisions of this ordinance is hereby repealed to the extent of such conflict.

ORDAINED AND ENACTED this 12th day of November, 1968.

BOROUGH OF MONROEVILLE

ATTEST:

By S/ Frank A. Witt  
President of Council

S/ Carrol F. Pickens  
Secretary

EXAMINED AND APPROVED this 12th day of November, 1968.

S/ John J. Duncan  
Mayor

Entered in Legal Book November 15, 1968

Ordinance No. 622

"Exhibit A"

LEGAL DESCRIPTION OF FOUR PARCELS OF REAL PROPERTY  
OWNED BY WESTINGHOUSE ELECTRIC CORPORATION

TRACT NO. 1 ("S"-Conservancy to "L" - Special Use)

Commencing at a point on the southwesterly side of the Pennsylvania Turnpike right-of-way at the dividing line of former property of Catherine Scott (now Westinghouse Electric Corp.) and former property of John C. McLay (now Westinghouse Electric Corp.); thence along the right-of-way line of the Pennsylvania Turnpike the following seventeen (17) courses and distances, viz: S 44° 54' 52" E, 1,685.84' to a point; S 29° 59' E, 77.62' to a point; S 00° 05' 09" W, 176.775' to a point; S 28° 35' 35" E, 196.385' to a point; S 59° 48' 21" E, 342.55' to a point; S 33° 33' 25" E, 508.635' to a point; S 21° 44' 54" E, 150.00' to a point; S 27° 42' 43" E, 402.525' to a point; S 21° 17' 35" E, 100.00' to a point; S 09° 58' 59" E, 101.98' to a point; S 23° 30' 51" E, 168.635' to a point; S 11° 42' E, 61.43' to a point; S 20° 02' E, 239.31' to a point; S 31° 06' E, 213.01' to a point; S 39° 22' E, 211.79' to a point; S 41° 12' E, 213.20' to a point; S 39° 29' 03" E, 52.35' to a point on the property now or formerly of A. B. and A. J. Starr; thence along the line of property now or formerly of said Starr S 02° 21' W, 394.56' to a point in McGinley Road; thence through McGinley Road the following five (5) courses and distances, viz: N 77° 23' 20" W, 290.71' to a point; N 87° 31' 20" W, 258.06' to a point; N 77° 46' 20" W, 396.36' to a point; N 74° 31' 20" W, 330.04' to a point; N 71° 05' 20" W, 124.31' to a point thence through property of which this is a part, N 54° 08' 10" E, 823.50' to a point on a curve; thence through the same along a curve to the right having a radius of 3,573.68' an arc distance of 489.99' to a point; thence through the same N 21° 17' 35" W, 623.42' to a point; thence through the same along a curve to the left having a radius of 2,390.69' an arc distance of 1,397.88' to a point; thence through the same N 44° 54' 52" W, 1,546.42' to a point on the property of Catherine Scott; thence along the line of said Catherine Scott and through property of which this is a part N 00° 11' 20" W, 568.42' to the place of beginning.

(Said Tract No. 1 containing 48.46 acres, more or less)

TRACT NO. 2 ("S" - Conservancy to "L" - Special Use )

Commencing a point on the centerline of McGinley Road at a point common to properties of formerly Medical-Surgical Clinic of Pittsburgh (now Westinghouse Electric Corp.), formerly Maurice E. Miller, et al (now Westinghouse Electric Corp.) and Most Rev. J. J. Wright; thence along the property of Most Rev. J. J. Wright the following four (4) courses and distances, viz: S 00° 02' 23" W, 40.425' to a point; S 88° 55' 20" W, 352.935' to a point; S 03° 45' 20" W, 758.39' to a point; S 35° 04' 20" W, 409.04' to a point on the line of lands now or formerly P. Lochiatto; thence along the line of said P. Lochiatto N 45° 35' E, 515.415' to a point; thence S 52° 06' E, 718.66' to a point; thence along the line of lands now or formerly R. E. Fisher S 32° 07' 40" W, 956.04' to a point; thence along the line of the Eastgate Manor Plan No. 7 as recorded in P. B. V. 76, Page 183, S 57° 52' 20" E, 76.905' to a point; thence along the same and through lands of which this is a part S 66° 00' 20" E, 749.335' to a point; thence along the line of lands now or formerly S. Silianoff and now or formerly of Agnes Smith N 22° 27' 40" E, 694.97' to a point; thence along the

line of said now or formerly Agnes Smith N 54° 08' 10" E, 228.625' to a point in the center of McGinley Road; thence in a northwesterly direction and along the centerline of said McGinley Road, a distance of 1,980' more or less to the place of beginning.

(Said Tract No. 2 containing 33.78 acres, more or less)

TRACT NO. 3 ("R1" - Residential to "L" - Special Use)

Beginning at a point on the northeasterly corner of Lot No. 7 in the Eastgate Manor Plan #7 as recorded in P. B. V. 76, Page 183; thence through property of which this is a part S 66° 00' 20" E, 278.04' to a point; thence along the line of lands now or formerly S. Silianoff S 22° 27' 40" W, 176.56' to a point in the centerline of Saunders Station Road; thence along the centerline of said Saunders Station Road, N 66° 00' 20" W, 282.765' to a point; thence N 23° 59' 40" E, 176.50' to the place of beginning.

(Said Tract No. 3 containing 1.136 acres, more or less)

TRACT NO. 4 ("C-2" Community Business to "L" - Special Use)

Commencing at a point on the southwesterly intersection of the right-of-ways of Northern Pike and the Pennsylvania Turnpike, thence along the westerly side of the Pennsylvania Turnpike on a curve to the left having a radius of 3,919.83 ft. an arc distance of 403.21 ft. to a point; thence through property of the Westinghouse, Electric Corp. S 88° 36' 40" W, 228.60 ft. to a point; thence S 89° 40' 10" W, 11.03 ft. to a point on the centerline of a private drive; thence along the centerline of said private drive N 29° 16' 49" W, 72.45 ft. to a point; thence S 89° 40' 10" W, 11.43 ft. to a point; thence along the lands of E. D. Shields N 29° 16' 49" W, 338.70 ft. to a point; thence along the southerly side of Northern Pike on a curve to the right having a radius of 2839.93 ft. an arc distance of 248.38 ft. to the place of beginning.

(Said Tract No. 4 containing 1.98 acres, more or less)