

ORDINANCE NO. 1235

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 80-3-Z OF WILLIAM PENN ASSOCIATES FOR THE REZONING OF 5.78 ACRES OF LAND FROM "S" CONSERVANCY TO "C-2" COMMERCIAL AND 1.95 ACRES OF LAND FROM "R-2" SINGLE FAMILY RESIDENTIAL TO "C-2" COMMERCIAL, LOCATED ON WILLIAM PENN HIGHWAY ADJACENT TO LANDS OF THE UNION RAILROAD, ACROSS THE HIGHWAY FROM PROPERTIES OWNED BY LUZADERS

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

Section 1. That Rezoning Application No. 80-3-Z of William Penn Associates for the rezoning of 5.78 acres of land from "S" Conservancy to "C-2" Commercial and 1.95 acres of land from "R-2" Single Family Residential to "C-2" Commercial, located on William Penn Highway adjacent to lands of the Union Railroad, across the Highway from properties owned by Luzaders is hereby approved.

BEGINNING at a point on the northerly sidelines of U.S. Route 22, also known as Legislative Route 187, at the dividing line between Lot No. 1 in the Chrysler Plan of Lots, as recorded in Plan Book Volume 83, Page 198 and land herein described thence along said dividing line North $2^{\circ} 27' 17''$ East a distance of 125 feet more or less to a point, thence by a line through the land of which the herein described is a part and along the dividing line between Hall's Terrace Plan as recorded in Plan Book Volume 27, Page 44 and land herein described North $79^{\circ} 40'$ West a distance of 920 feet more or less to a point on the dividing line between land now or formerly of Union Railroad Company South $62^{\circ} 00'$ East a distance of 100.00 feet to a point, thence by the same South $51^{\circ} 00'$ East a distance of 139.10 feet to a point, thence by the same South $46^{\circ} 41'$ West a distance of 64.64 feet to a point, on the dividing line between land herein described and land now or formerly of Arthur R. Douglas, thence along said dividing line South $43^{\circ} 19'$ East a distance of 43.54 feet to a point, thence by the same South $12^{\circ} 12'$ East a distance of 204.40 feet to a point, thence by the same South $75^{\circ} 08'$ West a distance of 161.00 feet to a point in the centerline of Thompson Run Road at the dividing line between land now or formerly of Union Railroad Company and land herein described, thence along said dividing line South $46^{\circ} 18' 43''$ East a distance of 66.00 feet to a point, thence by the same South $5^{\circ} 03' 43''$ East a distance of 78.53 feet to a point on the northerly sideline of U.S. Route 22, also known as Legislative Route 187, thence along said northerly sideline of U. S. Route 22 North $69^{\circ} 52' 21.5''$ East a distance of 664.335 feet to a point, thence by the same by the arc of a circle curving to the right having a radius of 4,769.65' an arc distance of 165.55 feet to a point at the place of beginning. Containing 5.78 acres.

BEGINNING at a point on the dividing line between Lot No. 1 in the Chrysler Plan of Lots as recorded in Plan Book Volume 83, Page 198 and land herein described, said point being distance along said dividing line North 2° 27' 17" East a distance of 125 feet more or less from the northerly side line of U. S. Route 22, also known as Legislative Route 187, thence from described point of beginning and along aforementioned dividing line North 2° 27' 17" East a distance of 305 feet more or less to a point thence by a line through land of which the herein described is a part, South 69° 52' 21.5" West a distance of 590 feet more or less to a point, thence by the same South 79° 40' East a distance of 550 feet, more or less to a point at the place of beginning. Containing 1.95 acres.

Section 2. That the Official Map accompanying Ordinance 1091 be amended by changing the designation of the hereinabove described parcels of land from their present classifications of "S" Conservancy to "C-2" Commercial and "R-2" Single Family Residential to "C-2" Commercial, respectively.

ORDAINED and ENACTED this 10th day of June, 1980.

(SEAL)

ATTEST:

MUNICIPALITY OF MONROEVILLE

S/ Marshall W. Bond
Municipal Manager

S/ John Vicinski
Deputy Mayor

Entered in Legal Book June 23, 1980