

ORDINANCE NO. 1420

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 84-3-Z OF JAMES SNITGER AND SINDE SNITGER OF APPROXIMATELY 0.8 ACRES OF LAND FROM "M-1" PLANNED LIGHT INDUSTRIAL TO "C-2" COMMERCIAL LOCATED BETWEEN OLD WILLIAM PENN HIGHWAY AND ROUTE 22 AT THE INTERSECTION OF MCCLURE ROAD

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

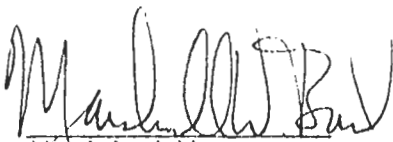
Section 1. Rezoning Application No. 84-3-Z of James Snitger and Sinde Snitger of approximately 0.8 acres of land from "M-1" Planned Light Industrial to "C-2" Commercial located between Old William Penn Highway and Route 22 at the Intersection of McClure Road is hereby approved. A copy of the metes and bounds description is attached hereto and marked Exhibit "A".

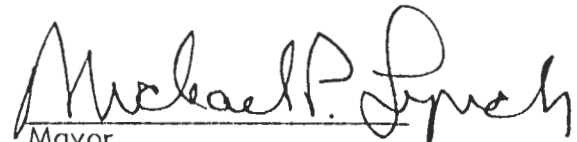
Section 2. The official map accompanying Ordinance No. 1091 be amended by changing the designation of the hereinabove described parcel of land from its present classification of "M-1" Planned Light Industrial to "C-2" Commercial.

RESOLVED this 12th day of June, 1984.

ATTEST

MUNICIPALITY OF MONROEVILLE

  
Municipal Manager

  
Mayor

(SEAL)

Parcel 1

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows to-wit:

BEGINNING at a point on the northerly line of U.S. Traffic Route #22 (now Wm. Penn Highway), 80 feet wide, at the westerly line of land conveyed by Sampson Land Co. to C. P. Miller, et ux, by deed dated December 31, 1963 and recorded in the Recorder's Office of Allegheny County, Pennsylvania in Deed Book Vol. 4069, page 393; thence along said northerly line of U.S. Traffic Route #22 in a westerly direction by the arc of a circle curving to the left and having a radius of 1,308.07 feet a distance of 7.43 feet to a point; thence in a northwesterly direction by the arc of a circle curving to the right and having a radius of 50 feet an arc distance of 76.09 feet to a point on the easterly side of McClure Road, 60 feet wide; thence along said easterly side of McClure Road North  $10^{\circ} 56' 10''$  East 78.69 feet to a point; thence in a northeasterly direction by the arc of a circle curving to the right and having a radius of 50 feet, an arc distance of 74.87 feet to a point on the southerly side of Old Traffic Route #22 (Old Wm. Penn Highway); thence along said side of Old Traffic Route #22 in an easterly direction by the arc of a circle curving to the right and having a radius of 333.10 feet an arc distance of 57.68 feet to a point on the line of land conveyed by the Sampson Land Company to C. P. Miller, et ux by deed dated December 31, 1963 aforesaid; thence along said line South  $26^{\circ} 07' 10''$  West 184.31 feet to the point at the place of beginning.

Containing .301 acres, more or less.

Parcel 2

ALL that certain lot or piece of ground situate in the Borough of Monroeville, County of Allegheny and Commonwealth of Pennsylvania, being bounded and described as follows:

BEGINNING at a point on the northerly line of U.S. Traffic Route #22 (now Wm. Penn Highway) 80 feet wide, at the westerly line of land conveyed by Sampson Land Company to Texaco, Inc., by deed dated December 29, 1961 and recorded in the Recorder's Office of Allegheny County, Pa. in Deed Book Vol. 3924 page 692; thence along said northerly line of U.S. Traffic Route #22 in a westerly direction by the arc of a circle curving to the left and having a radius of 1,308.07 feet a distance of 107.54 feet to a point; thence North 26° 07' 10" East 209.40 feet to a point in the center of Old Traffic Route #22 (Old Wm. Penn Highway); thence still along the same South 68° 39' 10" East 90.15 feet to a point; thence still along the same South 54° 26' 10" East 12.81 feet to a point; thence South 25° 05' 50" West and partially along said Texaco, Inc. line 196.73 feet to a point at the place of beginning.

Containing 0.4892 acres.

12 BEING the same conveyed to C. P. Miller and Bertha W. Miller, his wife, by deed from Sampson Land Co. dated July 27, 1964 and recorded in Deed Book Vol. 4136, page 143; and by deed from Sampson Land Co. dated December 31, 1963, recorded in Deed Book Vol. 4069, page 393. Said Charles P. Miller, also known as C. P. Miller, died on October 15, 1969 thereby vesting title in Bertha W. Miller, his wife, as surviving tenant by the entireties.