

Ordinance No. 1426

AN ORDINANCE OF THE MUNICIPALITY OF MONROEVILLE APPROVING REZONING APPLICATION NO. 84-5-Z OF WILLIAM PENN ASSOCIATES REQUESTING REZONING OF APPROXIMATELY 24 ACRES OF LAND FROM "R-2" RESIDENTIAL TO "C-2" COMMERCIAL

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

Section 1. Rezoning Application No. 84-5-Z of William Penn Associates requesting rezoning of approximately 24 acres of land from "R-2" Residential to "C-2" Commercial is approved. A copy of the metes and bounds description is attached hereto, made a part hereof and marked Exhibit "A".

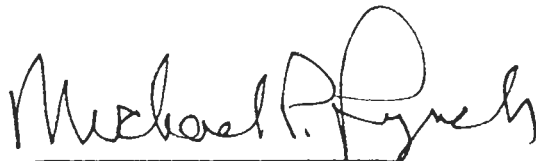
Section 2. The official map accompanying Ordinance No. 1091 be amended by changing the designation of the hereinabove described parcel of land from its present classification of "R-2" Residential to "C-2" Commercial.

ORDAINED and ENACTED this 17th day of July, 1984.

ATTEST:

MUNICIPALITY OF MONROEVILLE

  
Municipal Manager

  
Mayor

(SEAL)

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 of beginning being South 2°27'17" West a distance of 430.00 feet more or less from the northerly right-of-way line of U.S. Route 22, Legislative Route 187; thence from said point of beginning and along the said of Lot No.1 and No.2 in the Chrysler Plan and along the property N/F of Monroeville Mall, Inc., H.E. Greenberg, J.J. Kondas, P.T. Magah, and Union Railroad Company, also along westerly line of a 12 foot driveway and crossing Northern Pike, North 2°27'17" East, a distance of 1,624.77 feet more or less to a point on the dividing line of property herein described and property of the Union Railroad Company; thence along said dividing line and along Thompson Run Road North 45°34' West a distance of 178.54 feet to a point; thence continuing along property of Union Railroad Company by a line 160 feet in a southeasterly direction from the original centerline of the Union Railroad Company, South 44°26 West, a distance of 516.69 feet to a point; thence by the same and 160 feet parallel to the original centerline of the Union Railroad Company and crossing Thompson Run Road by the arc of a circle curving to the left having a radius of 985.92 feet with an arc distance of 383.01 feet to a point in Thompson Run Road; thence continuing along property of Union Railroad Company North 67°

49°30" West, a distance 100 feet to a point 60 feet in a southeasterly direction from the aforementioned original centerline of the Union Railroad Company; thence by a line 60 foot parallel from the centerline of Union Railroad Company by the arc of a circle curving to the left having a radius of 1,085.92 feet with an arc distance of 105.35 feet to a point; thence by a line 60 foot parallel to the original centerline of Union Railroad Company, South 16°37' West, a distance of 527.65 feet to a point; thence continuing along property of Union Railroad Company; and crossing Thompson Run Road North 69°41'39" East a distance of 68,195' feet to a point on the dividing line of property herein described and Lot No.35 in the Halls Place Plan, as recorded in Plan Book Volume 27, Page 44; thence along the dividing line of Lot No.35 and Lot No.36, in said Halls Place Plan South 74°04' East, a distance of 101.05 feet to a point on the westerly sideline of Wood Alley (20 foot wide), as shown in said Halls Place Plan; thence along said Wood Alley North 15°56' East a distance of 63.25 feet to a point on the dividing line of Lot No.35 and property now or formerly of Ann Pivirotto as recorded in Deed Volume 2281, Page 697; thence along said dividing line North 80°27'54" West a distance of 95.81 feet to a point on Thompson Run Road; thence along Thompson Run Road and land now or formerly of Ann Pivirotto and land now formerly of Robert C. Aker, Sr. as recorded in Deed Book Volume 2399,

page 643 the following two courses and distances North 17°30' East a distance of 350.20 feet to a point; thence North 36°30' East a distance of 100.31 feet to a point at the intersection of Thompson Run Road and Northern Pike Road; thence along Northern Pike and land now or formerly of Robert C. Aker, Sr. South 81°15' East a distance of 157.12 feet to a point; thence along the dividing and land herein described and land now or formerly of Robert C. Aker, Sr. and land now or formerly of Ann Pivirotto South 15°15' West a distance of 458.50 feet to a northerly lot line of Lot No.34 in said Halls Place Plan; thence along the northerly line of Lot No.34 and No.1 in said Halls Place Plan and land herein described South 80°27'54" East a distance of 166.63 feet to a point; thence along dividing line of land herein described and Lot No.1,2,3,4,5,6,7,8 and Cross Street, 40 feet wide and Lots 9,10,11,12,13,14,15,16 and 17 in said Halls Place Plan South 15°56' West a distance of 720.36 feet to point on the dividing line of property herein described and Lot No.17 in said Halls Place Plan, said point also being a point on the northerly line of a C-2 Commercial zoning line as per Ordinance No. 1235 dated June 10th 1980; thence along said northerly C-2 Commercial zoning line South 79°40' East a distance of 109.50 feet more or less to a point; thence continuing along said northerly C-2 Commercial zoning line North 69°52'21.5" East a distance of 590 feet more or less to a point at the place of beginning.

The above described parcel of land contains 24.197 Acres.

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