

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING REZONING APPLICATION NO.)
96-1-Z OF BANSK CORPORATION/)
KARRINGTON COMMUNITIES REZONING ONE) ORDINANCE NO. 1993
(1) LOT FROM C-2, BUSINESS COMMER-)
CIAL, TO L, SPECIAL USE, AND FROM)
R-2, SINGLE-FAMILY RESIDENTIAL, TO)
L, SPECIAL USE)


AND NOW, on September 10, 1996, it is ORDAINED AND ENACTED by
Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application No. 96-1-Z of BANSK CORPORATION/KARRINGTON COMMUNITIES, rezoning one (1) lot to include 5.05 acres from C-2, Business Commercial, to L, Special Use, and 1.91 acres from R-2, Single-Family Residential, to L, Special Use, is "APPROVED" in accordance with the plans submitted and stamped "APPROVED" this date in accordance with the legal description of the property attached hereto as Addendum A.

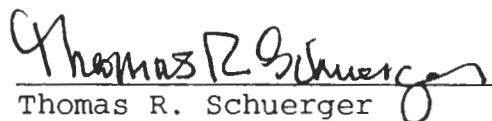
SECTION 2: The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in Addendum A attached hereto from its present classification of C-2, Business Commercial, to L, Special Use, and from R-2, Single-Family Residential, to L, Special Use.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Mary Ann Nau
Municipal Manager



Thomas R. Schuerger
Mayor

ENTERED INTO LEGAL BOOK ON: September 20, 1996

ADDENDUM A TO ORDINANCE NO. 1993

Concerning File No. 96-1-Z

The approval of the aforementioned Rezoning, No. 96-1-Z, is subject to the following condition:

1. Contingent upon the Bansk Corporation, Karrington Communities and the Municipality of Monroeville entering into an agreement for access to the property.

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OF GROUND SITUATE IN THE MUNICIPALITY OF MONROEVILLE, COUNTY OF ALLEGHENY AND COMMONWEALTH OF PENNSYLVANIA BEING THE KARRINGTON COMMUNITIES CONSOLIDATION PLAN BEING MORE PARTICULARLY DESCRIBED TO WIT:

BEGINNING AT A POINT ON THE WESTERLY RIGHT OF WAY LINE OF MOSSIDE BOULEVARD, STATE ROUTE 0048, SECTION A02, L. R. 02251, A VARIABLE WIDTH RIGHT OF WAY, AS RELOCATED PER DEED BOOK VOLUME 9309 PAGE 641, WHERE THE SAME IS INTERSECTED BY THE DIVIDING LINE OF PROPERTY HEREIN DESCRIBED AND LOT 2 IN THE C. K. O. PLAN OF LOTS AS RECORDED IN THE RECORDERS OFFICE IN SAID COUNTY IN PLAN BOOK VOLUME 129, PAGE 95; THENCE ALONG SAID DIVIDING LINE N 85°48' 34" W A DISTANCE OF 6.30' TO A POINT; THENCE ALONG THE SAME S 10°15' 39" W A DISTANCE OF 0.92' TO A POINT; THENCE ALONG THE SAME N 87°54' 51" W A DISTANCE OF 368.86' TO A POINT; THENCE STILL ALONG THE SAME S 12°36' 02" W A DISTANCE OF 150.00' TO A POINT AT THE DIVIDING LINE OF LOT 2 AND LOT 1 IN SAID C. K. O. PLAN OF LOTS; THENCE ALONG SAID LOT 1 N 87°54' 51" W A DISTANCE OF 75.00' TO A POINT; THENCE ALONG THE SAME S 12°36' 02" W A DISTANCE OF 107.07' TO A POINT ON LINE OF SAID LOT 1 AT THE DIVIDING LINE OF PROPERTY HEREIN DESCRIBED AND PROPERTY NOW OR FORMERLY MUNICIPALITY OF MONROEVILLE (SENIOR CITIZEN'S CENTER); THENCE ALONG SAID DIVIDING LINE N 87°59' 00" W A DISTANCE OF 351.10' TO A POINT ON LINE OF SAID MUNICIPALITY OF MONROEVILLE (SENIOR CITIZEN'S CENTER) AT THE DIVIDING LINE OF PROPERTY HEREIN DESCRIBED AND OTHER PROPERTY OF THE MUNICIPALITY OF MONROEVILLE (LIBRARY); THENCE ALONG SAID DIVIDING LINE N 02°01' 00" E A DISTANCE OF 135.00' TO A POINT; THENCE ALONG THE SAME S 87°59' 00" E A DISTANCE OF 195.32' TO A POINT; THENCE STILL ALONG THE SAME AND ALONG PROPERTY NOW OR FORMERLY OF GATEWAY SCHOOL DISTRICT N 02°36' 00" E A DISTANCE OF 538.00' TO A POINT; THENCE ALONG THE SAME S 72°00' 00" E A DISTANCE OF 438.30' TO A POINT; THENCE STILL ALONG THE SAME S 66°51' 30" E A DISTANCE OF 279.11' TO A POINT ON THE AFOREMENTIONED RIGHT OF WAY LINE MOSSIDE BOULEVARD, STATE ROUTE 0048, SECTION A02, L. R. 02251; THENCE ALONG SAID RIGHT OF WAY IN A SOUTHWESTERLY DIRECTION BY AN ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 1080.92' FOR AN ARC DISTANCE OF 49.98' TO A POINT; THENCE ALONG THE SAME S 76°59' 49" E A DISTANCE OF 15.00' TO A POINT; THENCE ALONG THE SAME IN A SOUTHWESTERLY DIRECTION BY AN ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 1095.92' FOR AN ARC DISTANCE OF 23.91' TO A POINT; THENCE ALONG THE SAME S 75°44' 50" E A DISTANCE OF 5.00' TO A POINT; THENCE STILL ALONG THE SAME IN A SOUTHWESTERLY DIRECTION BY AN ARC OF A CIRCLE CURVING TO THE RIGHT HAVING A RADIUS OF 1100.92' FOR AN ARC DISTANCE OF 146.03' TO A POINT AT THE PLACE OF BEGINNING.

CONTAINING AN AREA OF 314,384 SQUARE FEET OR 7.2173 ACRES.