

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING REZONING APPLICATION 99-1-Z)
OF SAMDOZ, INCORPORATED/TEUTONIAN)
INVESTMENTS, L.P., REZONING PORTIONS OF)
TWO PROPERTIES, INCLUDING .48 ACRES, TO)
INCLUDE .23 ACRES FROM R-2, ONE-FAMILY)
RESIDENTIAL, TO M-1, PLANNED INDUSTRIAL,)
AND .09 ACRES FROM R-2, ONE-FAMILY)
RESIDENTIAL, TO M-1, PLANNED INDUSTRIAL,)
AND .16 ACRES FROM M-1, PLANNED INDUS-)
TRIAL, TO R-2, ONE-FAMILY RESIDENTIAL)

ORDINANCE NO. 2099

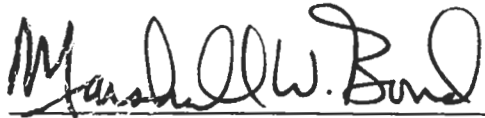
AND NOW, on February 9, 1999, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application 99-1-Z of SAMDOZ, INCORPORATED/TEUTONIAN INVESTMENTS, L.P., rezoning portions of two properties, including .48 acres, to include .23 acres from R-2, One-Family Residential, to M-1, Planned Industrial, and .09 acres from R-2, One-Family Residential, to M-1, Planned Industrial, and .16 acres from M-1, Planned Industrial, to R-2, One-Family Residential, 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.

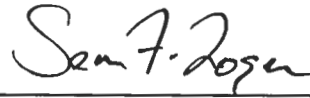
SECTION 2: The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in Addendum A attached hereto from its present classification of R-2, One-Family Residential, to M-1, Planned Industrial, and from M-1, Planned Industrial, to R-2, One-Family Residential.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



Sean F. Logan
Mayor

ENTERED INTO LEGAL BOOK ON:

February 19, 1999



FAHRINGER, McCARTY, GREY, INC.
LANDSCAPE ARCHITECTS AND ENGINEERS

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MEMBERS

RICHARD K. SCHNEIDER, A.S.L.A.
DALE K. EARL, A.S.L.A.
Emeritus, DAVID C. FAHRINGER, L.A.
Emeritus, ROBERT B. McCARTY, N.S.P.E.
Emeritus, HAROLD C. GREY, A.S.L.A.

All those certain parcels of land to be rezoned, situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania being more particularly bound and described as follows:

FIRST:

M-1 ZONE TO R-2 ZONE

Beginning at a point on a line of land of Woodland Acres Plan as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 120 and 121 at the dividing line between land of Monroeville Industrial Park as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 72, Pages 47 - 49 and land of Monroeville Industrial Park Revision No. 1 as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 37 and 38; said point also being the southwesterly corner of land of Parcel "B" in said Woodland Acres Plan and the southeasterly corner of land of Parcel "A" in said Woodland Acres Plan; thence along the said dividing line between Monroeville Industrial Park and Monroeville Industrial Park Revision No. 1 South 36° 10' 00" East, 65.60 feet to a point; thence through land of said Monroeville Industrial Park Revision No. 1 of which this is a part South 72° 53' 06" West, 227.25 feet to a point on the aforesaid line of land of the Woodland Acres Plan; thence along said line of land of the Woodland Acres Plan in an easterly direction North 56° 32' 30" East, 148.11 feet to a point of curve; thence along same by a curve to the left having a radius of 1415.00 feet with a central angle of 02° 42' 30" an arc distance of 66.89 feet to the point of beginning.

Containing 6,910.82 sq. ft./0.16 acres

SECOND:

R-2 ZONE TO M-1 ZONE

Beginning at a point on line of land of Parcel "D" in The Monroeville Industrial Park Revision No. 4 as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book volume 157, Pages 29 and 30 at the dividing line between land of Parcel "A" in the Woodland Acres Plan as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 120 and 121 and land of Monroeville Industrial Park Revision No. 1 as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 37 and

38; thence along said line of land of Parcel "D" in the Monroeville Park Revision No. 4 in a northerly direction North 00° 41' 30" East, 22.71 feet to a point; thence through said Parcel "A" in the Woodland Acres Plan of which this is a part North 64° 31' 55" East, 250.22 feet to a point; thence through same by a non-radial line South 74° 49' 06" East, 12.95 feet to a point on the aforesaid dividing line between land of Parcel "A" in the Woodland Acres Plan and land of Monroeville Industrial Park Revision No. 1; thence along said dividing line by a curve to the right having a radius of 860.00 feet with a central angle of 04° 13' 34" an arc distance of 63.43 feet and also having a chord bearing of South 60° 22' 53" West and a chord distance of 63.42 feet to a point of tangent; thence along same South 62° 29' 40" West, 206.94 feet to the point of beginning.

Containing 4,014.73 sq. ft./0.09 Acres

THIRD:

R-2 ZONE TO M-1 ZONE

Commencing at a point on line of land of Parcel "D" in The Monroeville Industrial Park Revision No. 4 as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book volume 157, Pages 29 and 30 at the dividing line between land of Parcel "A" in the Woodland Acres Plan as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 120 and 121 and land of Monroeville Industrial Park Revision No. 1 as recorded in the Recorder of Deed's Office, Allegheny County, Pennsylvania in Plan Book Volume 76, Pages 37 and 38; thence along said dividing line between land of Parcel "A" in the Woodland Acres Plan and land of Monroeville Industrial Park Revision No. 1 North 62° 29' 40" East, 206.94 feet to a point of curve; thence along said dividing line by a curve to the left having a radius of 860.00 feet with a central angle of 04° 13' 34" an arc distance of 63.43 feet and also having a chord bearing of North 60° 22' 53" East and a chord distance of 63.42 feet to the true point of beginning of this description; thence from the true point of beginning by a non-radial line through land of said Parcel "A" in the Woodland Acres Plan of which this is a part North 74° 49' 06" West, 12.95 feet to a point; thence through same South 20° 58' 40" East, 92.95 feet to a point; thence through same North 72° 53' 06" East, 228.03 feet to a point on the dividing line between land of said Woodland Acres Plan and land of said Monroeville Industrial Park Revision No. 1; thence along said dividing line in a westerly direction South 56° 32' 30" West, 259.96 feet to a point of curve; thence along same by a curve to the right having a radius of 860.00 feet with a central angle of 01° 43' 36", an arc distance of 25.92 feet and also having a chord bearing of South 57° 24' 18" West, 25.92 feet to the true point of beginning.

Containing 69,780.88 sq. ft./0.23 Acres

Monroeville Industrial Park Revision No. 5
Job No. 3757
December 21, 1998 - W.H.G.