

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL)
OF THE MUNICIPALITY OF MONROEVILLE)
APPROVING REZONING APPLICATION NO.)
00-3-Z OF JAMES BRIAN AND EVIE ROSS/) ORDINANCE NO. 2171
SHEETZ, INCORPORATED, REZONING ONE)
(1) LOT FROM M-1, PLANNED INDUSTRIAL,)
TO C-2, BUSINESS COMMERCIAL)

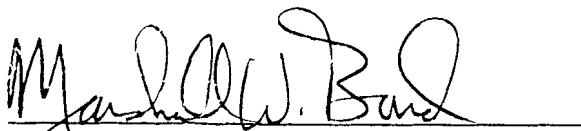
AND NOW, on January 9, 2001, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application No. 00-3-Z of JAMES BRIAN AND EVIE ROSS/SHEETZ, INCORPORATED, rezoning one (1) lot from M-1, Planned Industrial, to C-2, Business Commercial, 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 M-1, Planned Industrial, to C-2, Business Commercial.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond
Municipal Manager



Abe J. Comunale
Mayor

ENTERED INTO LEGAL BOOK ON: January 19, 2001



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 that certain parcel of land situate in the Municipality of Monroeville, County of Allegheny and Commonwealth of Pennsylvania and being more particularly bound and described as follows:

Beginning at a point on the southeasterly line of Mosside Boulevard, S.R. 0048, L. R. 02251 at the dividing line between land of now or formerly of Ninety-Five Enterprises, Inc. and land of the herein described parcel; thence along said dividing line by a non-radial line South $28^{\circ} 27' 00''$ East, 103.92 feet to a $3/4''$ iron pin; thence through land of which this is a part South $28^{\circ} 27' 00''$ East, 298.43 feet to a point; thence through same South $60^{\circ} 07' 27''$ West, 224.66 feet to a point on the northeasterly line of Broadway Boulevard, S. R. 130, L. R. 639 (also known as Pitcairn-Trafford City Boulevard and Wilmerding-Trafford Road); thence along said line of Broadway Boulevard North $29^{\circ} 49' 22''$ West, 25.12 feet to a point; thence along same North $29^{\circ} 17' 10''$ West, 112.35 feet to a point; thence along same North $29^{\circ} 56' 18''$ West, 122.77 feet to a point; thence along same North $26^{\circ} 06' 10''$ West, 40.34 feet to a point; thence along same North $61^{\circ} 17' 03''$ East, 15.17 feet to a point; thence along same North $28^{\circ} 46' 08''$ West, 5.00 feet to a point; thence along same South $61^{\circ} 16' 22''$ West, 14.93 feet to a point; thence along same North $26^{\circ} 05' 38''$ West, 11.85 feet to a point at the intersection of the aforesaid southeasterly line of Mosside Boulevard, S.R. 0048, L. R. 02251 and the said northeasterly line of Broadway Boulevard, S. R. 0130, L. R. 639 (also known as Pitcairn-Trafford City Boulevard and Wilmerding-Trafford Road); thence along said line of Mosside Boulevard by a non-radial line North $21^{\circ} 04' 11''$ East, 91.09 feet to a point; thence along same by a non-tangential curve to the left having a radius of 757.28 with a central angle of $12^{\circ} 14' 28''$ an arc distance of 161.79 feet; also having a chord bearing of North $50^{\circ} 18' 35''$ East and a chord distance of 161.48 feet to the point of beginning.

Containing 84,889.64 Square Feet / 1.95 Acres

Area for Rezoning
Sheetz
Job No. 3850
November 21, 2000 - W.H.G.
Revised December 15, 2000 - W.H.G.