

BEFORE MUNICIPAL COUNCIL OF THE MUNICIPALITY OF MONROEVILLE

AN ORDINANCE OF MUNICIPAL COUNCIL )  
OF THE MUNICIPALITY OF MONROEVILLE )  
APPROVING REZONING APPLICATION NO. )  
01-2-Z OF CRAWFORD REALTY COMPANY, )           ORDINANCE NO. 2197  
REZONING ONE (1) LOT FROM R-4, MULTI- )  
FAMILY RESIDENTIAL, TO C-2, BUSINESS )  
COMMERCIAL )


AND NOW, on December 11, 2001, it is ORDAINED AND ENACTED by Municipal Council of the Municipality of Monroeville as follows:

SECTION 1: That Rezoning Application No. 01-2-Z of CRAWFORD REALTY COMPANY, rezoning one (1) lot from R-4, Multi-Family Residential, 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.

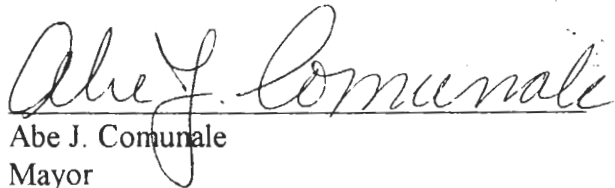
SECTION 2: The official map accompanying Ordinance No. 1443 is amended by changing the designation of the parcel of land described in Addendum A attached hereto from its present classification of R-4, Multi-Family Residential, to C-2, Business Commercial.

ATTEST:

MUNICIPALITY OF MONROEVILLE



Marshall W. Bond  
Municipal Manager



Abe J. Comunale  
Mayor

ENTERED INTO LEGAL BOOK ON:           December 21, 2001



**FAHRINGER, MCCARTY, GREY, INC.**  
**LANDSCAPE ARCHITECTS & ENGINEERS**

1610 Golden Mile Highway  
Monroeville, Pennsylvania 15146

Phone (724) 327-0599 Fax (724) 733-4577 E-mail: fmg1@stargate.net

Dale K. Earl, A.S.L.A., **Principal**  
Richard K. Schneider 1940 - 2001

### **Rezoning – R-4 Residential to C-2 Commercial**

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

Beginning at a point on line of land of now or formerly of Monroeville Apartments Associates, LTD. at the dividing line between land of Lot No. 1 in the Tartan Terrace Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 133 Pages 131 and 132 and land of Parcel 'D' in the Parkway Complex Plan as recorded in the Recorder's Office of Allegheny County, Pennsylvania in Plan Book Volume 202 Pages 114 to 117; thence along said line of land of Monroeville Apartments Associates, LTD. North 04° 27' 17" East, 243.69 feet to a point; thence through land of Lot No. 1 in the said Parkway Complex Plan of which this is a part by a curve to the right having a radius of 558.09 feet with a central angle of 12° 08' 45" an arc distance of 118.31 feet; also having a chord bearing of South 37° 04' 19" East and a chord distance of 118.09 feet to a point; thence through same and through said Parcel 'D' of which this is a part South 31° 00' 00" East, 145.00 feet to a point; thence through said Parcel 'D' of which this is a part by a curve to the left having a radius of 653.22 feet with a central angle of 10° 51' 43" an arc distance of 123.84 feet; also having a chord bearing of South 36° 25' 52" East and a chord distance of 123.65 feet to a point on the aforesaid dividing line between land of Lot No. 1 in the Tartan Terrace Plan and land of Parcel 'D' in the Parkway Complex Plan; thence along said dividing line by a curve to the left having a radius of 522.93 feet with a central angle of 04° 20' 49" an arc distance of 39.68 feet; also having a chord bearing of North 44° 02' 08" West and a distance of 39.66 feet to a point; thence along same North 77° 32' 43" West, 215.73 feet to the point of beginning.

Containing 27,420.62 Square Feet / 0.63 Acres

Rezoning R-4 to C-2  
Parkway Complex Plan  
Job No. 2085.03  
October 18, 2001 - W.H.G.

**Established 1963**

**Members:** C. Boyd Ernzer Raymond G. Gusty Brian J. Almeter David W. Brooks  
**Associates:** Erwin W. Droste Jon P. Sweringen Kenneth E. Worstell  
**Director, Engineering and Surveying:** Lowell F. McGee