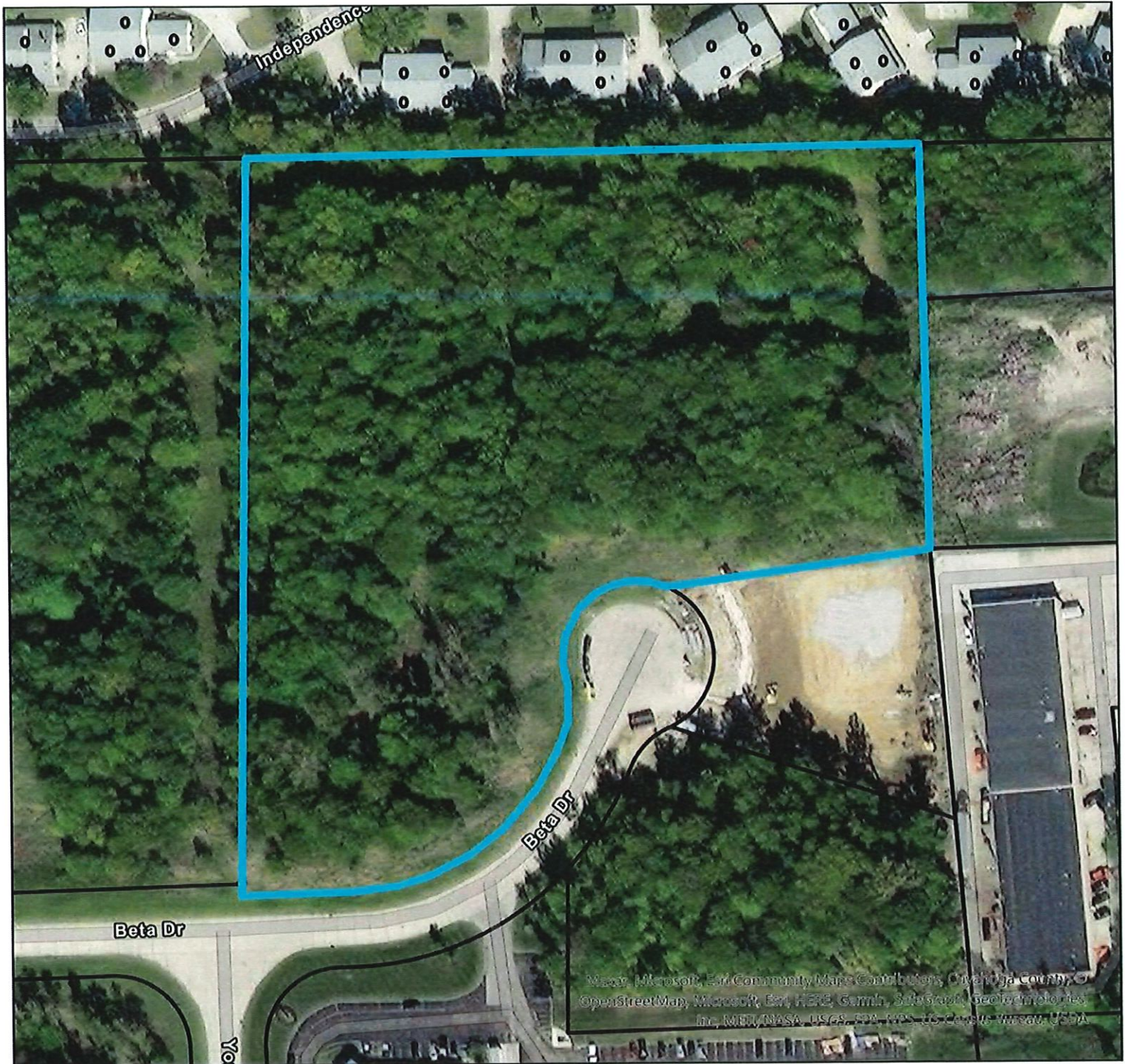


Property on York Beta Drive



Legend

-  Subject Property
-  Parcels



Property Information

PPN: 483-06-017

Size: 7.5 Acres

Zoning: General Industrial

N



0 0.02 0.04
Miles

York Beta Drive Parcel – PPN: 483-06-017

Transfer History and Value History

483-06-017
NORTH ROYALTON LAND REUTILIZATION PROGRAM
YORK BETA DR
NORTH ROYALTON, OH. 44133

Transfer History

Transfer Date: 04/17/2019

Transfer Date: 4/17/2019 9:25:00 AM		AF Number:		Receipt:		
Parcel	Deed Type	Vol / Page	Sales Amt	Convey Fee	Convey No	Multiple Sale / No of Parcels
483-06-017	Sheriffs Deed Ex	/	\$5.00	\$5.00		0 / 1
Grantee(s) NORTH ROYALTON LAND REUTILIZATION PROGRAM		Grantor(s) SQUEAKY CHAIR STUDIO PROPERTIES, LLC				

Transfer Date: 08/09/2012

Transfer Date: 8/9/2012 12:09:00 PM		AF Number: 201208090667		Receipt:		
Parcel	Deed Type	Vol / Page	Sales Amt	Convey Fee	Convey No	Multiple Sale / No of Parcels
483-06-017	Warranty Deed Ex	/	\$5.00	\$5.00		0 / 1
Grantee(s) SQUEAKY CHAIR STUDIO PROPERTIES, LLC		Grantor(s) SQUEAKY CHAIR STUDIO PROPERTIES, LLC				

Transfer Date: 12/31/2012

Transfer Date: 12/31/2012 1:26:00 PM		AF Number:		Receipt:		
Parcel	Deed Type	Vol / Page	Sales Amt	Convey Fee	Convey No	Multiple Sale / No of Parcels
483-06-017	Quit Claim Deed	/	\$1.00	\$4.00	269547	0 / 1
Grantee(s) SQUEAKY CHAIR STUDIO PROPERTIES, LLC		Grantor(s) North Royalton, City of				

Transfer Date: 09/12/2003

Transfer Date: 9/12/2003 12:00:00 AM		AF Number: 200309121158		Receipt:		
Parcel	Deed Type	Vol / Page	Sales Amt	Convey Fee	Convey No	Multiple Sale / No of Parcels
483-06-017	Limited Warranty Ex	326 / 85-86	\$5.00	\$5.00		0 / 1
Grantee(s) North Royalton, City of		Grantor(s)				

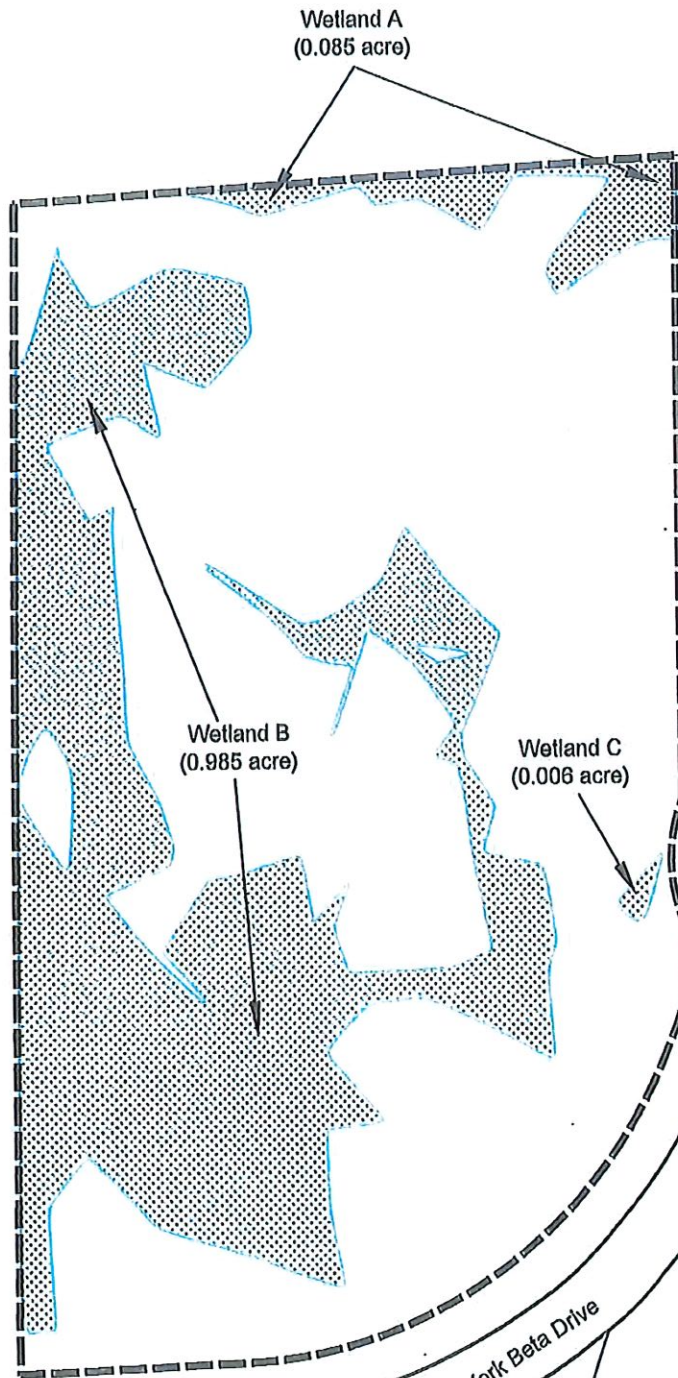
483-06-017
NORTH ROYALTON LAND REUTILIZATION PROGRAM
YORK BETA DR
NORTH ROYALTON, OH. 44133

Value History

+ Tax year: 2022 - Total Value: \$257,800
+ Tax year: 2021 - Total Value: \$257,800
+ Tax year: 2020 - Total Value: \$257,800
+ Tax year: 2019 - Total Value: \$257,800
+ Tax year: 2018 - Total Value: \$257,800
+ Tax year: 2017 - Total Value: \$222,300
+ Tax year: 2016 - Total Value: \$222,300
+ Tax year: 2015 - Total Value: \$222,300
+ Tax year: 2014 - Total Value: \$224,500
+ Tax year: 2013 - Total Value: \$36,600
+ Tax year: 2012 - Total Value: \$36,600
+ Tax year: 2011 - Total Value: \$36,600
+ Tax year: 2010 - Total Value: \$36,600
+ Tax year: 2009 - Total Value: \$36,600
+ Tax year: 2008 - Total Value: \$36,600
+ Tax year: 2007 - Total Value: \$36,600
+ Tax year: 2006 - Total Value: \$36,600
+ Tax year: 2005 - Total Value: \$11,300
+ Tax year: 2004 - Total Value: \$11,300
+ Tax year: 2003 - Total Value: \$14,900

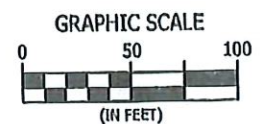
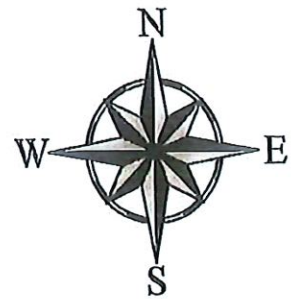
MAP 1

Prepared for	David A. Moorhead
	3.37 Acres, York Beta Drive North Royalton, Ohio
Prepared by	DAVEY RESOURCE GROUP A Division of The Perry Tree Report Company
	Data used to produce this map were collected on August 15, 2012



--- = Study area

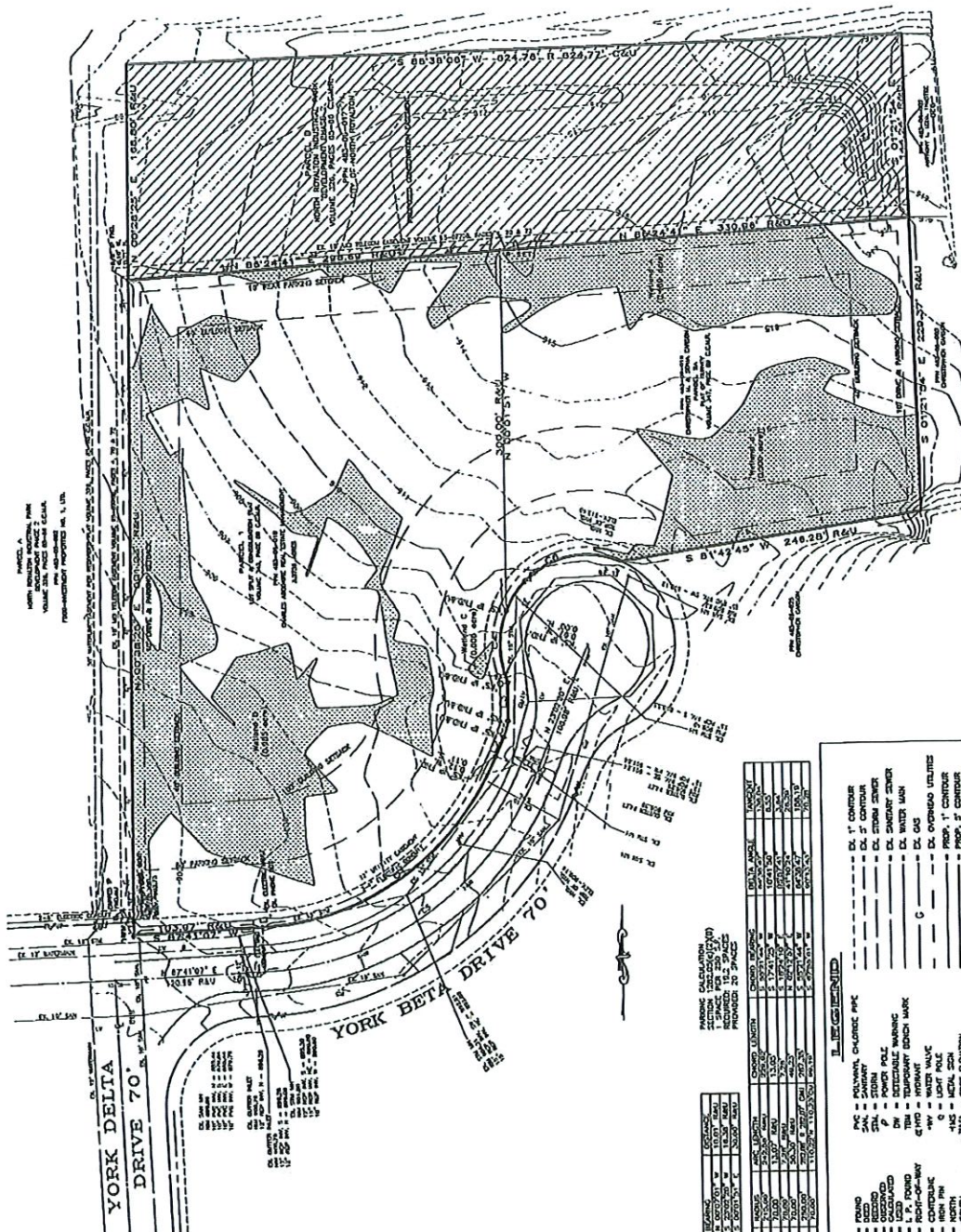
 = Areas of wetlands delineated
within study area (1.076 acres)



MAP 4

(FULL SCALE DRAWING ENCLOSED)

- 1.981 ac of known wetlands
- Area proposed as Conservation Easement not delineated



LINE	BEARING	DISTANCE
1	N 00° 07' 01" W	10.01 HAU
2	S 25° 02' 23" W	18.38 HAU
3	S 20° 02' 23" W	23.00 HAU

CURVE	MODE	ARC LENGTH	CHORD LENGTH	CHORD INFLING	DELTA ANGLE	INCENT
C1	11.000	256.02	256.02	0.000	0.000	0.000
C2	11.000	256.02	256.02	0.000	0.000	0.000
C3	11.000	13.007 RAD	13.007	0.000	0.000	0.000
C4	11.000	13.007 RAD	13.007	0.000	0.000	0.000
C5	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C6	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C7	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C8	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C9	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C10	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C11	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C12	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C13	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C14	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C15	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C16	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C17	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C18	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C19	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C20	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C21	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C22	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C23	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C24	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C25	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C26	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C27	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C28	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C29	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C30	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C31	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C32	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C33	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C34	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C35	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C36	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C37	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C38	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C39	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C40	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C41	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C42	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C43	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C44	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C45	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C46	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C47	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C48	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C49	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C50	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C51	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C52	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C53	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C54	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C55	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C56	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C57	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C58	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C59	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C60	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C61	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C62	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C63	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C64	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C65	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C66	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C67	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C68	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C69	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C70	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C71	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C72	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C73	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C74	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C75	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C76	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C77	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C78	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C79	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C80	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C81	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C82	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C83	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C84	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C85	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C86	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C87	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C88	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C89	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C90	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C91	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C92	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C93	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C94	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C95	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C96	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C97	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C98	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C99	11.000	50.500 RAD	50.500	0.000	0.000	0.000
C100	11.000	50.500 RAD	50.500	0.000	0.000	0.000

[illegible]

EXISTING CONDITIONS MAP & SWPPP
for
CHICKIE INVESTMENTS, LLC
in
NORTH ROYALTON, OHIO

MACKEY
Engineering & Surveying Company
2017 Pearl Road, Cleveland, Ohio 44120
(403) 983-1500 (403) 852-0500 Fax

DATE:	SEP. 19, 2013
SCALE:	1" = 4'
TOTAL "N" W/	
DEVELOP. "N" W/	
JOB NOS.	12C11
DATE	SEP 13
SHEET	1 OF 3

MAP 3

Prepared for David A. Moorhead	
1.86 Acres, York Beta Drive North Royalton, Ohio	
Prepared by DAVEY RESOURCE GROUP A Division of The Truyst Properties Company	Data used to produce this map were collected on August 17, 2012

