



# City of Gahanna

200 South Hamilton  
Road  
Gahanna, Ohio 43230

## Signature

Ordinance: ORD-0056-2024

File Number: ORD-0056-2024

### AN ORDINANCE ACCEPTING PUBLIC WATER IMPROVEMENTS AND EASEMENT ASSOCIATED WITH THE DISCOVERY STORAGE DEVELOPMENT LOCATED AT 4569 MORSE ROAD

**WHEREAS**, Chapter 1117 of the Codified Ordinances of the City of Gahanna requires the City to formally accept new public infrastructure improvements that are completed as part of a private development; and

**WHEREAS**, the public water improvements associated with Discovery Storage development (ST-1083) meet the basic requirements for acceptance and the Department of Engineering has issued a certificate of completion pursuant to Chapter 1117.08; and

**WHEREAS**, now that improvements to the public water infrastructure have been completed, the developer has requested the infrastructure and easement thereto be accepted per Gahanna Code.

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO:**

**Section 1.** That this Council hereby accepts the public water infrastructure improvements associated with Discovery Storage (ST-1103) as described by the developer in EXHIBIT A and certified by the City as substantially complete in EXHIBIT B, attached hereto and made a part herein.

**Section 2.** That this Council hereby accepts the easement associated with the new infrastructure improvements in accordance with the legal description for the 0.048 acres more particularly described in EXHIBIT C attached hereto and made a part herein.

**Section 3.** That this Ordinance shall be in full force and effect after passage by this Council and 30 days after signature of approval by the Mayor.

At a regular meeting of the City Council on October 7, 2024, 2024, a motion was made by Schnetzler, seconded by Renner, that the Ordinance be Adopted. The vote was as follows:

Ms. Bowers, yes; Ms. Jones, yes; Ms. McGregor, yes; Ms. Padova, yes;  
Mr. Renner, yes; Mr. Schnetzer, yes; Mr. Weaver, Absent

President

Merisa K. Bowers

Date

10/7/24

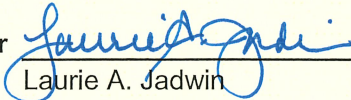
Attest by

Jeremy A. VanMeter  
Clerk of Council

Date

10-7-2024

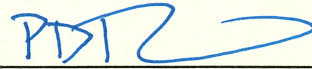
Approved by the Mayor

  
Laurie A. Jadwin

Date

10.7.2024

Approved as to Form



Priya D. Tamilarasan  
City Attorney

Date

10/7/24



August 30, 2024

**RE: Certificate of Completion for the Discovery Storage ST-1083**

Discovery Storage  
4569 Morse Road  
Gahanna, OH 43230

In accordance with the provisions of Chapter 1117.08 of the Gahanna Codified Ordinance for the subject improvements, the Certificate of Completion is hereby issued on August 30<sup>th</sup>, 2024.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Komlanc", is written over a faint, light blue circular stamp.

Tom Komlanc, PE  
City Engineer

CC:  
Clerk of Council  
Director of Public Service  
Building Inspector  
Division of Water/Sewer  
Inspector  
File

July 31, 2024

Mr. Tom Komlanc  
Engineering Department  
City of Gahanna  
200 South Hamilton Road Gahanna, OH 43230

RE: Discovery Storage – 4569 Morse Road

Dear Mr. Komlanc,

Please accept this letter as our formal request that the City of Gahanna accept the water infrastructure improvements completed at Discovery Storage Gahanna located at 4569 Morse Road. The improvements were completed as part of a new indoor self-storage building located near the intersection of Hamilton and Morse Roads in the City of Gahanna. Final inspection and cleaning was completed on July 23<sup>rd</sup> and reviewed by your inspector of choice, QCI Group.

These improvements are subject to the required warranty period. Per our prior correspondence with you, the legal descriptions and easements for this project have been submitted to you already and receipt of same has been acknowledged.

If you have any questions, please do not hesitate to contact me at (303) 886-5900.

Sincerely,



Daniel McCoy

Manager, BSH Storage Gahanna LLC

**LEGAL DESCRIPTION**  
**4569 MORSE LLC**  
**0.048 ACRES**

Situate in the State of Ohio, County of Franklin, City of Gahanna, being part of Quarter Township 1, Township 1N, Range 17W, United States Military Lands, and being part of a 1.446 acre tract of land conveyed to 4569 Morse LLC as recorded in Instrument Number 201508310121451 (all references to deeds, microfiche, plats, surveys, etc. refer to the Franklin County Recorder's Office or Engineer's Office) and being more particularly described as follows:

**BEGINNING** at 5/8" rebar found with a "Bird and Bull" cap being located at the northwest corner of said 1.446 acre tract, also being on the south right of way line Morse Road (120 feet wide);

Thence along said south right of way line, **South 86°20'59" East**, for a distance of **200.00 feet** to the northeast corner of said 1.446 acre tract;

Thence along the east line of said 1.446 acre tract, **South 03°39'01" West**, for a distance of **10.00 feet**;

Thence leaving said east line and across said 1.446 acre tract for the following five (5) courses

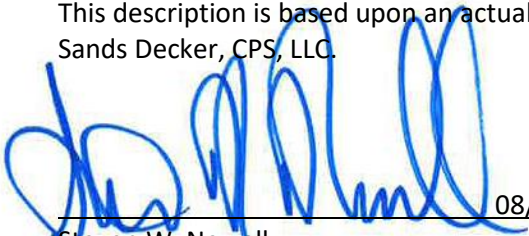
- 1) **North 86°20'59" West**, for a distance of **117.16 feet** to a point;
- 2) **South 03°39'01" West**, for a distance of **8.00 feet** to a point;
- 3) **North 86°20'59" West**, for a distance of **10.00 feet** to a point;
- 4) **North 03°39'01" East**, for a distance of **8.00 feet** to a point;
- 5) **North 86°20'59" West**, for a distance of **72.87 feet** to a point on the west line of said 1.446 acre tract;

Thence along said west line, **North 03°50'34" East**, for a distance of **10.00 feet** to the **POINT OF BEGINNING**.

Being a 0.048 acre part of Tax Parcel 025-004415-00.

Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

This description is based upon an actual field survey performed in September, 2019 and August, 2020 by Sands Decker, CPS, LLC.



Steven W. Newell  
Ohio Registered  
Professional Surveyor 7212

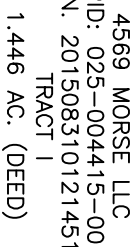
08/06/2021  
Date





**SANDS  
DECKER**  
ENGINEERS & SURVEYORS

## OFFICES



# NORTH

## GRAPHIC SCALE

$$T'' = 30'$$

**SANDS DECKER CPS**  
  
**STEVEN W. NEWELL**  
**OHIO PROFESSIONAL**  
**SURVEYOR 7212**

08/06/2021  
DATE