

DO NOT DETACH



Instrument Number: 202511170131692
Recorded Date: 11/17/2025 10:26:19 AM



Daniel J. O'Connor Jr.
Franklin County Recorder
373 South High Street, 18th Floor
Columbus, OH 43215
(614) 525-3930
<http://Recorder.FranklinCountyOhio.gov>
Recorder@FranklinCountyOhio.gov

Return To (Simplifile):
Route La-Gahanna Title
142 Granville St
Columbus , OH 43230-3043

Simplifile

Transaction Number: T20250090395
Document Type: EASEMENT
Document Page Count: 6

Submitted By (Simplifile):
Route La-Gahanna Title
142 GRANVILLE ST
Columbus, OH 43230-3043

Simplifile

First Grantor:
BSH STORAGE GAHANNA LLC

First Grantee:
GAHANNA CITY OF

Fees:	
Document Recording Fee:	\$34.00
Additional Pages Fee:	\$32.00
Total Fees:	\$66.00
Amount Paid:	\$66.00
Amount Due:	\$0.00

Instrument Number: 202511170131692
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OFFICIAL RECORDING COVER PAGE

DO NOT DETACH

THIS PAGE IS NOW PART OF THIS RECORDED DOCUMENT

NOTE: If the document data differs from this cover sheet, please first check the document on our website to ensure it has been corrected. The document data always supersedes the cover page.

If an error on the cover page appears on our website after review please let our office know.

COVER PAGE DOES NOT INCLUDE ALL DATA, PLEASE SEE INDEX AND DOCUMENT FOR ANY ADDITIONAL INFORMATION.

TRANSFER
NOT NECESSARY

11-17-2025

MICHAEL STINZIANO
AUDITOR
FRANKLIN COUNTY, OHIO

DEED OF EASEMENT

CONVEYANCE TAX
EXEMPT

P

BW

MICHAEL STINZIANO
FRANKLIN COUNTY AUDITOR

KNOW ALL PERSONS BY THESE PRESENT that BSH Storage Gahanna LLC, (the “Grantor”), for One Dollar (\$1.00) and other good and valuable consideration, which Grantor acknowledges receipt and sufficiency, given by the **CITY OF GAHANNA, OHIO**, a municipal corporation, (the “Grantee”), whose tax mailing address is 200 South Hamilton Road, Gahanna, Ohio 43230, does forever grant to Grantee, its successors and assigns, an Easement over and through the following described real estate and shown on Exhibits “A” attached hereto and made a part hereof:

Property: 0.048 Acres +/-

Property is situated in the State of Ohio, County of Franklin, City of Gahanna, and further being described in the attached, **Exhibit A**, which is fully incorporated and made a part hereof.

TERMS & CONDITIONS

The Easement is granted for the purpose of constructing, using and maintaining a public water line and appurtenant works in any part of said strip, including, but not limited to, the right to clean, repair and care for said water line, together with the right of access to said strip for said purpose(s). The Easement shall be subject to the following conditions:

1. The Easement will not limit or restrict the landowner’s use of the property provided such use is compliant with the City’s zoning and/or other applicable property ordinances and regulations.
2. The landowner will submit plans for any installation within the Easement area that it desires to make to the City for approval.
3. The City will give the landowner reasonable notice of not less than three (3) days, if reasonably practicable, prior to commencement of any work on the utilities.
4. That the utilities subject to the Easement shall be kept in good order and condition by the City of Gahanna.
5. That during whatever construction, reconstruction, maintenance, or repair work is or becomes necessary with respect to said utilities, so much of the surface or subsurface of the property as may be disturbed, will, at the expense of the City, be substantially replaced in the same condition as it was prior to such disturbance.
6. The City will hold harmless BSH Storage Gahanna LLC from any loss, damage, injury or liability resulting from the City’s negligence in connection with any work involved in constructing, maintaining or caring for the utilities.
7. No charges will be made against the property or landowner for the cost of construction, maintenance, repair or care for the utilities in the Easement. If the landowner makes an application for a service

connection to the utilities, the regular and customary service connection charge in effect at the time of the application shall be charged.

8. In the event all or any portion the property subject to this Easement becomes portion(s) of public streets, in the proceedings for acquisition of the property needed for such streets, whether by purchase, dedication, condemnation, etc., said property shall be considered the same as if this Easement had not been executed and/or as if any rights granted by the Easement had not been exercised.
9. This Deed of Easement and all of its provisions are covenants forever (i) burdening, benefitting, and running with the land of the Property in its chain-of-title, and (ii) inuring and binding to the benefit and detriment of Grantor and Grantee and their respective, applicable beneficiaries, heirs, administrators, executors, successors, and assigns.
10. Grantor forever releases and discharges Grantee from all just compensation claims under the Ohio Constitution, Article 1, Section 19, arising from granting the Property to Grantee. Grantor agrees this section survives the termination of this Deed of Easement or any reversion of the Property.
11. Grantee (i) intends to immediately utilize the Property for water line purposes upon Grantor's execution of this Deed of Easement, and (ii) will subsequently accept, dedicate, and name the Property as an easement contingent upon the passage of appropriate legislation by Gahanna City Council.

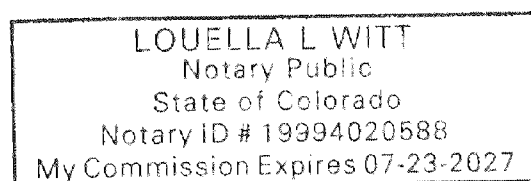
GRANTOR'S EXECUTION

In witness whereof, Grantor, BSH Storage Gahanna LLC, who represents and warrants personally possessing legal authority and capacity to acknowledge this General Warranty Deed, does voluntarily acknowledge this Deed of Easement on the effective date below.

BSH Storage Gahanna LLC

By: Print Name: DANIEL P. MCCOYPrint Title: MANAGERState of ~~Ohio~~ Colorado)County of ~~Franklin~~ Denver)

Be it remembered on November 7, 2025, I affixed my seal evidencing this instrument was acknowledged before me by DANIEL P. MCCOY Authorized Signatory of BSH Storage Gahanna LLC, an Ohio limited liability company on behalf of the company.




Notary Public
Commission Expiration Date: 7-23-2027

This Instrument Prepared By:
Priya D. Tamilarasan – Gahanna City Attorney
200 South Hamilton Road
Gahanna, Ohio 43085

Exhibit A

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

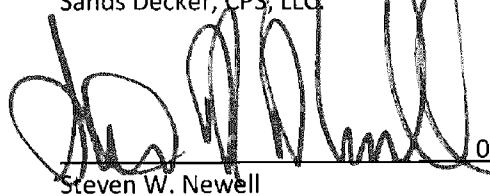
- 1) **North 86°20'59" West**, for a distance of **117.16 feet** to a point;
- 2) **South 03°39'01" West**, for a distance of **8.00 feet** to a point;
- 3) **North 86°20'59" West**, for a distance of **10.00 feet** to a point;
- 4) **North 03°39'01" East**, for a distance of **8.00 feet** to a point;
- 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.

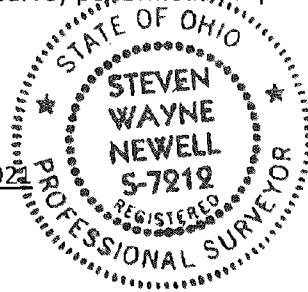
Bearings are based on the Ohio State Plane Coordinate System, South Zone (NAD83) by GPS observation, referenced to the ODOT VRS Network.

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

08/06/2024
Date



S:\BSH Companies 3825 Proposed Development 4569 Morse Road
Gahanna\Dwg

**SURVEY EXHIBIT OF PROPOSED
0.048 ACRE EASEMENT
PART OF LAND OF 4569 MORSE LLC
1/4 TWP 1, TWP 1N, RANGE 17W, U.S.M.L.
CITY OF GAHANNA, COUNTY OF FRANKLIN,
STATE OF OHIO**

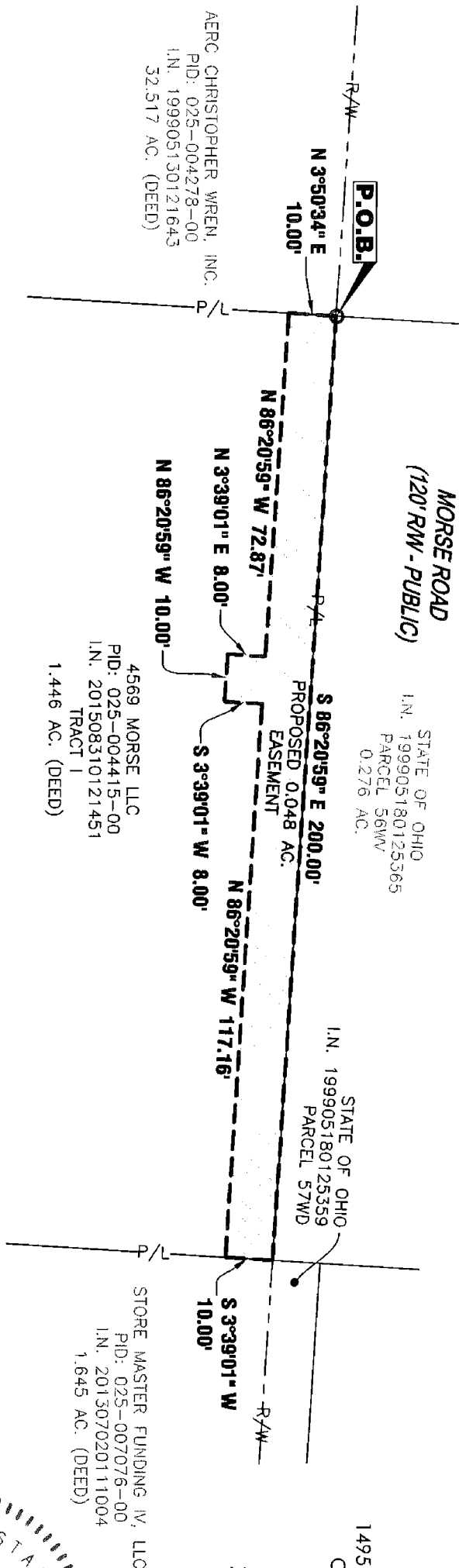


OFFICES

128 East Main Street
Logan, Ohio 43138
740-385-2140

1495 Old Henderson Road
Columbus, Ohio 43220
614-459-6992

507 Main Street
Zanesville, Ohio 43701
740-450-1640



SURVEYOR'S NOTES

- 1) BASED ON RECORDS ON FILE AT THE FRANKLIN COUNTY RECORDER'S OFFICE AND THE FRANKLIN COUNTY ENGINEER'S OFFICE.
- 2) REFERENCES: DOCUMENTS NOTED HEREON.
- 3) BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM - OHIO SOUTH ZONE (NAD83) BY GPS OBSERVATION, REFERENCED TO THE ODOT VRS NETWORK.
- 5/8" REBAR FOUND WITH "BIRD AND BULL" CAP

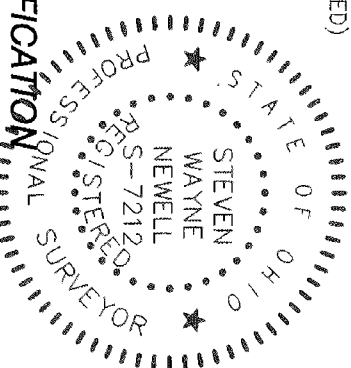


NORTH



THIS DRAWING IS REPRESENTATIVE OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECT SUPERVISION IN SEPTEMBER, 2019 & AUGUST, 2020.
SANDS DECKER CRS

CERTIFICATION



Steven W. Newell
STEVEN W. NEWELL
OHIO PROFESSIONAL
SURVEYOR 7212

08/06/2021
DATE