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**INCORPORATION OF ADDITIONAL PROPERTY TO  
ROSE MOBILE VILLAGE SUBDIVISION**

**THIS INCORPORATION OF ADDITIONAL PROPERTY TO ROSE MOBILE VILLAGE SUBDIVISION** (this "Instrument") is made this 18 day of July, 2022 (the "Effective Date"), by **McLund Enterprises LLC**, an Ohio limited liability company ("Owner") and by **Quail Creek Homeowners Association of Camden, Inc.**, an Ohio non-profit corporation (the "Civic Association").

This Instrument incorporates real property to be subjected to that certain Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses made by U-Own Resort Facilities, Inc., an Ohio corporation, dated October 16, 1979, and placed of record on October 25, 1979, in the Preble County Recorder's Office, at Volume 11, Page 125, as amended by that First Amendment to Declaration of Covenants, Restrictions, Limitations, Conditions, Charges and Uses placed of record on May 1, 2020, in the Preble County Recorder's Office at Volume 403, Page 1800 (collectively, the "Declaration") which established covenants and restrictions upon the Rose Mobile Village Subdivision (the "Subdivision").

The Board of Trustees of the Civic Association is authorized to exercise all powers and duties not otherwise expressly reserved to the membership of the development, and the undersigned hereby certifies that the Board of Trustees has authorized the incorporation of the real property more fully described on Exhibit A attached hereto (the "Property") into the Subdivision. In connection with the incorporation of the Property into the Subdivision, the Owner, as the fee owner of the Property, shall be: (a) deemed a "Member" and (b) granted a total of fifty-six (56) votes for the Property (which equates to the number of mobile home lots located on the Property), under the Bylaws of the Civic Association.


The Civic Association and the Owner hereby subject the Property to the Declaration, and the legal description of the Property is hereby incorporated into the Declaration.

IN WITNESS WHEREOF, the undersigned enter into this Instrument as of the date first above written.

[Signature Pages Follow]

"Civic Association"

Quail Creek Homeowners Association  
of Camden, Inc., an Ohio non-profit corporation


By:   
Michelle Lund, President

State of Ohio :

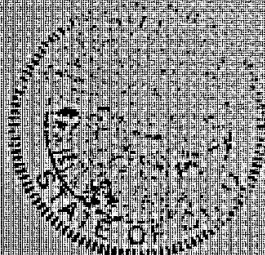
: ss

County of Butler :

The foregoing instrument was acknowledged before me this 17 day of ~~July~~ <sup>August</sup> 2022, by Michelle Lund, President of the Quail Creek Homeowners Association, Inc., an Ohio non-profit corporation, on behalf of the corporation.

  
Notary Signature

My Commission Expires: 03/12/2023



Michelle Lund  
Notary Public  
in the State of Ohio  
Resides in Butler County  
My Commission Expires  
12 March 2023



**Exhibit A  
(Legal Description)**

**PARCEL 1:**

Situate in the Northwest Quarter of Section Two (2) and the Northeast Quarter of Section Three (3), Township Six (6) North, Range (2) East, Somers Township, Preble County Ohio and being the North part of Camden Village Out Lots #64 and 65, described in whole as Exhibit "A" -TRACT 1 and being a 78.145 acre tract of land as conveyed to McLund Enterprises, LLC in Official Deed Record Volume 392, Page 207 in the Office of the Preble County Recorder and being more particularly as follows:

Beginning at an iron pin found along the North line of the aforementioned 78.145 acre tract and being the Northwest corner of said Section 2 and the Northeast corner of Section 3 being the Northwest corner of said Out Lot #64 in the Village of Camden as shown in Plat Book Volume 9, Page 27;

thence South 89 degrees 05 minutes 05 seconds East, along the North line of said Section 2 and the North line of said Out Lot #64, being the Township Line separating said Somers Township from Gasper Township and following the North Corporation Line of said Village of Camden as shown in said plat book, said line being the South line of a 20.346 acre tract of land as described in Official Deed Record Volume 393, Page 2524, for a distance of 448.28 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA";

thence along a new division line across the aforementioned 78.145 acre tract for the following Six (6) courses:

1. South 11 degrees 17 minutes 00 seconds West, for a distance of 201.12 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;
2. South 35 degrees 51 minutes 32 seconds East, for a distance of 405.68 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;
3. South 37 degrees 24 minutes 59 seconds West, for a distance of 425.06 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;
4. South 49 degrees 35 minutes 14 seconds East, for a distance of 53.65 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;
5. South 40 degrees 46 minutes 13 seconds West, for a distance of 188.08 feet to a deflection point, said point is witnessed by Two (2), five-eighths (5/8) inch diameter iron pins set with cap stamped "S POPE-OHIO-INDIANA", North 40 degrees 46 minutes 13 seconds East, at a distance of 83.64 feet and North 50 degrees 39 minutes 50 seconds West, at a distance of 40.38 feet;
6. North 50 degrees 39 minutes 50 seconds West, for a distance of 392.13 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" on the East line of Rose Mobile Village Subdivision as shown in Plat Book Volume 11, Page 131;

thence North 41 degrees 42 minutes 19 seconds East, along the East line of said subdivision, for a distance of 98.68 feet to an iron pin found on the South line of Bertha Drive in said subdivision;

thence in a Southeast direction along the South line of said Bertha Drive, following the arc of a curve to the right, having a radius of 363.19 feet, through a central angle of 12 degrees 41 minutes 13 seconds, for an arc distance of 80.42 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", chord for said curve bears South 54 degrees 13 minutes 01 seconds East for a distance of 80.26 feet;

thence South 49 degrees 37 minutes 18 seconds East, along the South line of said Bertha Drive, for a distance of 259.73 feet to an iron pin found for the Southeast corner of said drive;

thence North 40 degrees 46 minutes 13 seconds East, along the East line of said drive, for a distance of 40.16 feet to an iron pin found for the Northeast corner of said drive;

thence North 49 degrees 37 minutes 18 seconds West, along the North line of said Bertha Drive, for a distance of 258.78 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA";

thence in a Northwest direction continuing along the North line of said Bertha Drive, following the arc of a curve to the left, having a radius of 403.37 feet, through a central angle of 11 degrees 26 minutes 52 seconds, for an arc distance of 80.59 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA", chord for said curve bears North 53 degrees 35 minutes 46 seconds West, for a distance of 80.46 feet;

thence North 41 degrees 42 minutes 58 seconds East, along the East line of said subdivision, for a distance of 387.23 feet to a P.K. Nail found for an East corner of said subdivision;

thence North 48 degrees 01 minutes 07 seconds West, along the North line of said subdivision, for a distance of 141.13 feet to a railroad spike found at a deflection point in said line;

thence North 41 degrees 30 minutes 37 seconds East, along the East line of said subdivision, for a distance of 39.22 feet to an iron pin found for the Northeast corner of said subdivision;

thence North 88 degrees 50 minutes 42 seconds West, along the North line of said subdivision, for a distance of 452.43 feet to an iron pin found for the Northwest corner of said subdivision;

thence along a new division line across the aforementioned 78.145 acre tract, for the following Two (2) courses:

1. North 88 degrees 50 minutes 42 seconds West, for a distance of 87.74 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;

2. North 00 degrees 49 minutes 17 seconds East, for a distance of 275.21 feet to a five-eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" on the North line of said tract and said Out Lot #65, said line being the North line of said Section 3 and the North Corporation Line of said Village of Camden;

thence South 89 degrees 10 minutes 43 seconds East, along the North line of said Section 3 and the North line of said Village of Camden, being the South line of the aforementioned 20.346 acre tract, for a distance of 261.45 feet to the point of beginning, containing 9.516 acres of land more or less. Of the area described above, 7.851 acres are located within said Out Lot #64 and 1.665 acres are located within said Out Lot #65. Bearings are based on the Ohio State Plane Coordinate System South Zone. The description written above is the result of a field survey completed in November of 2020 by Stephen A. Pope, Ohio Registered Land Surveyor #6761.

**PARCEL 2:**

Situate in the Northeast Quarter of Section Three (3), Township Six (6) North, Range (2) East, Somers Township, Preble County Ohio and being the West part of Camden Village Out Lot #65 described in whole as Exhibit "A" - TRACT 1 and being a 78.145 acre tract of land as conveyed to McLund Enterprises, LLC in Official Deed Record Volume 392, Page 207 in the Office of the Preble County Recorder and being more particularly as follows:

Beginning at a P.K. Nail found along the centerline of Ray Berry Boulevard for the Southwest corner of Rose Mobile Village Subdivision as shown in Plat Book Volume 11, Page 131, said nail located along the West line of the aforementioned 78.145 acre tract;

thence South 87 degrees 58 minutes 53 seconds East, along the South line of said subdivision and the South line of Rose Boulevard as shown in said plat book, for a distance of 288.47 feet to an iron pin found for the Northwest corner of Lot #714;



thence North 61 degrees 57 minutes 44 seconds West, continuing along the West side of said subdivision, for a distance of 159.88 feet to an iron pin found at a deflection point along the West side of said subdivision;

thence along a new division line across the aforementioned 78.145 acre tract and said part Out Lot #65, for the following Two (2) courses:

1. North 34 degrees 09 minutes 10 seconds East, for a distance of 180.00 feet to a five- eighths (5/8) inch diameter iron pin set with cap stamped "S POPE-OHIO-INDIANA" at a deflection point;

2. South 87 degrees 09 minutes 35 seconds East, for a distance of 276.70 feet to the TRUE POINT OF BEGINNING, containing 1.167 acres of land more or less. Bearings are based on the Ohio State Plane Coordinate System, South Zone. The description written above is the result of a field survey completed in November of 2020 by Stephen A. Pope, Ohio Registered Land Surveyor #6761.

DESCRIPTION ACCEPTED  
R. KYLE CROSS  
PREBLE COUNTY ENGINEER



AUG 22 2022

*R. Kyle Cross*

TRANSFERRED-FEE \$  
NO TRANSFER NECESSARY 8/22/22  
\$ *41* COUNTY  
\$ STATE

AUG 22 2022

*Ellen Bentson*  
PREBLE COUNTY AUDITOR

ELLEN BENTSON  
1380 17TH STREET  
DENVER, CO 80202

Inst #202200004461