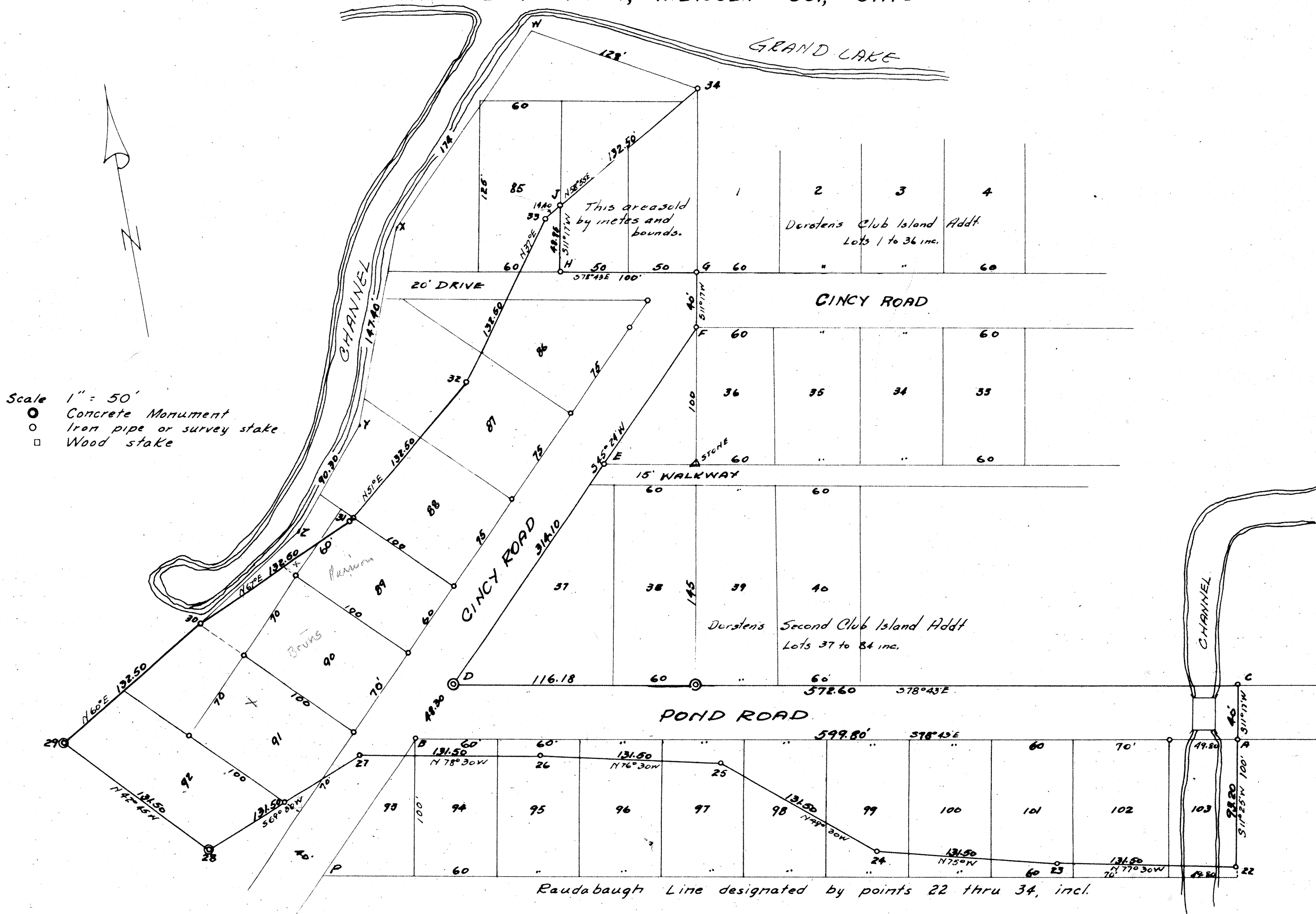


RINGELSPAUGH'S CLUB ISLAND ADDITION

NE 1/4 NW 1/4, SECTION 23, T6S, R3E
FRANKLIN TWP., MERCER CO., OHIO



DEDICATION

Know all men by these presents, that the undersigned owners of lands embraced in the accompanying plat do certify that said plat is a true representation of same and dedicate streets and walkways to lot owners use only. Witness our hand this 20 day of March 1956.

Agnes Wimmers
Nellie Wimmers
Witnesses

Paul Ringelspaugh
Lucille Ringelspaugh
Owners

STATE OF OHIO, COUNTY OF MERCER

Before me, a notary public in and for said county of Mercer, personally appeared the above signed owners and acknowledged the signing of the above instrument to be their free act and deed. In testimony whereof I have affixed my hand and seal this 20 day of March 1956.

Richard D. Feltz
Notary Public

Seal

AUDITOR'S CERTIFICATE

Received for transfer this 27 day of March 1956.

J. A. Gilbreath
Auditor

COMMISSIONER'S APPROVAL

We hereby certify that the addition shown on this plat has been found to comply with subdivision regulations for Mercer County, Ohio and that we hereby approve same for recording in office of Mercer County Recorder.

March 20, 1956
Dated

Joseph J. Higgins
Dwight Audenbush
Ivan B. Davis
County Commissioners

RECORDER'S CERTIFICATE

Received for record this 27 day of March 1956, at 1:37 P.M. o'clock. Recorded in Plat Book 6 Page 19.

Gertrude McLean
Recorder

NOTE

All sanitary facilities on each and every lot shall meet State Sanitary Code. Water under pressure is available to all lot owners. Provisions have been made and are in operation to provide future maintenance of wells supplying water under pressure. Each transfer of property shall carry within said transfer, details of maintenance of wells and water lines. Provisions of the above shall be the same as appears on transfers of Club Island Additions One and Two. Acceptance by State Board of Health. The above plat approved this day of 1956, subject to State Sanitary Code.

District Sanitary Engr.

ENGINEER'S CERTIFICATION

Ringelspaugh's Addition to Club Island consists of 2.35 acres, divided into 19 lots numbered from 85 to 103 inclusive. The area bounded by points A-22-23-24-25-26-27-28-29-30-31-32-33-J-H-G-F-D-C is land lying within Club Island, and privately owned. Land lying outside this area and embraced in lots as shown on plat is State owned lands, subject to lease or sale by State of Ohio at their discretion. All negotiations for land lying within State owned area of any lot or lots shall be between purchaser and State of Ohio. Lots 89, 90 and 91 is a part of this plat but lots designated have been transferred by metes and bounds prior to this plat. Points on Raudabaugh Line shown on this plat have been marked by iron pipe or concrete monuments as shown. I certify that this plat showing details is correct to best of my knowledge.

March 16, 1956
Dated

B. R. Seibert
Registered Surveyor #3909

Seal

DORSTEN'S ADDITION
SOUTH SIDE GRAND LAKE.

Ellsworth F. & Cleo M. Dorsten hereby certify that this plat of DORSTEN'S ADDITION is of land located in Section 20, Franklin Twp. Mercer Co. Ohio and formerly being the southern end of Coldwater Beach as recorded Plat Book 4, Page 39, Recorder's Office, Mercer Co. Ohio, and as owners do hereby certify that the annexed plat is a true and accurate representation of the land in the within survey and plat, that said marked lots and streets are designated by distances marked on plat. The streets are not dedicated to public use but are set aside for use of lot owners only.

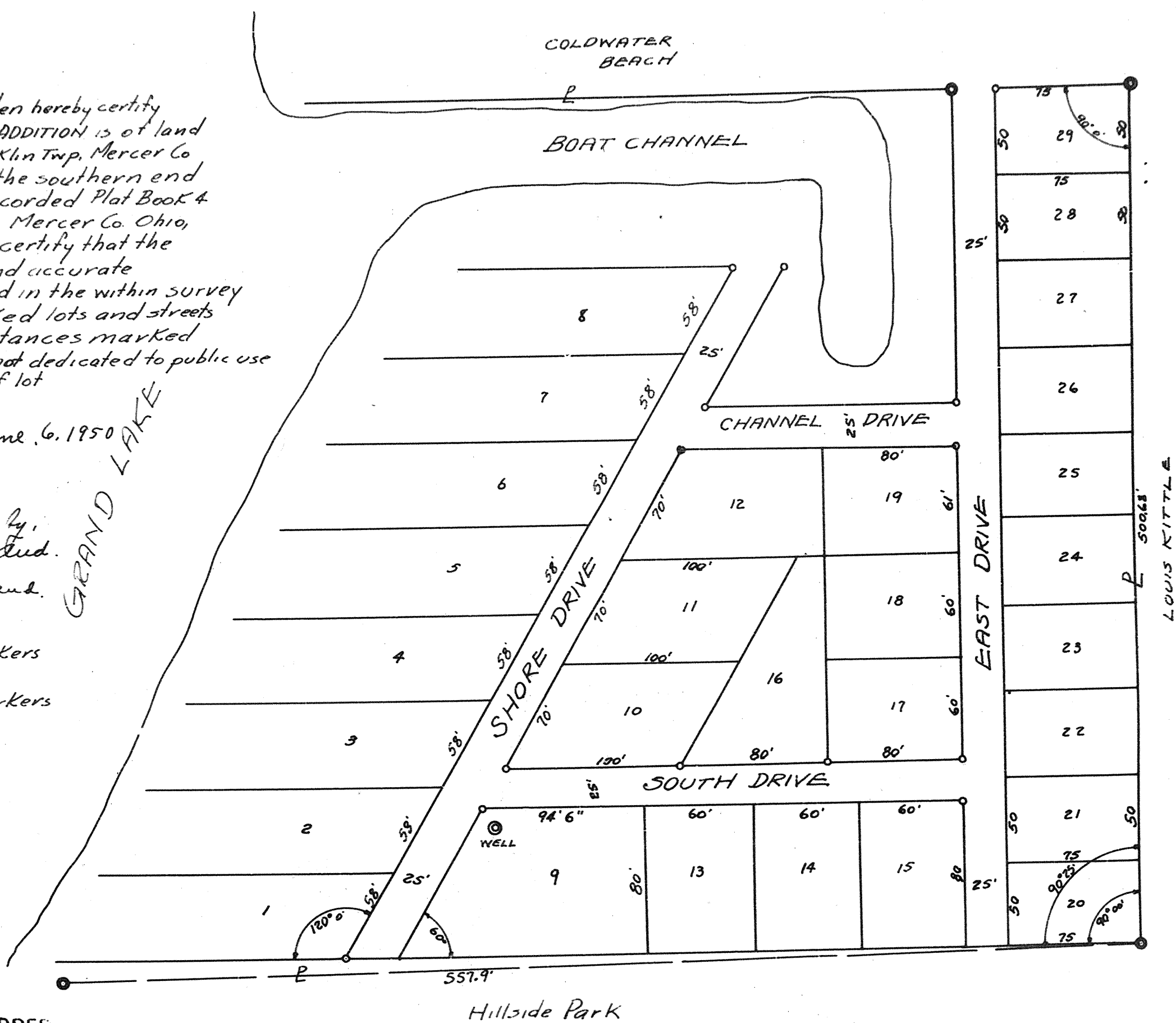
Signed Date June 6, 1950
Ellsworth F. Dorsten
Cleo M. Dorsten

Witnessed by:
Helen Meyer, Deputy Aud.
Collette Bernhart, Deputy Aud.

- © Iron stake
- Property line markers
- Iron stake lot markers

PRESENTED FOR RECORD
To the County Auditor of Mercer Co. Ohio
at 1:50 P.M. June 7, 1950
Recorded June 7, 1950
at the County Auditor's Office
Plat Book 62, Page 62
Ellsworth F. Dorsten
Recorder, Mercer County, Ohio
Fees \$3.05

TRANSFERRED
JUN 6-1950
JUSTUS A. GILBERG
COUNTY AUDITOR
MERCER COUNTY, OHIO



DORSTEN'S CLUB ISLAND 2ND ADDITION
NE 1/4 NW 1/4 + NW 1/4 NE 1/4 SECT. 23 T6S-R3E
FRANKLIN TWP MERCER CO OHIO.



CERTIFICATE OF APPROVAL

WE HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY TO SUBDIVISION REGULATIONS FOR MERCER COUNTY, OHIO AND THAT WE HEREBY APPROVE SAME FOR RECORDING IN OFFICE OF MERCER COUNTY RECORDER.

12-21-54
DATED

Twight Raudenbush
John B. Dwyer
Joseph A. Hurling
MERCER CO. COMPTROLLER

**APPROVAL BY STATE OF OHIO
SANITARY BOARD.**

WE HEREBY APPROVE THIS SUBDIVISION AS TO LOT SIZES AND REQUEST THAT ALL SANITARY INSTALLATIONS SHALL MEET OHIO STATE STANDARDS AS REQUIRED BY OHIO STATE DEPT. HEALTH, PER GEN. CODE STATE OF OHIO.

DATED

STATE SANITARIAN

ENGINEER'S CERTIFICATE

DORSTEN'S SECOND ADDITION CONTAINS 11 ACRES MORE OR LESS, AND EMBRACES LOTS #37 TO 84 INCLUSIVE. THE EAST AND SOUTH SIDES ARE BOUNDED BY RAUDABAUGH LINE AND SOUTH SIDE OF ELM ROAD; THE WEST SIDE IS BOUNDED BY EAST LINE OF CINCY ROAD AND NORTH LINE IS BOUNDED BY SOUTH LINE OF DORSTEN'S FIRST ADDITION TO CLUB ISLAND. THE AREA IS INCLUDED BY THE LETTERS A-B-C-D-E-F-G-H-I-J-K-L-M-N-O-P-Q-R-S-T-U.

STREETS ARE DEDICATED TO LOT OWNERS. MONUMENTS, EITHER IRON PIPE, STONES OR CONCRETE HAVE BEEN SET AS SHOWN ON PLAT.

PLAT AND ALL DETAIL SHOWN IS CORRECT TO BEST OF MY KNOWLEDGE. DATED THIS 21 DAY OF December 1954

B. R. Gehlert
S.F. # 3909

AUDITOR'S CERTIFICATE

RECEIVED FOR TRANSFER THIS 28 DAY OF DEC. 1954

John A. Gilberry
MERCER CO. AUDITOR

RECORDER'S CERTIFICATE

RECEIVED FOR RECORD THIS 28 DAY OF DEC. 1954, AT 3:10 PM O'CLOCK AND RECORDED IN PLAT BOOK # 5 PAGE 34

FEE \$ 10.00
Gertrude McCain
MERCER CO. RECORDER

22

FRANK

CINCY ROAD

DORSTEN'S FIRST ADDT.

36 35 34 33 32 31 30 29

60' 60' 60' 60' 60' 60' 60' 60'

100'

67.70' 15' 60' 60' 60' 60' 15'

CHANNEL WALK

37 38 39 40 41 42 43 44 45 46

145' 145' 100'

116.13' 60' 60' 60' 60' 60' 60' 60'

40' 40' 40' 40' 40' 40' 40' 40'

124° 07' 55° 53' 123° 53'

193.20'

396.33'

53.67' 90° 60'

93.22'

75 76 77

90° 218°

POND

CONCRETE MONUMENT

IRON PIPE OR SURVEY STAKE

WOODEN STAKE

SCALE 1" INCH = 50 FEET

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNERS OF LAND EMBRACED IN THE ACCOMPANYING PLAT DO CERTIFY THAT SAID PLAT IS A TRUE REPRESENTATION OF SAME AND DO DEDICATE STREETS AND WALKWAYS TO LOT OWNERS USE ONLY. WITNESS OUR HAND THIS 18th DAY OF December 1954

Anna Mae Miller
Don W. Montgomery.
WITNESSES

Ellsworth F. Dorsten
Cleo M. Dorsten
OWNERS.

STATE OF OHIO, COUNTY OF MERCER.
BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY
PERSONALLY APPEARED THE ABOVE SIGNED OWNERS AND
ACKNOWLEDGED THE SIGNING OF THE ABOVE INSTRUMENT
TO BE THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF I HAVE AFFIXED MY HAND
AND SEAL THIS 18th DAY OF December 1954.

my Com. Exp. 9/4/56

Don W. Montgomery
NOTARY PUBLIC

30342

WARRANTY DEED
WITH DOWER

From

Paul E. Ringelspaugh and

Lucille M. Ringelspaugh

To

Club Island Association, Inc.

TRANSFERRED

JUN 29 1956

JUSTUS A. GILBERG
County Auditor.

MERCER COUNTY, OHIO

Received for Record on the 29 day

of June, 1956

at 9:35 o'clock A. M.

Recorded June 29, 1956

In Deed Book No.

Page

Gertrude McLean

County Recorder.

Fees \$1.40

Heer Ptg. Co., Col., O.

10-55-1.

Heer Ptg. Co., Col., O. (W.H.A. Form)

Form 20178-A

WARRANTY DEED
WITH DOWER

KNOW ALL MEN BY THESE PRESENTS: That

Paul E. Ringelspaugh and Lucille M. Ringelspaugh,

husband and wife,

in consideration of

One Dollar (\$1.00) and other good and valuable consideration

to them paid by Club Island Association, Inc.

c/o Ford Doren, R. R. #6, Celina, Ohio,

the receipt whereof is hereby acknowledged, do hereby GRANT, BARGAIN, SELL and

CONVEY to the said Club Island Association, Inc. its successors

heirs and assigns forever, the

following described real estate situated in the Township of

Franklin, County of Mercer and State of Ohio,

and bounded and described as follows:

Lots #13, 14, 25, 26, of DORSTENS CLUB ISLAND ADDITION as the same appear upon the recorded plat thereof, of record in plat book 5, page 1, of the Mercer County Ohio Records of Plats.

Lots #38, 45 of DORSTENS CLUB ISLAND SECOND ADDITION as the same appear upon the recorded plat thereof of record in plat book 5, page 54, of the Mercer County Ohio Records of Plats.

Lot #103 of RINGELSPAUGH'S CLUB ISLAND ADDITION as the same appears upon the recorded plat thereof of record in Plat Book 6, page 19, of the Mercer County Ohio Records of plats.

ALSO:

All right title and interest of grantors in the streets, walkways, roads and channels of DORSTEN'S CLUB ISLAND ADDITION, DORSTEN'S CLUB ISLAND SECOND ADDITION, AND RINGELSPAUGH'S CLUB ISLAND ADDITION reserving to the grantors, their heirs and assigns, only the right to the use thereof as owners of other lots in said additions and not herein conveyed; also all rights, conditions and privileges reserved for the owner or owners of lot #13 of Dorsten's Club Island Addition in connection with conveyances heretofore made, this conveyance, or subsequent conveyances of any lots in Dorsten's Club Island Addition, Dorsten's Club Island Second Addition, or Ringelspaugh's Club Island Addition.

It is a condition of this conveyance that any lots heretofore sold in any one of said three above mentioned additions will continue to be subject to the conditions, privileges and restrictions as contained in said conveyance; and that said conditions and restrictions, together with such conditions, restrictions and regulations as may hereafter be adopted by Club Island Association, Inc., shall be applicable to, and binding upon, all lots retained by grantors in any of said three additions; that the within covenants shall run with the land and shall be binding upon all successors in title; provided, however, that no lot assessment shall be made by grantee against more than two of the lots retained by grantors, until such time as said lots are conveyed out of grantors, or improved by the erection of a structure suitable for human habitation. Such uniform assessments as shall be made by grantee, its successors and assigns, or any of them, shall be binding upon the owner, or owners, of said lots, or any of them.

and all the ESTATE, TITLE and INTEREST of the said

Paul E. Ringelspaugh and Lucille M. Ringelspaugh

either in Law or in Equity, of, in and to

the said premises; Together with all the privileges and appurtenances to the same belonging; and all the rents, issues and profits thereof; To Have and to Hold the same to the only proper use of

the said Club Island Association, Inc.

its successors

heirs and assigns forever.



Last Trans. of Record appears in Vol. 182, p. 531, of the Mercer County Ohio Deed Records.

AND the said Paul E. Ringelspaugh and Lucille M. Ringelspaugh

for themselves and for their heirs, executors and administrators,

do hereby Covenant, with the said

Club Island Association, Inc. its successors

heirs and assigns, that they are the true and lawful owners of the said premises, and have full power to convey the same; and that the title so conveyed is CLEAR, FREE and UNINCUMBERED; and further that they will WARRANT and DEFEND the same against all claim or claims of all persons whomsoever.

IN WITNESS WHEREOF, The said

Paul E. Ringelspaugh and Lucille M. Ringelspaugh

hereby release their right and expectancy of DOWER in the said premises, have hereunto

set their hands and seal this 25th day of June

in the year of our Lord one thousand nine hundred and fifty six

Signed, Sealed and Acknowledged in Presence of

Henry J. Knapke
Notary Public

Paul E. Ringelspaugh (Seal)
Paul E. Ringelspaugh (Seal)
Lucille M. Ringelspaugh (Seal)
Lucille M. Ringelspaugh (Seal)

THE STATE OF OHIO.

Mercer County, ss.

BE IT REMEMBERED, That on the 25th day of

June

in the year of our Lord

one thousand nine hundred and

fifty six

, before me, the subscriber,

a notary public

in and for said County, personally came

Paul E. Ringelspaugh and Lucille M. Ringelspaugh

the Grantors in the foregoing Deed, and acknowledged the signing and sealing thereof to be their voluntary act and deed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed my

official seal on the day and year aforesaid.

This instrument was prepared by:

KNAPKE & MONTGOMERY
BY Henry J. Knapke

Notary Public for Ohio
My comm. ex. 12/10/56.