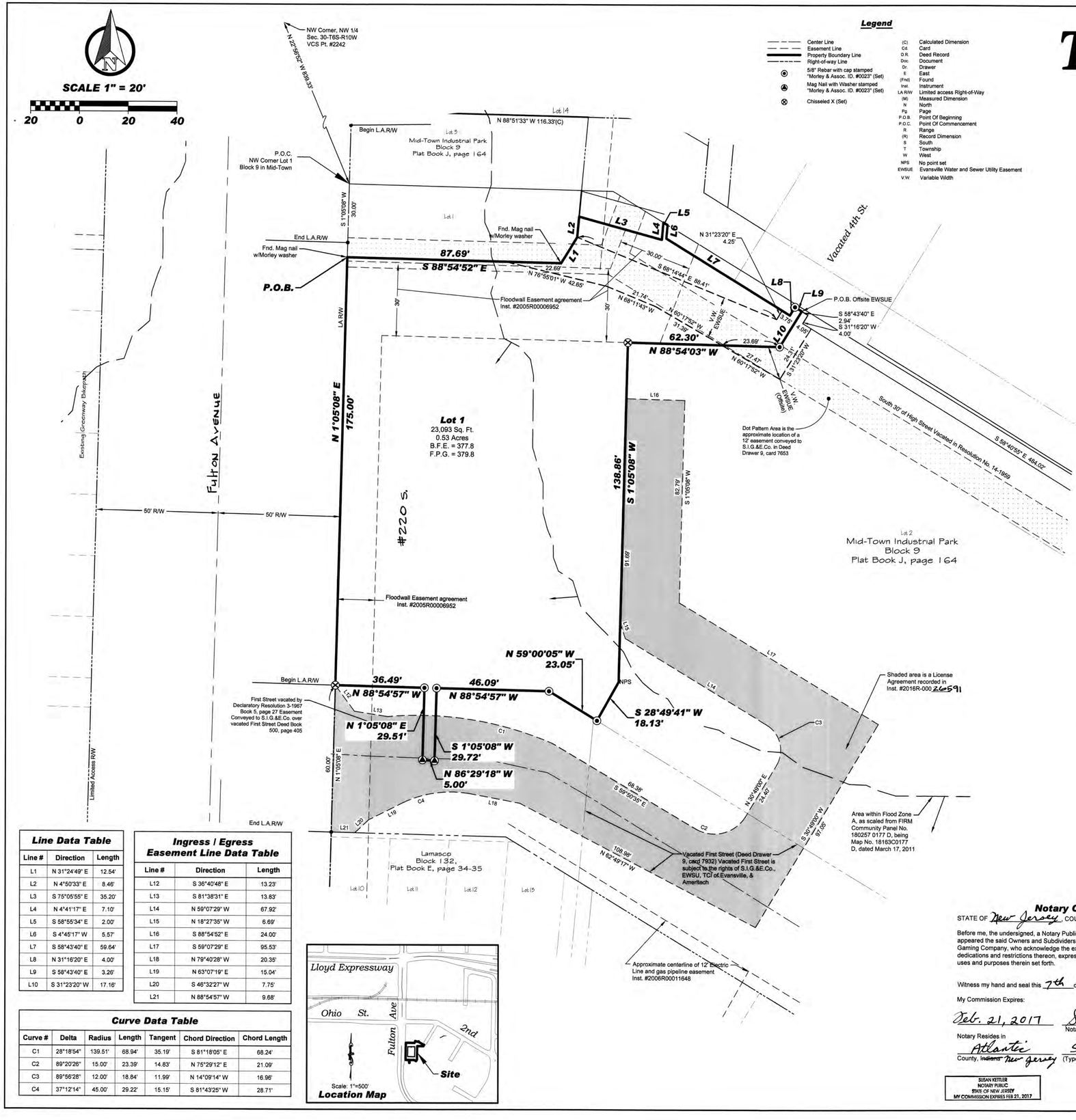
Tropicana



Line Data Table

Line #	Direction	Length
L1	N 31°24'49" E	12.54'
L2	N 4°50'33" E	8.46'
L3	S 75°05'55" E	35.20'
L4	N 4°41'17" E	7.10'
L5	S 58°55'34" E	2.00'
L6	S 4°45'17" W	5.57'
L7	S 58°43'40" E	59.64'
L8	N 31°16'20" E	4.00'
L9	S 58°43'40" E	3.26'
L10	S 31°23'20" W	17.16'

Ingress / Egress Easement Line Data Table

Line #	Direction	Length
L12	S 36°40'48" E	13.23'
L13	S 81°38'31" E	13.83'
L14	N 59°07'29" W	67.92'
L15	N 18°27'35" W	6.69'
L16	S 88°54'52" E	24.00'
L17	S 59°07'29" E	95.53'
L18	N 79°40'28" W	20.35'
L19	N 63°07'19" E	15.04'
L20	S 46°32'27" W	7.75'
L21	N 88°54'57" W	9.68'

Curve Data Table

Curve #	Delta	Radius	Length	Tangent	Chord Direction	Chord Length
C1	28°18'54"	139.51'	68.94'	35.19'	S 81°18'05" E	68.24'
C2	89°20'26"	15.00'	23.39'	14.83'	N 75°29'12" E	21.09'
C3	89°56'28"	12.00'	18.84'	11.99'	N 14°09'14" W	16.96'
C4	37°12'14"	45.00'	29.22'	15.15'	S 81°43'25" W	28.71'

DULY ENTERED FOR TAXATION SUBJECT TO FINAL ACCEPTANCE FOR TRANSFER
OCT. 17, 2016 (DATE)
BRIAN GERTH AUDITOR
5631 (AUDITORS NUMBER)

RECEIVED FOR RECORD
DATE 10.17.16 11:45A
PLAT BOOK 4
PAGE 56
INSTR# 2016R000026589
Z TULEY RECORDER
VANDERBURGH COUNTY

General Notes

Flood Plain Data: Part of the within described tract of land does lie within that special Flood Zone A as said tract plots on Community Panel No. 180257 0177 D, being Map No. 18163C0177D of the Flood Insurance Rate Maps for Evansville Vanderburgh County, Indiana, dated March 17, 2011.

Temporary Erosion Control (during construction):
For subdivisions where the land disturbance is in excess of one acre, a Storm Water Pollution Prevention Plan must be submitted in accordance with City of Evansville's Municipal Code Title 16.20 "Construction Site and Post-Construction Storm Water Runoff Control". All temporary and permanent erosion control measures must be implemented as described in the Storm Water Pollution Prevention Plan for the project site. For subdivisions where the land disturbance is less than one acre, temporary stabilization as described in Title 16.20.110 C(16) of the City of Evansville's Municipal Code must be provided if unvegetated areas are scheduled or likely to be left inactive for 15 days or more. When land disturbing activities have been completed, final stabilization shall be completed as described in Title 16.20.130(C) (1) of the Evansville Municipal Code.

Utilities: Water and sewers are provided by the Evansville Water and Sewer Utility and are available at the site.

Property Corner Markers: All corners not already marked will be marked with a 5/8" diameter steel rebar with plastic cap stamped "Morley & Assoc. ID #0023" or as noted.

Basis of Bearings: Indiana State Plane West 1302.

Special Use: *Special Use Docket 17-2016-APC was approved for the subject site by the Board of Zoning Appeals of Evansville-Vanderburgh County on May 19, 2016.*

Access: Fulton Avenue is a Limited Access Right of Way. Access to the site shall be through the Limited Access Right of Way Opening shown on the plat and then through the Ingress/Egress described in the License Agreement recorded in Inst. #2016R000 26591. Use and limitations of the Ingress/Egress area are described in said document.

Pertinent Cross References:
License Agreement: Inst. #2016R000 26591
QUITCLAIM DEED: 2016 R000 26590

Owner's Certificate

The undersigned owners of the real estate shown and described hereon do hereby plat and subdivide said real estate as shown and designate the same as Tropicana.

All additional road rights-of-way shown and not previously dedicated are hereby dedicated to public use.

Strips or areas of land of the dimensions shown *on* this plat and marked "***EWSUE***" *(Evansville* Water and Sewer Utility Easement), are hereby dedicated to the public water utilities *and* public sewer utilities for the installation, maintenance, operation and repair of utility facilities, whether above *ground* or below ground, with the right to trim *or* remove, at the *discretion of said* public utility companies, trees, overhanging branches, bushes, underbrush and permanent obstructions. No permanent buildings, structures, electric utilities, gas utilities, telephone utilities, cable television utilities or any other utilities, other than what is existing at the time of recording of this plat shall be located within said areas of land. However, nothing shall prevent the use of any portion of the easement area of the easement *for* utility service connections or crossings by *any* utility. Any permanent building, structure, electric facilities (except crossings and service connections), gas facilities (except crossings and service connections), telephone facilities (except crossings and service *connections*), cable television facilities (except crossings and service connections), permanent obstructions or encroachments located within said areas of land, except those existing at the time of recording of this plat, are subject to removal by the permitted water and sewer utility *companies* without liability (except as provided below) *in* the *use of* said easements and the permitted water and sewer utility companies shall not be required to replace, restore or repair any non-permitted feature, obstruction or encroachment *in* the use *of* said easements. Nothing shall prevent the use of any portion of this easement for driveways and sidewalks constructed with any type of material or surface and nothing shall prevent the use of any portion of this easement for crossings for storm drainage facilities. The utility companies, respectively, shall indemnify, defend and hold harmless the owner of the property upon which such easements are located and its grantees, successors and assigns (the "Land Owner") from and against any and all injuries, losses, claims, damages, expenses (including reasonable attorney's fees) and/or liability incurred by the Land Owner as a result of the exercise of any of the utility companies by any of the respective rights granted to them herein.

All easements are dedicated with the right of ingress and egress over the lots within this subdivision to and from said easements for necessary construction, maintenance or reconstruction.

Owner/Developer:
Aztar Indiana Gaming Company, LLC dba Casino Aztar
8345 W. Sunset Rd. Suite 300
Las Vegas, NV 89113
702.589.3900
Fax 702.589.3834

By: _____
Theresa Glebocki, CFO

Notary Certificate

STATE OF New Jersey, COUNTY OF Atlantic) ss:

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared the said Owners and Subdividers, Theresa Glebocki as CFO of Aztar Indiana Gaming Company, who acknowledge the execution of the foregoing plat with the dedications and restrictions thereon, express to be their voluntary act and deed for the uses and purposes therein set forth.

Witness my hand and seal this 7th day of October, 2016

My Commission Expires:
Feb. 21, 2017

Susan Kettler
Notary Public

Notary Resides in
Atlantic
County, ~~Indiana~~ New Jersey

SUSAN KETTLER (Typed or Printed Name)

SUSAN KETTLER
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES FEB 21, 2017

U.S.G.
APC #17-MS-2014

OFFICIAL SEAL — PLAN COMMISSION OF EVANSVILLE AND VANDERBURGH COUNTY, INDIANA

Boundary Description

A part of Fractional Section 30, Township 6 South, Range 10 West and being a part of Lots 1 and 2 in Block Nine (9) and part of the property platted as Evansville Flood Protection Levee Right of Way, formerly platted as High Street, all being part of Mid-Town Industrial Park, as per plat thereof, record in Plat Book J, Page 164 in the office of the Recorder of Vanderburgh County, Indiana; also all of Lots 3, 4, 5, 6, and 7 and all that part of Lot 8 that remained after the extension of the northeast line of Northwest Street to its intersection with the north line of said Lot 8 in Block 133 in the Corrected Plat of a part of the City of Lamasco, as per plat thereof, recorded in Deed record E, Pages 372-374 and transcribed of record in Plat Book B, Pages 6 and 7 and retranscribed of record in Plat Book E, Pages 60 and 61 and as per corrected plat recorded in Plat Book G, Pages 286 and 287, and transcribed of record in Plat Book A, Pages 156 and 157 and retranscribed of record in Plat Book E, Pages 34 and 35 in said office of the Recorder; Also part of the alley lying east of said Lots 3-7 in Block 133 of Lamasco, vacated per Declaratory Resolution No. 11-1959; Also part of First Street vacated by Declaratory Resolution No. 3-1967 recorded in Vacation and Opening Book 5, Page 27, all being located in Pigeon Township in the City of Evansville and more particularly described as follows:

Commencing at the Northwest corner of said Lot 1 in Block 9 of Mid-Town Industrial Park; thence along the west line of said Lot 1, South 01 degree 05 minutes 08 seconds West 30.00 feet to the southwest corner of a tract of land conveyed to JBE Holdings, LLC recorded in Instrument No. 2007R00005234 in said office of the Recorder, said point being the point of beginning; thence along the boundary of said JBE Holdings LLC tract the following four (4) calls, 1) South 88 degrees 54 minutes 52 seconds East 87.69 feet; 2) thence North 31 degrees 24 minutes 49 seconds East 12.54 feet; 3) thence North 04 degrees 50 minutes 33 seconds East 8.46 feet; 4) thence South 75 degrees 05 minutes 55 seconds East 35.20; thence North 04 degrees 41 minutes 17 seconds East 7.10 feet; thence South 58 degrees 55 minutes 34 seconds East 2.00 feet; thence South 04 degree 45 minutes 17 seconds West 5.57 feet; thence South 58 degrees 43 minutes 40 seconds East 59.64 feet; thence North 31 degrees 16 minutes 20 seconds East 4.00 feet; thence South 58 degrees 43 minutes 40 seconds East 3.26 feet; thence South 31 degrees 23 minutes 20 seconds West 17.16 feet; thence North 88 degrees 54 minutes 03 seconds West 62.30 feet; thence South 01 degree 05 minutes 08 seconds West 138.86 feet; thence South 26 degrees 49 minutes 41 seconds West 18.13 feet to a point on the northeasterly line of vacated First Street, vacated by Ordinance G-95-10 recorded in Deed Drawer 9, Card 7932 in said office of the Recorder; thence along said northeasterly line of vacated First Street and also the northeasterly line of First Street vacated by Declaratory Resolution No. 3-1967 recorded in Vacation and Opening Book 5, Page 27, North 59 degrees 00 minutes 05 seconds West 23.05 feet to a point on the north line of said vacated First Street; thence along said north line, North 88 degrees 54 minutes 57 seconds West 46.09 feet; thence South 01 degree 05 minutes 08 seconds West 29.72 feet; thence North 86 degrees 29 minutes 18 seconds West 5.00 feet; thence North 01 degree 05 minutes 08 seconds East 29.51 feet to a point on said north line of vacated First Street; thence along said north line, North 88 degrees 54 minutes 57 seconds West 36.49 feet to a point on the east line of Fulton Avenue; thence along said east line, North 01 degree 05 minutes 08 seconds East 175.00 feet to the point of beginning containing 23,093 square feet, (0.53 acres)

Subject to a License Agreement recorded in Inst. #2016R000 26591.

Also the following offsite Evansville Water and Sewer Utility Easement more particularly described as follows:

A part of Fractional Section 30, Township 6 South, Range 10 West and being a part of Lot 2 in Block Nine (9) and part of the property platted as Evansville Flood Protection Levee Right of Way, formerly platted as High Street, all being part of Mid-Town Industrial Park, as per plat thereof, record in Plat Book J, Page 164 in the office of the Recorder of Vanderburgh County, Indiana and more particularly described as follows:

Commencing at the Northwest corner of said Lot 1 in Block 9 of Mid-Town Industrial Park; thence along the west line of said Lot 1, South 01 degree 05 minutes 08 seconds West 30.00 feet to the southwest corner of a tract of land conveyed to JBE Holdings, LLC recorded in Instrument No. 2007R00005234 in said office of the Recorder; thence along the boundary of said JBE Holdings LLC tract the following four (4) calls, 1) South 88 degrees 54 minutes 52 seconds East 87.69 feet; 2) thence North 31 degrees 24 minutes 49 seconds East 12.54 feet; 3) thence North 04 degrees 50 minutes 33 seconds East 8.46 feet; 4) thence South 75 degrees 05 minutes 55 seconds East 35.20; thence North 04 degrees 41 minutes 17 seconds East 7.10 feet; thence South 58 degrees 55 minutes 34 seconds East 2.00 feet; thence South 04 degree 45 minutes 17 seconds West 5.57 feet; thence South 58 degrees 43 minutes 40 seconds East 59.64 feet; thence North 31 degrees 16 minutes 20 seconds East 4.00 feet; thence South 58 degrees 43 minutes 40 seconds East 3.26 feet to the point of beginning; thence continuing South 58 degrees 43 minutes 40 seconds East 2.94 feet; thence South 31 degrees 16 minutes 20 seconds West 4.00 feet; thence South 58 degrees 40 minutes 55 seconds East 4.05 feet; thence South 31 degrees 23 minutes 20 seconds West 24.31 feet; thence North 60 degrees 17 minutes 52 seconds West 27.47 feet to a point on the boundary of Lot 1 in Tropicana; thence the remaining calls along said Lot 1, South 88 degrees 54 minutes 03 seconds East 23.69 feet; thence North 31 degrees 23 minutes 20 seconds East 17.16 feet to the point of beginning containing 299 square feet.

Surveyor's Certificate

I, Bret Alan Sermersheim, do hereby certify that I am a land surveyor licensed in compliance with the laws of the State of Indiana, and further certify that this plat correctly represents a survey completed by me, and that all monuments shown exist at locations.

Witness my hand and seal this 4th day of October 2016.

Bret Alan Sermersheim

Bret Alan Sermersheim, P.S.
Indiana Registration No. LS20200009
Morley and Associates, Inc.
4800 Rosebud Lane
Newburgh, IN 47630
(812) 464-9585
Fax: (812) 464-2514
brets@morleyandassociates.com

BRET ALAN SERMERSHEIM — REGISTERED — No. LS 20200009 — STATE OF INDIANA — LAND SURVEYOR

Area Plan Commission Certificate

Under the authority provided by the Acts of 1981, Public Law #309, and enacted by the General Assembly of the State of Indiana, this plat has been given PRIMARY APPROVAL by the AREA PLAN COMMISSION of EVANSVILLE and VANDERBURGH COUNTY at a meeting held on, November 10, 2014.

President

Attest Executive Director

Secondary Plat complies with the Ordinance and is released for Recording.

Executive Director

PLAT RELEASE DATE: October 17, 2016

Affirmation Statement

I affirm, under the penalties of perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Signature: Bret Sermersheim

Secondary Plat

Tab: plat	Job Number: 9341.4.001A
Drawn By: BAS	Date: 10/04/2016
Filename: 9341 Secondary Plat-Aug 2016	

Morley and Associates Inc.

Engineering
Surveying
Architecture
Construction Management

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