50 +/- acres next to airfield in Danville FOR SALE

Good farmland adjacent to the newer Gordon Graham Airfield owned by the Indianapolis International Airport.

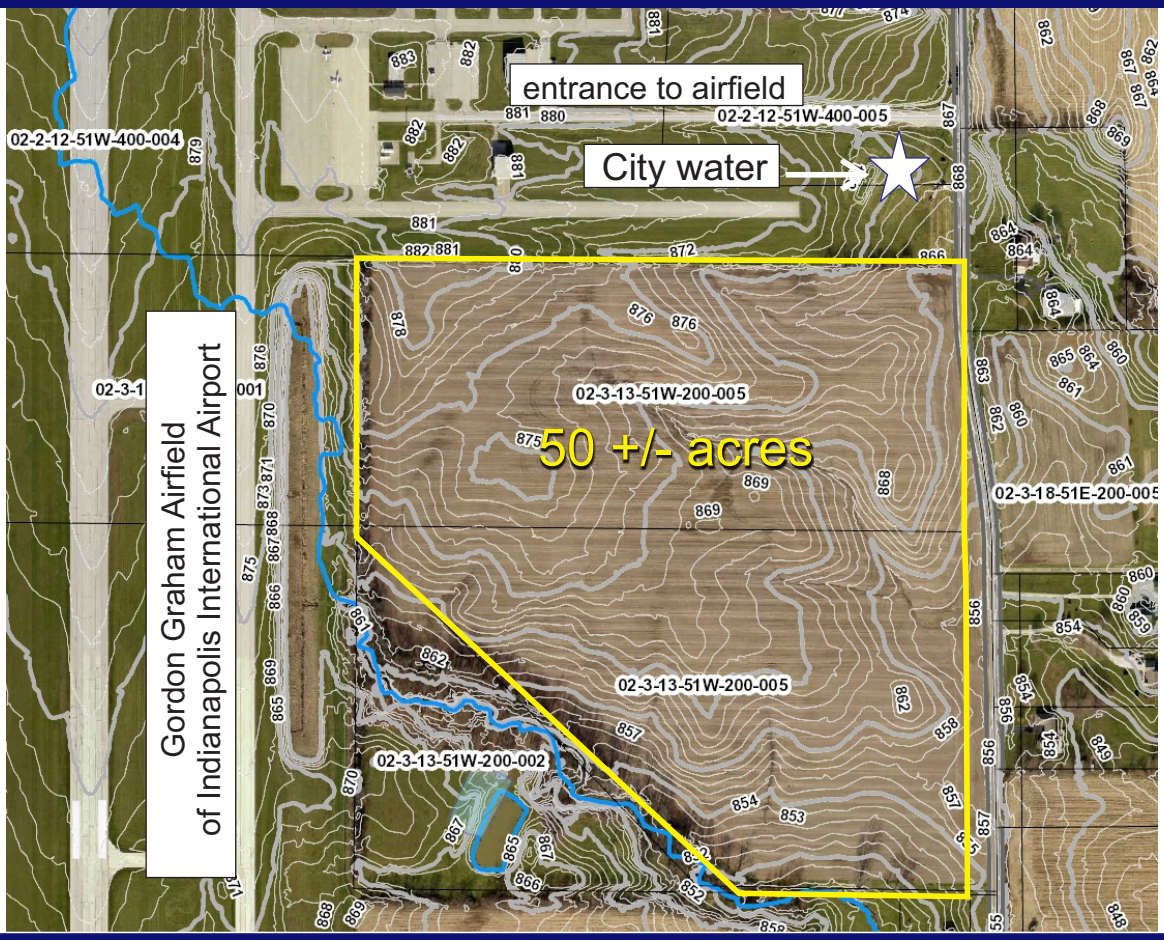
Potential for airport expansion as well as airport related business.

City water nearby located at the entrance to the airport.

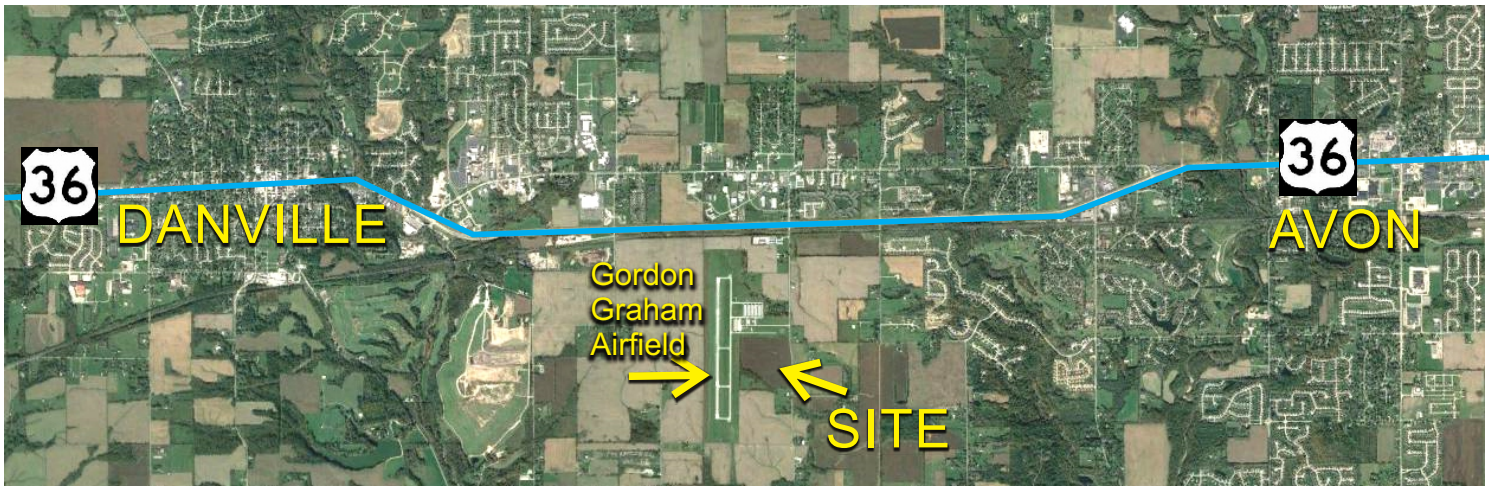
Good drainage.

$12,500 per gross acre.

Seller willing to rent land for farming and provide income to Buyer.



Located in an Airport Overlay District $13,900 per acre



Jointly marketed by:

Albertson & Son nc
[317] 203-5062

VORNHOLT & ASSOCIATES
landman1031@gmail.com
(317) 996-7767

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[317] 203-5062

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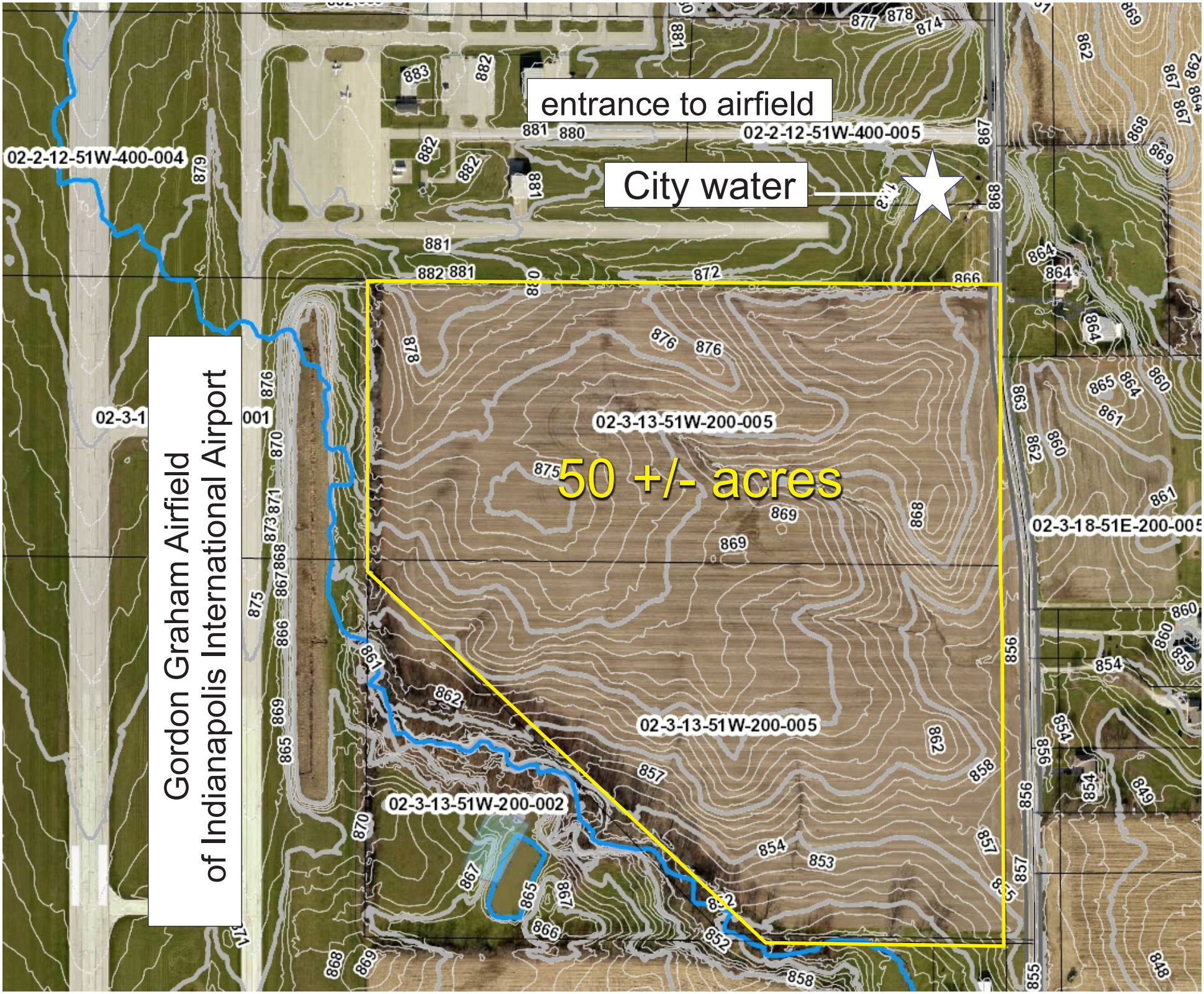

entrance to airfield
City water
50 +/- acres
Gordon Graham Airfield
of Indianapolis International Airport
02-2-12-51W-400-004
02-2-12-51W-400-005
02-3-13-51W-200-005
02-3-13-51W-200-002
02-3-18-51E-200-005

ALTA / ACSM LAND TITLE SURVEY

1200 S. County Road 300 E.
Danville, IN

CERTIFICATE OF LAND SURVEY
This Land Survey, prepared by SEA Group Land Surveyors, is hereby certified to the following.

To: Fidelity National Title Insurance Company; The Abstract & Title Guaranty Co., Inc.; Redbird Group, LLC:
This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes Items 1-4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Indiana, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

Date: September 21, 2015

JAMES M. FAZEKAS REGISTERED No. LS20600029 STATE OF INDIANA LAND SURVEYOR

James M. Fazekas
Registered Land Surveyor of the State of Indiana
Registration Number LS20600029

Land Description
Beginning at a point in the center line of County Road 300 East, which is 1728.75 feet North of the South line of the Northeast Quarter of Section 13, Township 15 North, Range 1 West, Hendricks County, Indiana, said point being in Section 18, Township 15 North, Range 1 East; thence North 88 degrees and 55 minutes West to the Meridian, thence continue along said course to a point 1651.80 feet West of the place of beginning; thence North 00 degrees 59 minutes East 1593.60 feet to the North line of the South Half of the South Half of the Southeast Quarter of said Section 12; thence South 88 degrees 55 minutes East 1553.00 feet to a point in the center line of County Road 300 East; thence South along said center line 00 degrees East 184.16 feet; thence South 8 degrees 21 minutes East 483.12 feet along said center line; thence South 6 minutes East 932.00 feet along said center line to the place of beginning, containing in all 59.39 acres, more or less and subject to all highways, rights-of-way and easements.
EXCEPT THEREFROM THE FOLLOWING:
A part of the Northeast Quarter of Section 13, Township 15 North, Range 1 West and a part of the Northwest Fractional Quarter of Section 18, Township 15 North, Range 1 East of the Second Principal Meridian in Center Township, Hendricks County, Indiana, and being more particularly described as follows:
Beginning at a point in the center line of County Road 300 East, which is 1728.75 feet North of the South line of the Northeast Quarter of Section 13, Township 15 North, Range 1 West; said point being in Section 18, Township 15 North, Range 1 East; thence North 88 degrees 55 minutes West to the Second Principal Meridian; thence continue North 88 degrees 55 minutes West to a point 1651.80 feet West of the point of beginning; thence North 00 degrees 59 minutes East 905.57 feet; thence South 43 degrees 55 minutes 00 seconds East 1266.53 feet; thence South 88 degrees 55 minutes East 757.60 feet to the centerline of County Road 300 East; thence South 00 degrees 06 minutes 00 seconds East 10.00 feet to the point of beginning, containing 9.39 acres, more or less.

Land Surveyor's Report
In direct accordance with the laws governing the State of Indiana, of the United States of America, and following Title 865 State Board of Registration for Land Surveyors, Article 1, General Provisions, Rule 12, Land Surveying; Competent Practice, of the Indiana Administrative Code (IAC), the following beliefs, opinions, observations, conclusions, and information are hereby submitted for record. The degree of precision and accuracy necessary for a survey shall be based upon the intended use of the real estate. If the client does not provide information regarding the intended use, the classification of the survey shall be based on the current use of the real estate. The surveyed premises shown hereon are classified as an Urban Survey, having an acceptable relative positional accuracy of 0.07 feet plus 50 parts per million.

The purpose of this project was to perform and prepare a Retracement Survey on the real estate that has been described hereon, under direction and instructions from the client.

Relative positional accuracy (RPA) means the value expressed in feet or meters that represents the uncertainty due to random errors in measurements in the location of any point on a survey relative to any other point on the same survey at the ninety-five percent (95%) confidence level. There may be unwritten rights associated with these uncertainties. The amount of uncertainty created by any discrepancies in the lines of occupation is equal to that discrepancy itself and in situations where that uncertainty is less than that of the appropriate RPA, it may have been considered negligible and gone unnoted. Unless otherwise noted or shown on the within survey plat, there is no evidence of occupation along the perimeter lines of the subject real estate.

This plat of survey accurately shows the location of all visible improvements, unless noted otherwise, on the premises as of the date of last field work for this project. Also shown are all lines of occupation and their relationship to the established lines of the subject real estate. A more accurate explanation of these relationships and how they were determined is described within this report. Unless otherwise illustrated hereon, there is no evidence of occupation along the exterior perimeter of the subject real estate.

This plat of survey accurately shows the position of easements, highways, rights of way, restrictions, covenants or other encumbrances of which the Surveyor was informed of. Land Surveyor's within the State of Indiana are not qualified to perform the extensive searches needed to acquire all of those documents or agreements, and they rely upon a Title Company, the client, the client's attorney, or the land owner to provide such information. Observable evidence of these burdens are shown hereon as utility lines or associated improvements, drains, swales, roadways, driveways, paths, etcetera.

Land Survey Markers, or monuments, were either set or found at all corners of the subject real estate, as shown and noted hereon. In situations where the corner is inaccessible or it would not be reasonable to set a monument at a corner, due to terrain or other hindrances, offset monuments may have been set instead, and those have been annotated hereon as well.

There may be differences of deed (D) dimensions versus measured (M) dimensions along the established lines of the subject real estate and likewise, there may be found survey markers near, but not precisely at, some established corners. In cases where the extent of these differences are less than the stated RPA, and less than the uncertainty recognized with regard to any reference monuments used for this project, those differences may be considered insignificant and have been shown only for the purposes of mathematical closure. Conversely, any differences that may exceed the stated RPA and other uncertainties are considered significant and have been discussed further below.

The Theory of Location applied for this project is as follows.
The basis of bearings for this project is the established sout line of the subject parent parcel, bearing North 88 degrees 55 minutes West (per deed).

It is this Land Surveyor's professional opinion that the cause and the amount of uncertainty in these lines and corners is due to the following:
(A) Availability and condition of reference monuments
(1) The East line of the subject parcel was held to the physical centerline of County Road 300 E. (2) The South line of the subject parcel was held deed distance (1728.75') North from the South line of said NE Quarter of Section 13, in the centerline of County Road 300 E. The South line of said NE Quarter Section was established by a rebar (Lewis) found, which matched the location as shown on a survey by VS Engineering (recorded as Inst.#2009-7143). (3) The West line of the subject parcel was held deed distance (1651.80') West from the POB. (4) The North line of the subejct parcel was held to the N. 1/16th Line, which was established per concrete monuments found and a farm field type fence. This established location differed from a calculated position as shown on a survey by VS Engineering (recorded as Inst.#2009-7143) which placed it as much as 6.2' North.
· Additional monuments were found at or near the established corners for the subject real estate and its adjoiners and any variances have been annotated hereon.
· The amount of uncertainty created by the controlling monuments and any other monuments shown hereon is equal to 6.2'.

(B) Occupation or possession lines
· A chain link type fence (airport fence) along the North line was found to be as much as 1.5' North.
· A chain link type fence (airport fence) along the West line was found to be as much as 23' to 24' West.
· The amount of uncertainty created by these discrepancies is equal to 1.5'.

(C) Clarity or ambiguity of the record description used and of adjoiner's descriptions and the relationship of the lines of the subject tract with adjoiner's lines
· A deed overlap between the West line of the subject parcel and the East line of Indianapolis Airport Authority (D.B. 340, Pg. 848) was observed to be as much as 1.7' to 2.7'. The land description for said Indianapolis Airport Authority deed does not contain a controlling call for its East line, nor does the subject deed for its West line.
· The amount of uncertainty created by the record descriptions for the premises is 2.7'.

(D) The relative positional accuracy of the measurements
· This survey meets or exceeds the requirements set forth by the State of Indiana.

Land Surveyor's Notes
Any underground utilities depicted on the attached plat of survey have been located per visual observations or utility markings on the ground. No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information presented on underground utilities, or as to its fitness for any particular purpose or use. In no event will SEA Group, its employees, agents, and/or assigns, be held liable for any damages arising out of the furnishing and/or use of such information. The path of the utility lines shown on said plat of survey should be considered approximate until they are either relocated, by calling the Indiana Underground Plant Protection Agency at 1-800-382-5544 or until they are excavated to verify the location and path of the utility lines.

No warranty, either expressed or implied, is made as to the accuracy and/or completeness of information provided by governmental authorities and/or third parties, or as to its fitness for any particular purpose or use, including but not limited to information presented on zoning, setback requirements, flood hazard zones and wetlands area(s). In no event will SEA Group, its employees, agents, and/or assigns, be liable for any damages arising out of the furnishing and/or use of such information.

Any depiction of possible intrusion, trespass, invasion, and/or possible encroachment into the possessions or rights of another is not a matter of survey. An attorney and/or title company should be consulted in all matters with respect to any rights of possession(s) and matters of title.

Along any line where a deed gap or overlap or inconsistency in line of occupation occurs, unwritten rights may be available to the subject and/or the adjoining real estates.

Legal Drain Tile or Ditch Note
A search of County Surveyor records and information shows that the Subject Real Estate is not burdened by either a Legal Drain Tile or a Legal Drain Ditch.

Flood Information Note
Flood status information was obtained using Flood Insurance Rate Maps (FIRM) provided by the United States Department of Homeland Security, Federal Emergency Management Agency (FEMA), on their website, located at http://msc.fema.gov/.

The Subject Real Estate described hereon was mathematically calculated and scaled on the FIRM Maps of Hendricks County, Indiana, Map Number 18063C0252D and 18063C0251D, dated 9/25/09, and was found to be located in Flood Zone X and NOT within a Special Flood Hazard Zone.

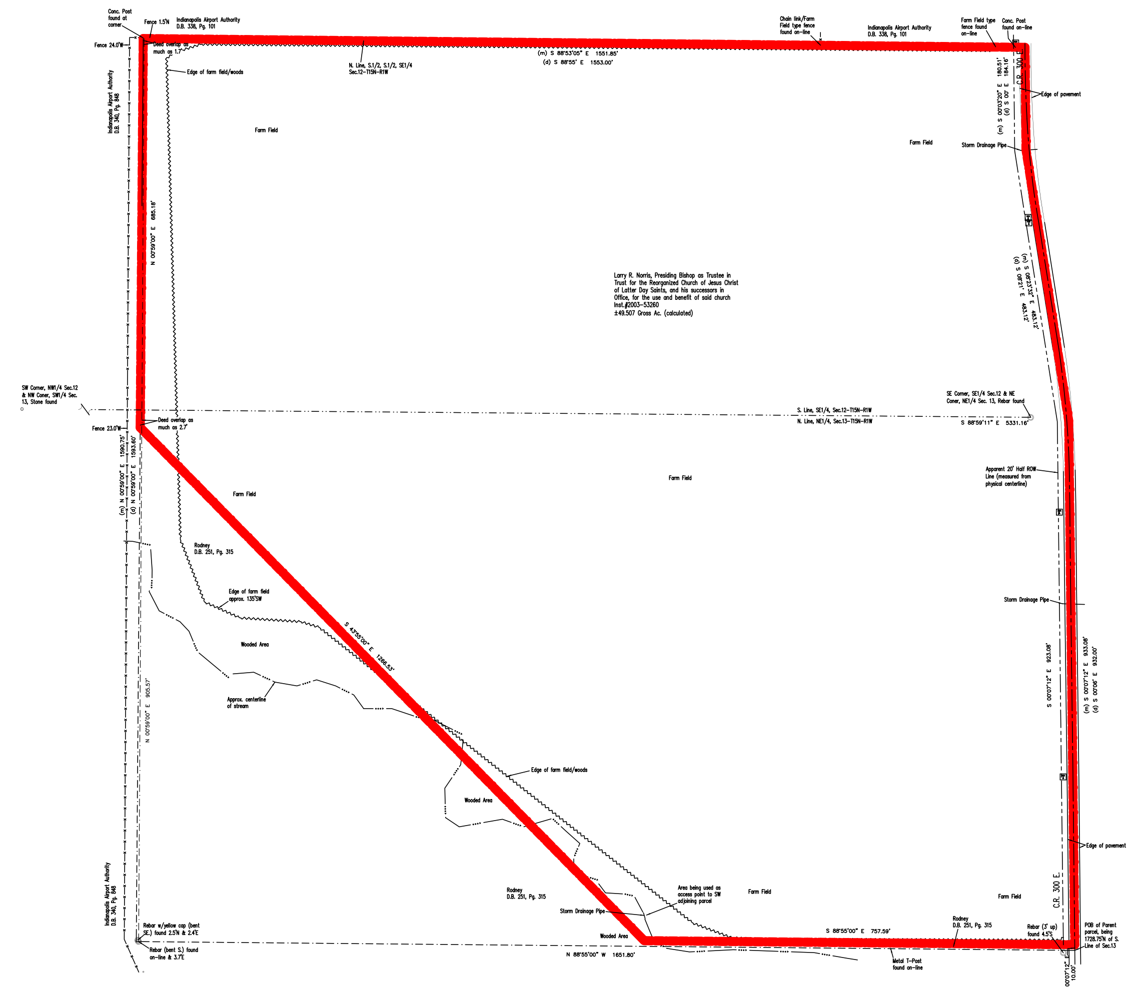
The accuracy of any flood hazard data shown on this Land Survey is subject to map scale uncertainty and to any other uncertainty in location or elevation on the referenced Flood Insurance Rate Map. This certification is restricted to a review of the FIRM noted above and shall not be construed as a confirmation or denial of flooding potential.

Title Insurance Company Commitment Note
Evidence of source of title for the subject tract was provided by Fidelity National Title Insurance Company, having a Title Commitment Number of 15-08074 and is dated effective July 31, 2015. Some certain survey-related "Exceptions" exist that were disclosed in Schedule B of said title commitment, and have been depicted on the survey, each being identified by their recording data. Should any additional items need to be depicted on the survey, please notify us and provide the appropriate documents.

Survey related "Exceptions" with regard to the Subject Real Estate:

#13. ROW Easement, Bk. 2, Pg. 349 - The description contained in the document does not clarify a specific property. An apparent 20' Half ROW is shown hereon.

Current ownership for the Subject and Adjoining real estates are shown per County Assessor records, and the documents listed hereon can be obtained from the County Recorder's Office.



SYMBOL LEGEND

SEA GROUP MONUMENT SET	SIGN	FIRE MAIN	GAS LINE MARKER
CUT "X" SET or FOUND	LARGE SIGN	FIRE HYDRANT	GAS VALVE
BRASS PLUG / COPPER WELD	UTILITY POLE	WATER METER	GAS METER
SURVEY MARKER FOUND	LIGHT POLE	WATER VALVE	TELEPHONE MANHOLE
PK or MAG NAIL FOUND	GROUND LIGHT	WATER WELL	TELEPHONE UTILITY
SECTION CORNER (AS NOTED)	ELECTRIC METER	BEE-HIVE INLET	TELEPHONE LINE MARKER
BENCHMARK (AS NOTED)	ELECTRIC UTILITY	CURB INLET	SANITARY SEWER MANHOLE
RIGHT OF WAY MARKER	DECIDUOUS TREE	DRAINAGE INLET	SANITARY SEWER MARKER
TRAFFIC SIGNAL POLE	EVERGREEN TREE	MANHOLE	STORM SEWER MANHOLE
AIR CONDITONER	MAIL BOX	AIR / VACUUM EQUIPMENT	CABLE UTILITY

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

SEA Group
Land Surveyors · Civil Design
Construction Layout
494 Gradle Drive Carmel, Indiana 46032
Phone: 317.844.3333 Fax: 317.844.3383
www.seagroupllc.com info@seagroupllc.com

1200 S. County Road 300 E.
Danville, IN

PROJECT LOCATED IN:
SECTION 12/13 - TOWNSHIP 15 NORTH - RANGE 1 WEST
CENTER TOWNSHIP, HENDRICKS COUNTY

ALTA/ACSM
LAND TITLE SURVEY

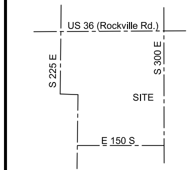
PREPARED FOR:
Colliers International
9339 Priority Way West Drive, Suite 120
Indianapolis, IN 46240

REV. #	DATE	REV. DESC.
.	..	...

DRAWING LEGEND

EXISTING METAL-TYPE FENCE
EXISTING WOOD-TYPE FENCE
GAS = UNDERGROUND GAS LINES
CATV = UNDERGROUND CABLE TELEVISION LINES
WTR = UNDERGROUND WATER LINES
STM = UNDERGROUND STORM SEWER
SAN = UNDERGROUND SANITARY SEWER
FBOP = UNDERGROUND FIBER-OPTIC
UGT = UNDERGROUND TELEPHONE
UGE = UNDERGROUND ELECTRIC
OHE = OVERHEAD ELECTRIC
OHT = OVERHEAD TELEPHONE
OVHD = OVERHEAD UTILITY
TRAF = OVERHEAD TRAFFIC LINES
IRR = UNDERGROUND IRRIGATION LINES
SECTION LINE (AS NOTED)
R.O.W. = RIGHT OF WAY (AS NOTED)
CENTERLINE AS NOTED
B.S.L. = BUILDING SETBACK LINE
EASEMENT (AS NOTED)
REAL ESTATE LINES (AS NOTED)
SUBJECT REAL ESTATE SURVEY LINE (AS NOTED)
EXISTING CONC. CURB (AS NOTED)
TOB = TOP OF BANK
TOS = TOE OF SLOPE
EXISTING FLOWLINE
CONTOURS - MAJOR INTERVAL
CONTOURS - MINOR INTERVAL
(P) = PLATTED BEARING AND DIMENSION
(D) = DEEDED BEARING AND DIMENSION
(C) = CALCULATED BEARING AND DIMENSION
(M) = MEASURED BEARING AND DIMENSION

VICINITY MAP - NOT TO SCALE



Approved By:	JMF
Drawn By:	JMF
Date of Last Field Work:	9/18/15
Date Plotted:	9/21/15

Reference #: ..

Project Number:
C15-0789

Sheet Number :
1 of 1