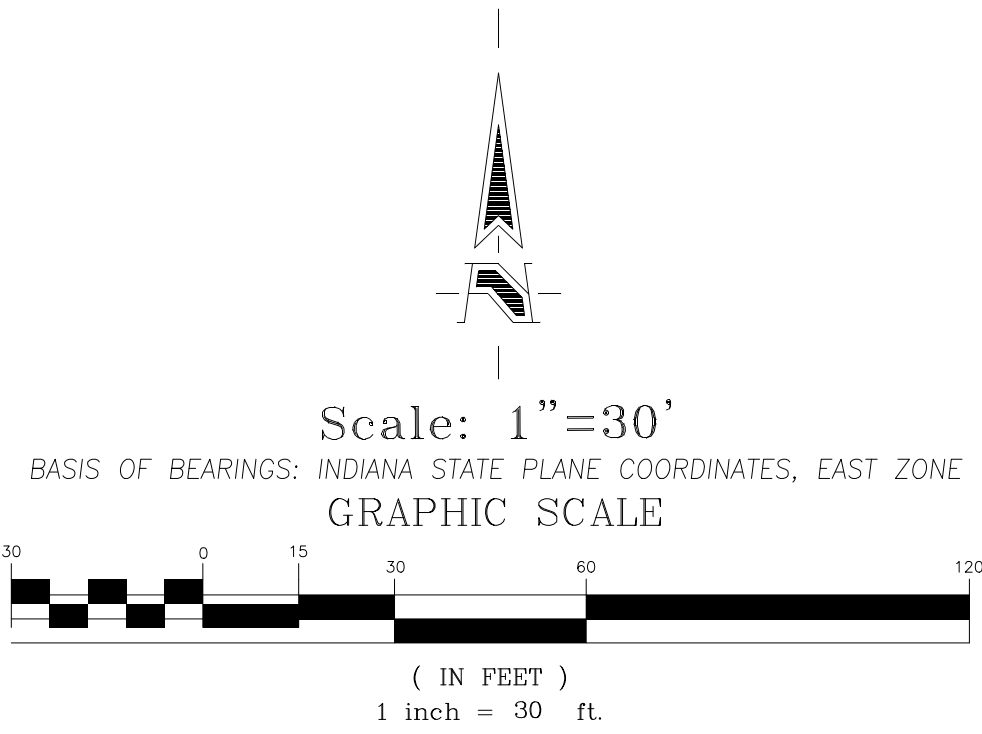


BORKOWSKI'S SUBDIVISION

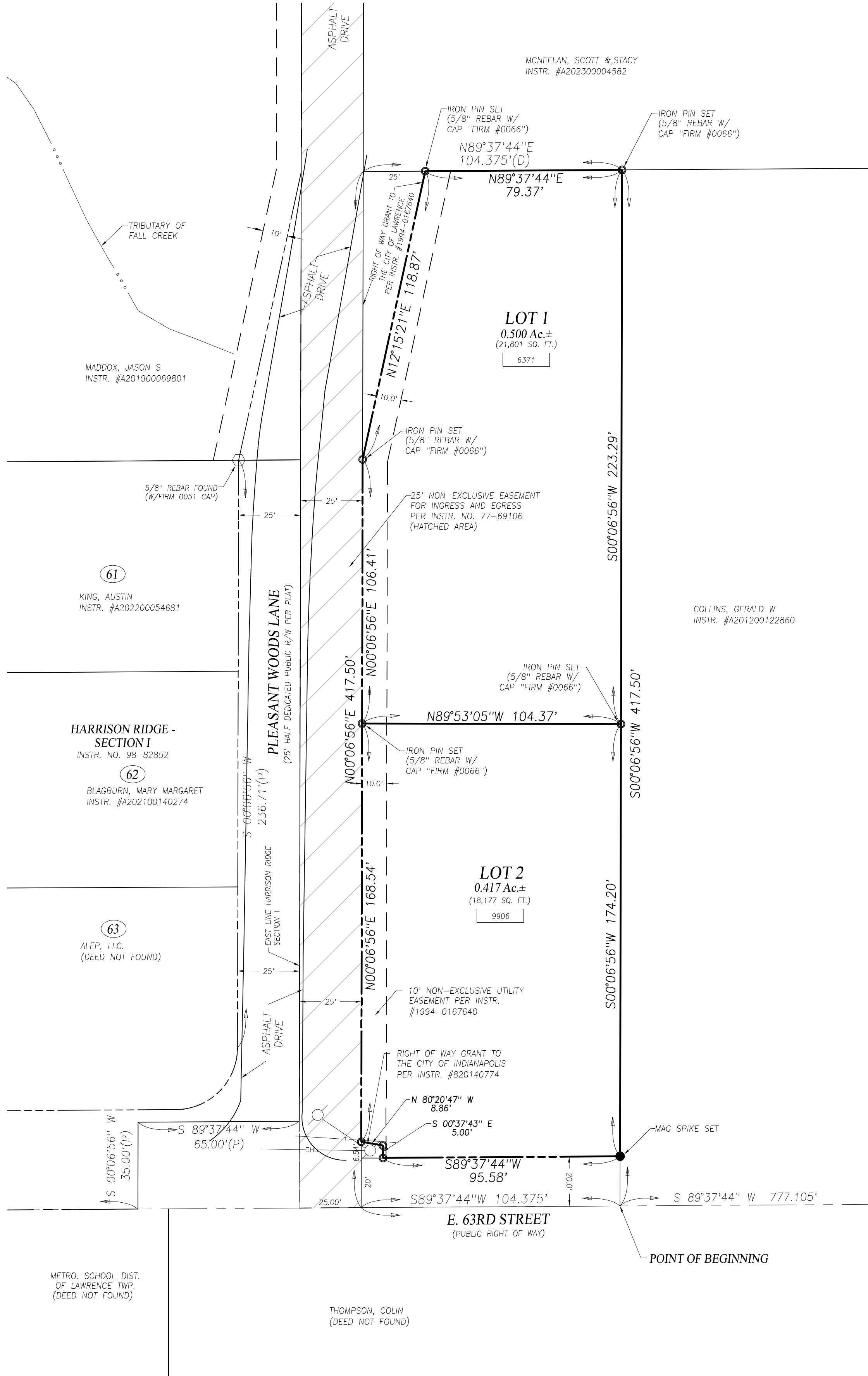
PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E.,

SECONDARY PLAT

PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E., CENTER TOWNSHIP, MARION COUNTY, INDIANA



LOT ADDRESSES:
Lot 1: 6371 Pleasant Woods Lane, Indianapolis, IN 46236
Lot 2: 9906 East 63rd Street, Indianapolis, IN 46236



LEGAL DESCRIPTION

Part of the Northwest Quarter of the Southwest Quarter of Section 32, Township 17 North, Range 5 East of the Second Principal Meridian in Marion County, Indiana, more particularly described as follows:

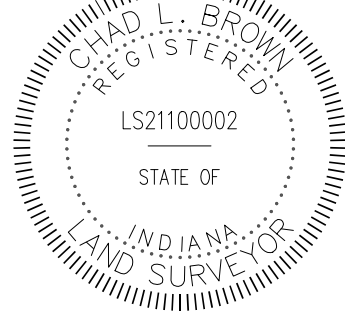
Beginning at a point on the South line of said Quarter Quarter Section at a distance of 777.105 feet West of the Southeast corner of said Quarter Quarter Section, said point being also on the Centerline of East 63rd Street as now located, running thence North parallel to the East line of Quarter Quarter Section 417.5 feet to a point; thence West parallel to said South line 104.375 feet to a point; thence South parallel to said East line 417.5 feet to a point in said South line; thence East in and along said South line 104.375 feet to the place of beginning.

This subdivision consists of 2 lots, Numbered 1 and 2 all inclusive, all as shown on the within plat. The size of each lot and width of the streets and alleys are shown in figures denoting feet and decimal parts thereof.

This plat is based on a survey prepared by Hahn Surveying Group, Inc. as Job No. 26-33983, dated May 7, 2026 and recorded as Instrument No. A202600038126 in the Office of the Recorder of Marion County, Indiana.

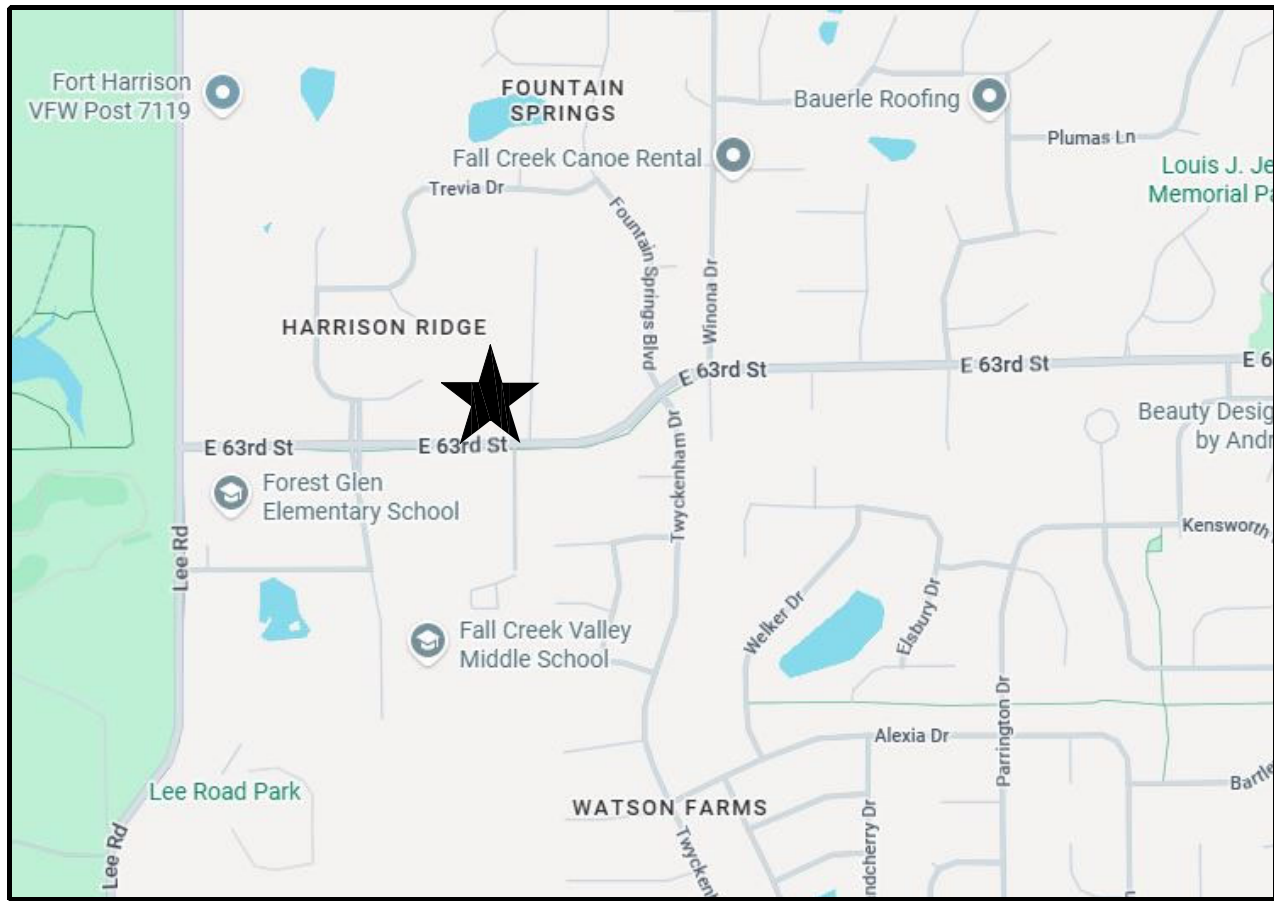
Witness my signature this 14th day of May, 2026.

Chad L. Brown
Chad L. Brown, Registered Land Surveyor No. C21100702
State of Indiana



This Instrument was prepared by Chad L. Brown

I affirm under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law. - Chad L. Brown



VICINITY MAP

DECLARANT

The undersigned, Catherine Borkowski, the owner of record of the real estate described hereon, do hereby certify that it has laid off, platted and subdivided and does hereby lay off, plat and subdivide said real estate as shown hereon in accordance with the within plat.

This subdivision shall be known and designated as BORKOWSKI'S SUBDIVISION, PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 17 NORTH, RANGE 5 EAST, a subdivision for single family residences in Center Township, Marion County, Indiana.

Subject to the Standards and Specifications of the Citizens Energy Group, Sanitation Section.

Subject to the Standards and Specifications of the Department of Public Works, Sanitation Section.

Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.

Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.

Section 01. Enforcement Covenant

"Metropolitan Development Commission: The Metropolitan Development Commission, its successors and assigns shall have no right, power or authority to enforce any covenants, restrictions or other limitations contained herein other than those covenants, restrictions or limitations that expressly run in favor of the Metropolitan Development Commission; provided that nothing herein shall be construed to prevent the Metropolitan Development Commission from enforcing any provision of this article, or any conditions attached to approval of this plat by the Plat Committee."

Section 02. Sight Distance Covenant

"Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 feet and 9 feet above the street shall be placed or permitted to remain on any corner lot within the triangular area formed by the street right-of-way lines and a line connecting points 25 feet from the intersection of such street right-of-way lines, or in the case of a rounded property corner, from the intersection of the street right-of-way lines extended. The same sight line limitations shall apply to any lot within 10 feet from the intersection of a street right-of-way line with the edge of the driveway pavement or alley line. No tree shall be permitted to remain within such distances of such intersections unless the foliage is maintained at a sufficient height to prevent obstruction of the sight lines."

Section 03. Storm Drainage Covenant

"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the drainage plan as approved for this plat by the City of Indianapolis and the requirements of all drainage permits issued for this plat."

Section 04. Sanitary Sewer Covenant

"It shall be the responsibility of the owner of any lot or parcel of land within the area of this plat to comply at all times with the provisions of the sanitary sewer construction approved by the municipality and the requirements of all sanitary sewer construction permits issued for this plat. Owner further covenants that no building, structure, tree or other obstruction shall be erected, maintained, or allowed to continue on the portion of the owner's real estate in which the easement is granted without express written permission, that is then duly recorded, and shall run with the real estate. The municipality and its agents shall have the right to ingress and egress, for temporary periods only, over the owner's real estate adjoining such easement and right-of-way, when necessary to construct, repair or maintain sanitary sewer facilities."

Section 05. Storm Water Best Management Practices Covenant 749

"This subdivision has been designed to include stormwater quality best management practices (BMPs) that must be maintained by the owner. An Operations and Maintenance Manual is available for the BMPs. Upon activation of the homeowner's association, it shall be the responsibility in perpetuity of the homeowner's association and the individual owners of any lot or parcel of land within the area of this plat, jointly and separately, to comply with the Operations and Maintenance Manual, fees and maintenance requirements."

All rights of way shown on the within plat not heretofore dedicated to the public are hereby dedicated.

Utility Covenant: Each lot in this subdivision is subject to an easement for utility services to the other lots in the subdivision on the within plat.

OWNERS CERTIFICATION

Owners of the lots in this subdivision shall take title to said lot, subject to the easements, covenants, and restrictions as shown on the within plat.

Dated this _____ day of _____, 2026.

(Owner) _____

STATE OF INDIANA)
JSS:
COUNTY OF MARION)

Before me, the undersigned Notary Public, in and for said County and State, personally appeared Jeffrey D. Cummings, owner, who acknowledged the execution of the foregoing as a voluntary act and deed for the purposes herein express and affixed his signature hereto.

Witness my hand and Notarial Seal this _____ day of _____, 2026.

Signature: _____

Printed Name: _____

My County of residence is: _____

My Commission expires: _____

BORKOWSKI'S SUBDIVISION

PART OF THE N.W 1/4 OF THE S.W. 1/4 SEC. 32,T.17N.,R.5.E.,

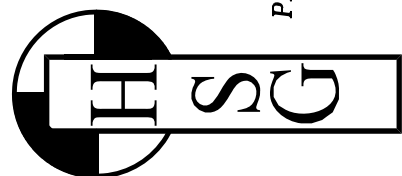
SECONDARY PLAT

DWG. BY: JG
FW. BY: LK
CK. BY: CLB.

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Hahn Surveying Group, Inc.

HAHN SURVEYING GROUP, INC.

LAND SURVEYORS - Established in 1975
8925 N. MERIDIAN STREET, SUITE 120, INDIANAPOLIS, IN 46260
PHONE: (317) 846-0840 FAX: (317) 846-4288 E-MAIL: INFO@HAHNSURVEYING.COM
WEBSITE: www.hahnsurveying.com



SHEET

1 OF 1
JOB NO.
26-33983-001