

**METROPOLITAN DEVELOPMENT COMMISSION
HEARING EXAMINER**

May 29, 2025

Case Number: 2025-CZN-821 / 2025-CPL-821

Property Address: 2833 McPherson Street

Location: Center Township, Council District #8

Petitioner: Arcadia 1 Development, LLC, by Jynell D. Berkshire

Current Zoning: D-5

Request: Rezoning of 0.11-acre from the D-5 district to the D-8 district to provide for a single-family attached dwelling structure.

Current Land Use: Residential

Staff Recommendations: **Approval** of the plat, subject to the conditions noted below.

Staff Reviewer: Desire Irakoze, Principal Planner II

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Hearing Examiner **approve** and find that the plat, file dated March 25, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That the plat shall be recorded within two (2) years after the date of conditional approval by the Hearing Examiner.

PETITION OVERVIEW

LAND USE

The 0.11-acres subject site consist of one lot. It is surrounding by single-family dwellings, further to the east is the Monon trail. In 2024 a single-family residential permit was issued (STR24-04823), This companion request will split that home into two (2) individual lots.

The property to the north 2837 McPherson was made into a 2-unit condominium.

REZONING

This request would rezone the property from the D-5 district to the D-8 district for residential development of a single-family attached dwelling that would not be permitted in the exiting D-5 district.

D-5 is Dwelling District Five, for medium intensity residential development at a typical density of 4.5 units per acre and is not intended for suburban use. Designed for urban, built-up areas of the Community using a rectilinear development pattern to achieve the fine-grain of accessibility requisite for all modes of travel. Complete urban public and community facilities are required.

D-8 is Dwelling District Eight, which is a unique district that allows all forms of residential development except mobile dwellings. The district is designed to provide for the wide range and mixture of housing types found in older, inner-city neighborhoods, as well as along older residential/commercial thoroughfares.

PLAT

Site Plan

This request would provide for a replat of lot 92 (approximately 40 feet wide) of Boswell and Fleming's Grandview Addition subdivision which would equally divide Lot 92 into 20-foot-wide lots for two (2) attached single-family dwellings.

Boswell and Fleming's Grandview Addition

Streets

Both lots would front along McPherson Street, which is a local, 50-foot-wide public street

Sidewalks

Sidewalks exist along the McPherson Street frontage.

Waivers

None requested.

STAFF ANALYSIS

Staff is supportive of the rezoning to the D-8 district because it would allow for an additional residential dwelling to be constructed in line with the context of the surrounding area.

Additionally, the proposed dwelling district would also align with the Traditional Neighborhood recommendation of the Comprehensive Plan

GENERAL INFORMATION

Existing Zoning	D-5	
Existing Land Use	Residential	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-5	Residential (Single-Family Use)
South:	D-5	Residential (Single-Family Use)
East:	D-8	Residential (Single-Family Use)
West:	D-5	Residential (Single-Family Use)
Thoroughfare Plan		
McPherson Street	Local Street	48-foot proposed right-of-way and 50-foot existing right-of-way
Context Area	Compact	
Floodway / Floodway Fringe	No	
Overlay	No	
Wellfield Protection Area	No	
Site Plan	April 18, 2025	
Site Plan (Amended)	N/A	
Elevations	April 18, 2025	
Elevations (Amended)	N/A	
Landscape Plan	N/A	
Findings of Fact	N/A	

Findings of Fact (Amended)	N/A
C-S/D-P Statement	N/A

COMPREHENSIVE PLAN ANALYSIS

Comprehensive Plan

- Marion County Land Use Plan Pattern Book (2019)
- Infill Housing Guidelines (2021)

Pattern Book / Land Use Plan

The **Traditional Neighborhood** typology includes a full spectrum of housing types, ranging from single family homes to large-scale multifamily housing. The development pattern of this typology should be compact and well-connected, with access to individual parcels by an alley when practical. Building form should promote the social connectivity of the neighborhood, with clearly defined public, semi-public, and private spaces. Infill development should continue the existing visual pattern, rhythm, or orientation of surrounding buildings when possible. A wide range of neighborhood-serving businesses, institutions, and amenities should be present. Ideally, most daily needs are within walking distance. This typology usually has a residential density of 5 to 15 dwelling units per acre

- **Attached Housing**
 - Duplexes should be located on corner lots, with entrances located on different sides of the lot.
 - *Resilient 2.4: Orienting uses toward the streets and other public spaces creates safer pedestrian environments.*
 - *Resilient 3.3: Locating land uses based on their durability --- their resilience to the intensity of surrounding uses --- will help ensure that they hold their value over time.*
 - It is preferred that townhomes should be organized around intersections of neighborhood collector streets, greenways, parks or public squares, or neighborhood-serving retail.
 - *Healthier 1.2: Access to parks is a critical component to active living.*
 - *Resilient 3.1: Development should be concentrated on properties that already have adequate infrastructure, such as streets, parks, schools, and sewers.*
 - *Resilient 3.3: Locating land uses based on their durability --- their resilience to the intensity of surrounding uses --- will help ensure that they hold their value over time.*
 - *Competitive 1.1: Development should create vibrant, walkable places.*
 - *Competitive 1.2: In order for Indianapolis to be more competitive both regionally and nationally, it needs to provide a range of housing options, including townhomes, condos, and stacked flats within walking distance to restaurants, shops, and services.*

- If the above conditions are not met, individual buildings of attached housing (not part of a complex) may be interspersed with single-family homes, but should not make up more than 25% of the primary residential structures on a block.
 - *Resilient 3.2: Increasing housing diversity decreases neighborhood vulnerabilities during economic downturns and tastes change.*
 - *Resilient 3.3: Locating land uses based on their durability --- their resilience to the intensity of surrounding uses --- will help ensure that they hold their value over time*

Red Line / Blue Line / Purple Line TOD Strategic Plan

- Not Applicable to the Site.

Neighborhood / Area Specific Plan

- Not Applicable to the Site.

Infill Housing Guidelines

Infill Housing Guidelines

The Infill Housing Guidelines were updated and approved in May 2021, with a stated goal “to help preserve neighborhood pattern and character by providing guiding principles for new construction to coexist within the context of adjacent homes, blocks, and existing neighborhoods. These guidelines provide insight into basic design concepts that shape neighborhoods, including reasons why design elements are important, recommendations for best practices, and references to plans and ordinance regulations that reinforce the importance of these concepts.”

These guidelines apply to infill development in residential areas within the Compact Context Area and include the following features:

Site Configuration

- Front Setbacks
- Building Orientation
- Building Spacing
- Open Space
- Trees, Landscaping, and the Outdoors

Aesthetic Considerations

- Building Massing
- Building Height
- Building Elevations and Architectural Elements

Additional Topics

- Secondary Dwelling Units, Garages, and Accessory Structures
- Adapting to the Future

“As established neighborhoods experience new development, infill residential construction will provide housing options for new and existing residents. Increased population contributes positively to the local tax base, economic development, lively neighborhoods, and an interesting city. As infill construction occurs, it is important to guide development in a way that complements current neighborhoods. Each home in a neighborhood not only contributes to the existing context of adjoining houses and the block, but to the sense of place of the entire neighborhood.”

Indy Moves

(Thoroughfare Plan, Pedestrian Plan, Bicycle Master Plan, Greenways Master Plan)

The Marion County Thoroughfare Plan (2019) “is a long-range plan that identifies the locations classifications and different infrastructure elements of roadways within a defined area.”

The following listed items describe the purpose, policies and tools:

- Classify roadways based on their location, purpose in the overall network and what land use they serve.
- Provide design guidelines for accommodating all modes (automobile, transit, pedestrians, bicycles) within the roadway.
- Set requirements for preserving the right-of-way (ROW)
- Identify roadways for planned expansions or new terrain roadways
- Coordinate modal plans into a single linear network through its GIS database

ZONING HISTORY

VICINITY

2007-ZON-093; 1150 East 28th Street (east of site), Rezoning of 1.58 acres, being in the I-2-U District, to the D-8 classification to provide for residential development, **approved**.

85-UV1-123; 1150 East 28th Street (east of site), Variance of use to provide for the operation of an automobile dismantling and wrecking business, in I-2-U, **withdrawn**.

87-UV2-21; 1150 East 28th Street (east of site), variance of use and development standards to legally establish a salvage and automobile parts recovery business with outside storage and operations without required setbacks or transitional yards, in I-2-U, **withdrawn**.

91-UV2-137; 1150 East 28th Street (east of site), Variance of use to provide for the repair and outdoor storage of elevator equipment and machinery necessary for movement and erection of said equipment, in I-2-U, **denied**.

2019-ZON-020; 2942, 2946, 2950 and 2954 McPherson Street (north of site), Rezoning of 0.5 acres from the D-5 district to the C-3 Classification, **withdrawn**.

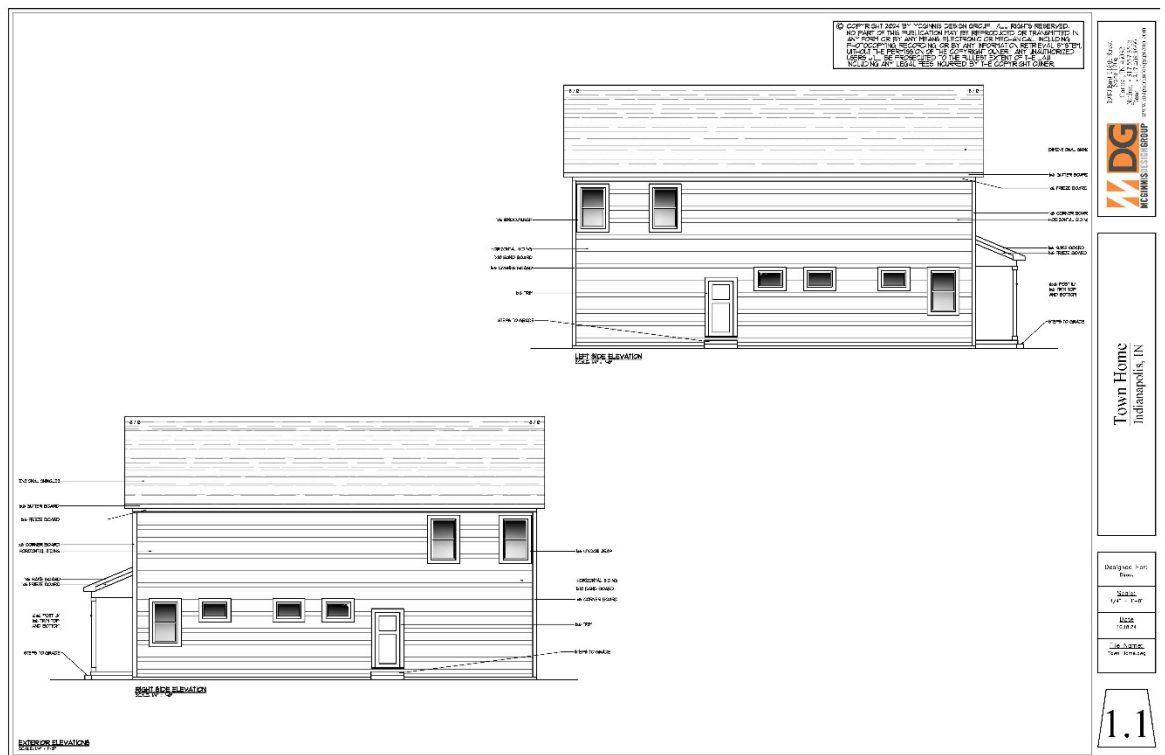
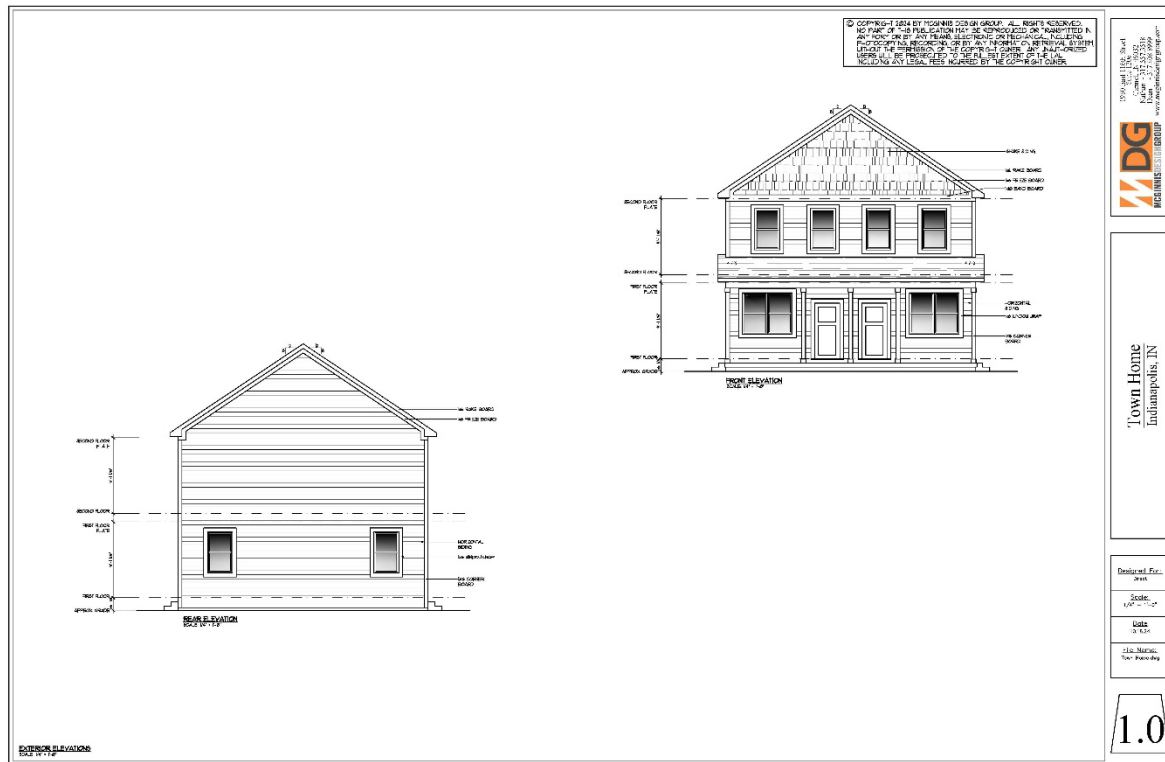
2022-DV1-055; 2853 McPherson Street (north of site), Variance of development standards of the Consolidated Zoning and Subdivision Ordinance to provide for the construction of a single-family dwelling with a 10-foot front yard setback from McPherson Street (minimum 20-foot front setback required along Neighborhood Frontages) and a detached garage with two street trees provided (five street trees required) and no planting beds provided (minimum 10% of front yard must be improved with planting beds with shrubs or perennial plants), **withdrawn**.

2024-ZON-044; 2712 Winthrop Avenue (south of site), Rezoning of 2.96 acres from the D-5 district to the D-8 district for residential development, **approved**.



The map displays a residential area with the following features:

- Streets:** Winthrop Ave, McPherson St, 28th St, Alley 1066 E, Alley 1250 E, Alley 1130 E, and Macy Ave.
- House Numbers:** 2801, 2802, 2803, 2804, 2805, 2806, 2807, 2808, 2809, 2810, 2811, 2812, 2813, 2814, 2815, 2816, 2817, 2818, 2819, 2820, 2821, 2822, 2823, 2824, 2825, 2826, 2827, 2828, 2829, 2830, 2831, 2832, 2833, 2834, 2835, 2836, 2837, 2838, 2839, 2840, 2841, 2842, 2843, 2844, 2845, 2846, 2847, 2848, 2849, 2850, 2851, 2852, 2853, 2854, 2855, 2856, 2857, 2858, 2859, 2860, 2861, 2862, 2863, 2864, 2865, 2866, 2867, 2868, 2869, 2870, 2871, 2872, 2873, 2874, 2875, 2876, 2877, 2878, 2879, 2880, 2881, 2882, 2883, 2884, 2885, 2886, 2887, 2888, 2889, 2890, 2891, 2892, 2893, 2894, 2895, 2896, 2897, 2898, 2899, 2900, 2901, 2902, 2903, 2904, 2905, 2906, 2907, 2908, 2909, 2910, 2911, 2912, 2913, 2914, 2915, 2916, 2917, 2918, 2919, 2920, 2921, 2922, 2923, 2924, 2925, 2926, 2927, 2928, 2929, 2930, 2931, 2932, 2933, 2934, 2935, 2936, 2937, 2938, 2939, 2940, 2941, 2942, 2943, 2944, 2945, 2946, 2947, 2948, 2949, 2950, 2951, 2952, 2953, 2954, 2955, 2956, 2957, 2958, 2959, 2960, 2961, 2962, 2963, 2964, 2965, 2966, 2967, 2968, 2969, 2970, 2971, 2972, 2973, 2974, 2975, 2976, 2977, 2978, 2979, 2980, 2981, 2982, 2983, 2984, 2985, 2986, 2987, 2988, 2989, 2990, 2991, 2992, 2993, 2994, 2995, 2996, 2997, 2998, 2999, 3000.
- Highlighted Areas:**
 - D 5:** Located near the intersection of Winthrop Ave and 28th St.
 - D 8:** Located near the intersection of McPherson St and 28th St.
 - 12:** Located near the intersection of Alley 1250 E and 28th St.
 - D 5:** Located near the intersection of Alley 1130 E and 28th St.
- Other Labels:** 1103, 1150, 1200, 2757, 2753, 2747, 2743, 1015, 0, 2756, 2754.



PURPOSE STATEMENT

The purpose of this Minor Plat Application is approval of a Subdivision Plat to be known as McPherson Heights Addition, A Replat of Lot 92 in Boswell & Fleming's Grandview Addition. The subject site is zoned D-5.

This proposed plat would divide the existing vacant, undeveloped lot, into two lots for the newly construction of a single-family attached structure on each newly subdivided lot. Lots One and Two would each contain half of the single-family attached structure with the lot line following the common wall and continuing through the rear of the lot.

The companion zoning petition will change the Zoning District from D-5 to D-8 to allow for the proposed construction of a single-family attached structure on each newly subdivided lot. The replat and rezoning would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

Lots One and Two would front on McPherson Avenue, with alley access in the rear. No new streets are proposed for the development.

MACPHERSON HEIGHTS ADDITION

A REPLAT OF LOT 92 IN BOSWELL & FLEMING'S GRANDVIEW ADDITION, PLAT BOOK 10, PAGE 93

PART OF THE NORTHWEST QUARTER OF SECTION 35-T16N-R4E
CENTER TOWNSHIP, MARION COUNTY, INDIANA

LAND DESCRIPTION

A part of Boswell & Fleming's Grandview Addition, the plat of which is recorded in Plat Book 10, page 93, in the Office of the Recorder of Marion County, Indiana, and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 92 in said Addition and running thence South 78 degrees 43 minutes 32 seconds East a distance of 117.24 feet to the Northeast corner of said Lot; thence South 11 degrees 16 minutes 32 seconds West a distance of 40.00 feet to the Southeast corner of said Lot; thence North 78 degrees 43 minutes 32 seconds West a distance of 117.24 feet to the Southwest corner of said Lot; thence North 11 degrees 16 minutes 32 seconds East a distance of 40.00 feet to the POINT OF BEGINNING of this description, containing all 0.08 acres, more or less.

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.

SIGHT DISTANCE COVENANT

Sight obstruction: No fence, wall, hedge or shrub planting that obstructs sight lines at elevations between 2.5 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 sightlines.

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.

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.

STORM WATER BEST MANAGEMENT PRACTICES COVENANT

This subdivision has been designed to include stormwater quality and/or quantity stormwater facilities that must be inspected and maintained by the owner. An Operations and Maintenance Manual is available for the stormwater facilities. 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 severally, to comply with the Operations and Maintenance Manual, fees and inspection and maintenance requirements.

UTILITY COVENANT

Each lot in this subdivision is subject to an easement for utility services to the other lots in the subdivision.

OWNER'S CERTIFICATE

The undersigned, _____, owner of the real estate shown and described herein, as per deed recorded in the Office of the Recorder of Marion County, Indiana as Instrument #202000000000, hereby does certify that it has laid off, platted and subdivided and hereby does lay off, plat and subdivide said real estate into Lot 1 and Lot 2, of MACPHERSON HEIGHTS ADDITION, as shown on the within Plat.

In testimony whereof, witness the signatures of _____ the Owner and Dated this _____ day of _____, 20____.

Sign: _____

Print: _____

STATE OF _____) ss:

COUNTY OF _____)

Before me the undersigned Notary Public, in and for the County and State, personally appeared _____ and acknowledged the execution of the foregoing instrument as their voluntary act and deed, for the purposes therein expressed.

Witness my hand and notarial seal this _____ day of _____, 20____.

My Commission expires: _____

I am a resident of _____ County.

I affirm, under the penalty for perjury, that I have taken reasonable care to reflect each Social Security number in this document, unless required by law. Lee Wood

Prepared by Lee Wood, PLS, Axis Surveying, PO Box 39636, Indianapolis, IN 46250

SURVEYOR'S CERTIFICATE

I, Lee Wood, hereby certify that the within Plat is a representation of the lands surveyed and platted under my direct supervision and control and that it is true and correct to the best of my knowledge and belief.

This subdivision consists of three (3) lots, numbered 1 and 2, all inclusive, and shall be known and designated as MACPHERSON HEIGHTS ADDITION with public rights of way as shown on the within plat.

The size of each lot and width of the street and alley are shown in figures denoting feet and decimal parts thereof.

This plat is based upon the Boundary Survey prepared by Axis Surveying, as Project No. 1-25048, dated February _____, 2025, and recorded on _____, 2025, as Instrument No. _____ in the Office of the Recorder, Marion County, Indiana.

There have been no changes from the meters of survey revealed by the cross-referenced survey on any lines that are common with this subdivision plat. Monuments have been or will be set at all lot corners as required by IAC 865 and the subdivision control ordinance.

Witness my signature this 10th day of February, 2025.

Lee Wood

Lee Wood
Professional Surveyor No. LS 2100280
State of Indiana



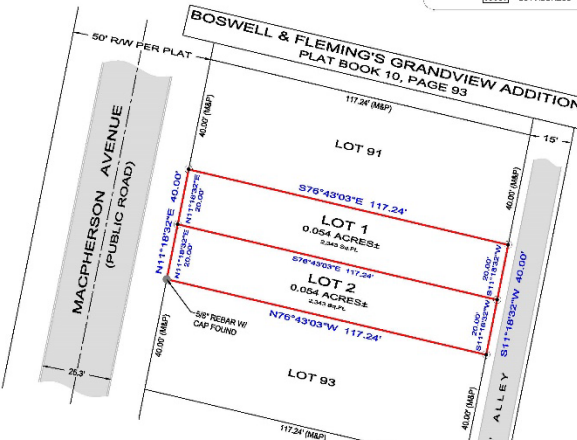
AXIS
SURVEYING, LLC

PREPARED FOR:
ARCADIA 1 DEVELOPMENT, LLC
140 N. MAPLE STREET,
ZIONSVILLE, INDIANA 46077

OWNER/SUBOWNER:
ARCADIA 1 DEVELOPMENT, LLC
140 N. MAPLE STREET,
ZIONSVILLE, INDIANA 46077

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PROJECT NUMBER: 1-25048



VICINITY MAP (NOT TO SCALE)

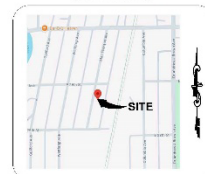


Figure 1 Proposed Primary Plat

BOUNDARY RETRACEMENT SURVEY

SURVEYOR'S REPORT:

Owner of Record: Arcadia 1 Development, LLC
Type of Survey: Retracement Survey
Purpose of Survey: Establish the survey lines and corners of Lot 92.

BASIS OF BEARINGS:

The basis of bearings for this survey were based on the Marion County specific coordinate system using GPS observations on the monuments shown herein.

UNCERTAINTY IN LOCATION OF LINES AND CORNERS:

- Availability and condition of reference monuments:
 - Curbs utilized for this survey were found to be in good condition. Uncertainty relative to the location of these curbs is 0.5 feet, north or less. (HELD)
 - An "AIE" capped 5/8" rebar found at the Southwest corner of Lot 92 was found at grade and in good condition. (HELD)
 - The 5/8" rebar of unknown origin found at the Northwest, Southwest, and Northeast corners of Lot 90 were found at or near grade and in good condition. These monuments fell within 0.4 feet or less of their calculated and accepted positions.
 - The 5/8" capped 5/8" rebar found at the Southwest, Northwest, and Southeast corners of Lot 88. These monuments were found at or near grade and in good condition. These monuments fell within 0.6 feet or less of their calculated and accepted positions.
 - The capped 5/8" rebar of unknown origin found at the Southwest corner of Lot 90 was found at grade and in good condition. (HELD)
- Occupation or possession lines:
 - None observed.
- Clarity or ambiguity of record descriptions used:
 - None observed.
- The Relative Positional Accuracy (Standard used by the surveyor herein) of the corners of the subject tract established this survey is within the specifications for a Suburban Survey (0.13 feet plus 100 parts per million).

THEORY OF LOCATION:

Curbs were split along MacPherson Avenue (west of the block) and 29th Street (north of the block) to define the physical centerlines of these roads. Part of the defining these centerlines, platted right-of-way distances were offset to define the northern and western lines of the block containing Lot 92. Platted distances, obtained from the plat of Boswell & Fleming's Grandview Addition, the plat of which is recorded in Plat Book 10, page 93, in the Office of the Recorder of Marion County, Indiana, were utilized in the definition of the remaining lines and corners of Lot 92 and its adjacents. It appeared some of the monuments found were set based on the curbs and some were not. The measurements between found monuments were not consistent enough to hold some of them directly so the curbs were held as the best solution for the subject parcel as it appeared the "AIE" capped rebar found at the southwest corner was set by the same method used on this survey.

DESCRIPTION - LOT 92 - INSTRUMENT NO. A20240082492:

Lot Number 92 in Boswell & Fleming's Grandview Addition to the City of Indianapolis, the plat of which is recorded in Plat Book 10, page 93, in the Office of the Recorder of Marion County, Indiana.

CONCLUSION OF UNCERTAINTIES:

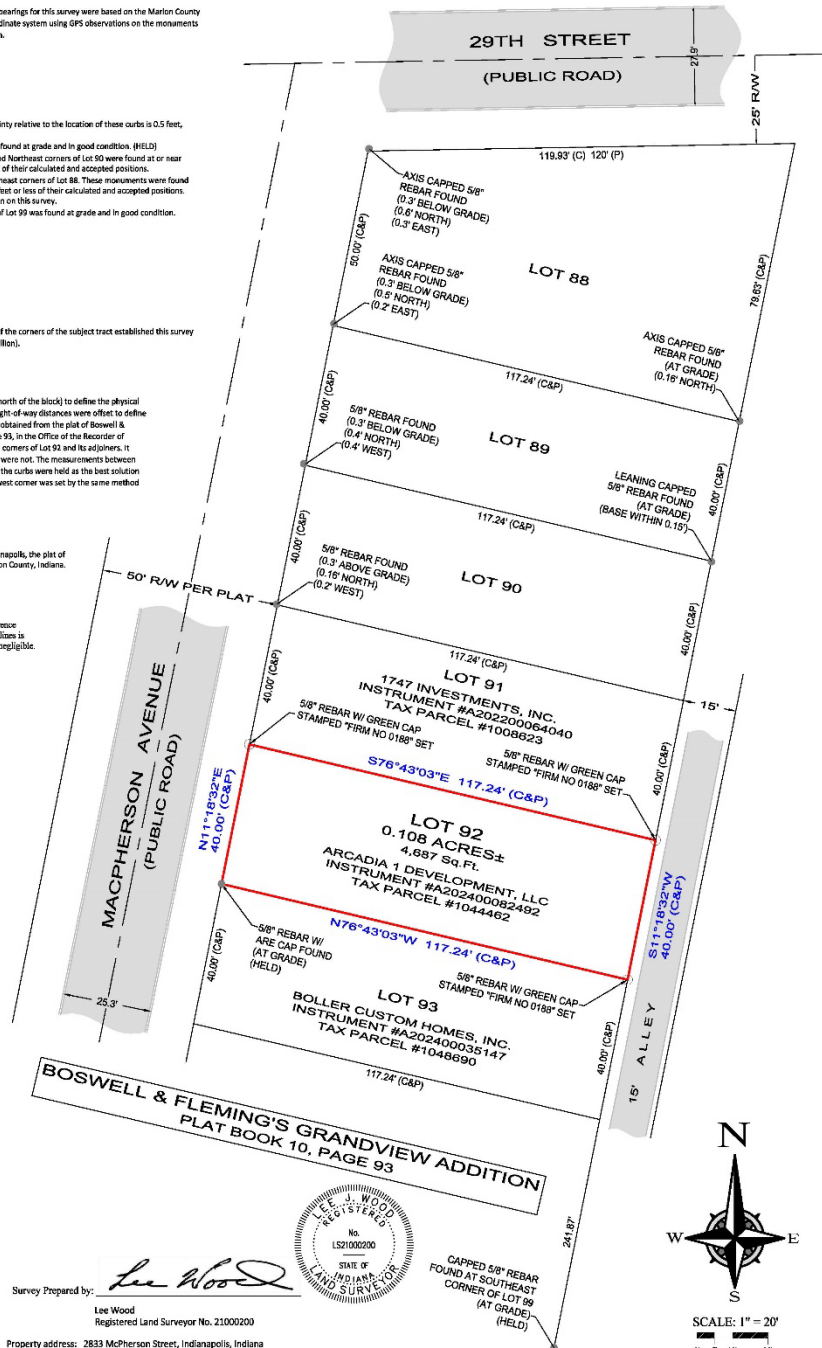
The uncertainty per this survey relative to (1) availability and condition of reference monuments is 0.6 feet, more or less, as relative to (2) occupation or possession lines is negligible, and as relative to (3) clarity or ambiguity of recorded description is negligible.

NOTES:

- Dimensions on this plat are expressed in feet and decimal parts thereof, and are the measured values.
- Survey monuments set for the survey are 5/8" inch diameter 24 inch rebar set at grade with "Firm No 0188" identification caps, unless otherwise noted on plat.
- A commitment for title insurance was not provided for use on this survey. Surveyor has made no investigation or independent search for easements of record, encumbrances, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
- Fence lines, as shown, are for informational purposes only. This survey does not warrant the right of possession or ownership of that part of the within described real estate lying between said fence lines and deed lines.
- Unless specifically shown hereon, this survey does not purport to indicate the presence or absence of storage tanks, asbestos, contaminants, or other hazardous or environmentally injurious materials; and the surveyor expressly disclaims any responsibility or liability for the same.
- A search for easements of record is not to be implied by this survey. Matters of zoning compliance is not expressed or guaranteed by this survey.

LAND SURVEYOR CERTIFICATE:

I, Lee Wood, hereby certify that I am a Land Surveyor, licensed in compliance with the laws of the State of Indiana; and that to the best of my knowledge and belief, the survey plat within represents a survey made under my supervision in accordance with Title 85, Article 1, Rule 12 of the Indiana Administrative Code. The field work for said survey was completed on November 13, 2024.



LEGEND	
○ SURVEY MARKER SET (5/8" IRON REBAR) WITH FIRM NO 0188 CAP (SEE EXAMPLE TO RIGHT)	● SURVEY MARKER FOUND AS NOTED ON PLAT
■ BUILDING	⊕ SECTION CORNER
■ ASPHALT	⊕ MEASURED
■ CONCRETE	(C) CALCULATED
■ STONE	(D) DEED
	(P) PLAT
	(R) RECORD
	SRE SUBJECT REAL ESTATE

Survey Prepared by:

Lee Wood

Registered Land Surveyor No. 21000200

Property address: 2833 MacPherson Street, Indianapolis, Indiana

Survey and certified: February 10, 2025

RETRACEMENT SURVEY

2833 MCPHERSON STREET

LOT 92
A PART OF BOSWELL & FLEMING'S GRANDVIEW
ADDITION, PLAT BOOK 10, PAGE 93

PREPARED FOR:
ARCADIA 1 DEVELOPMENT, LLC

AXIS
SURVEYING, LLC

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PROJECT NUMBER 25049

DRAWN BY: BMHL
CHECKED BY: LW
ISSUE DATE: 2/10/2025

SHEET
1 OF 1

Figure 2 Existing Plat



Figure 3 Subject Property



Figure 4 Sidewalk on McPherson Street



Figure 5 Building Separation



Figure 6 Garage Access off of alley