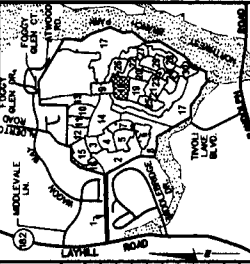


Plat Name: Poplar Run
Plat #: 220121240 - 220121310

Location: Located at the intersection of Tivoli Lake Boulevard and Redspire Drive
Master Plan: Kensington-Wheaton
Plat Details: R-200 zone; 212 lots, 9 parcels
Community Water, Community Sewer
Applicant: Winchester Homes, Inc.

This subdivision plats have been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plats comply with Preliminary Plan No. 120060510 (MCPB Resolution No. 08-26) and with Site Plan No. 82007002A (Certified Site Plan dated April 23, 2012), as approved by the Board, and that any minor modifications reflected on the plats do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.



VICINITY MAP
SCALE: 1" = 200'

NO.	DELTA	RADIUS	ARC	TAN	CHD BEARING & DIST.
1	23°51'30"	355.00	147.83	75.07	S 80°24'07" E 46.17
2	14°11'30"	275.00	88.21	34.28	S 12°22'27" W 68.03
3	0°17'30"	303.75	157.69	76.81	S 07°27'36" W 157.63
4	5°32'31"	325.00	31.44	15.73	N 85°19'59" W 31.42
5	8°07'45"	355.00	244.43	146.59	N 47°39'17" E 225.04
6	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
7	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
8	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
9	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
10	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
11	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
12	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
13	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
14	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
15	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
16	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
17	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
18	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
19	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
20	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
21	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
22	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
23	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
24	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
25	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
26	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
27	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
28	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
29	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29
30	8°07'45"	355.00	174.89	104.94	S 47°39'17" E 96.29

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan for development of this property, approved by the Montgomery County Planning Board as amended, shall be deemed to be incorporated into this plat, unless expressly stated otherwise. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or make all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120069510 and Site Plan No. 02070026, as amended.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Densely Dwelling Units (MDDU).
- The three (3) foot wide Street Tree Easement "STE" shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-planting of the street trees. Further, it is the intent that the utility companies will be utilizing only the near line (10) foot of the thirteen (13) foot wide PUE shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines linearly within the said three (3) foot wide strip.
- This property appears on Montgomery County Tax Maps JR121, JR122, JR341 and JR342.
- This property shown hereon is zoned R-200.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby affirm that this plan of subdivision, dedicating the street shown hereon to public use, establishes the minimum building restriction lines and grant to Montgomery County, Maryland, a temporary easement (Easement 15) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE", with said lands and provisions of such a Grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

Further, we hereby establish the following two (2) reciprocal ingress/egress easements the first (1st) being, in, through, over and across part of Lots 1 through 12, Block L, inclusive, as delineated hereon for the benefit of Lots 1 through 11, Block O, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

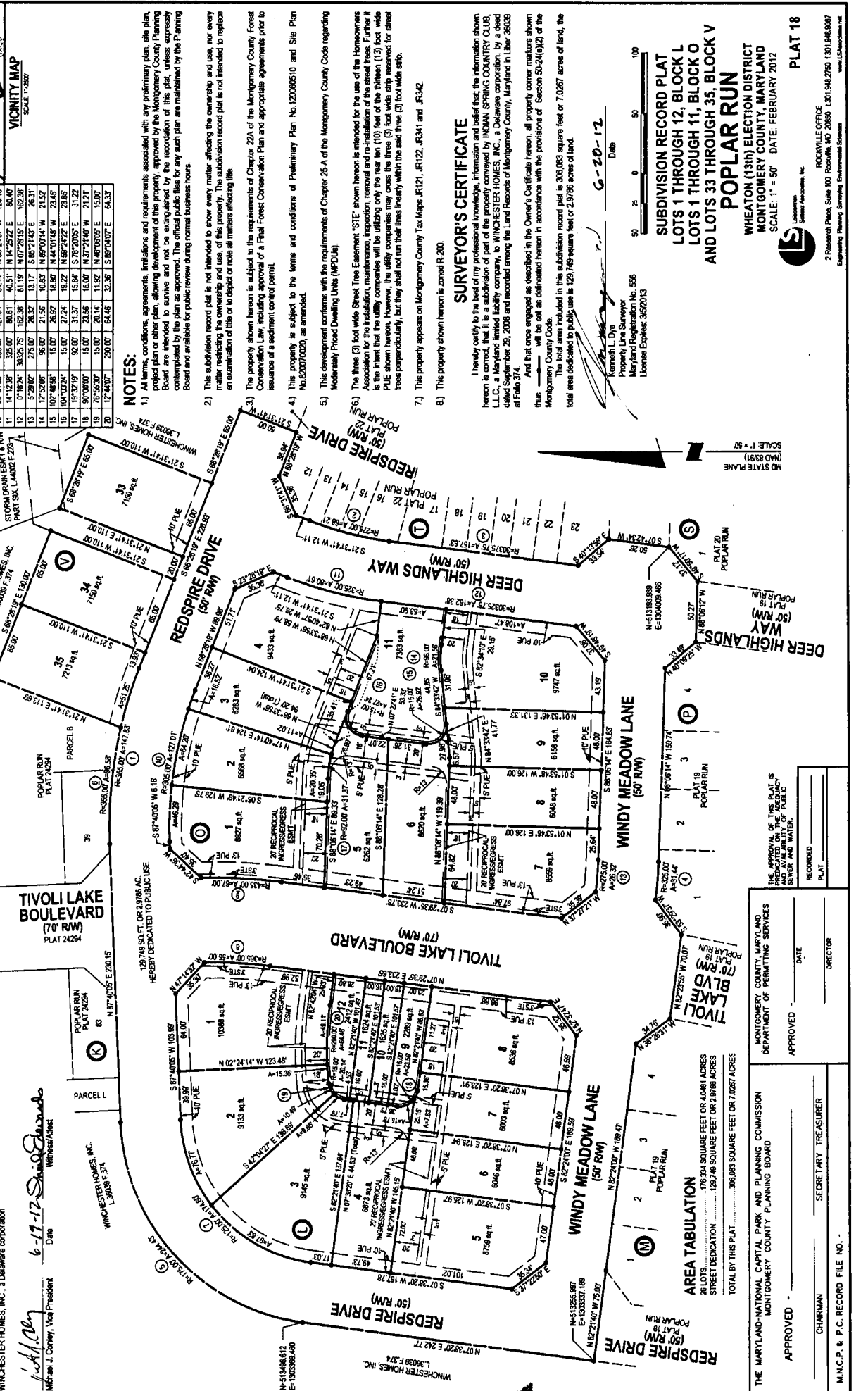
Further, we grant to the Homeowners Association a Street Tree Easement, designated hereon as STE for installation, maintenance, inspection, removal and re-planting of the street trees within said easement and that we as owners of the property and our successors, agents and assigns will cause a property corner and right-of-way to be set by a registered Maryland Surveyor in accordance with Section 5-24(a)(2) of the Montgomery County Code.

As owners of this subdivision, we, our successors, agents and assigns will cause a property corner and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 5-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

6-17-17
Michael J. Conroy, Vice President
Date
Witness/Agent



AREA TABULATION

26 LOTS 178,334 SQUARE FEET OR 4.041 ACRES
STREET DEDICATION 129,749 SQUARE FEET OR 2.978 ACRES
TOTAL BY THIS PLAT 308,083 SQUARE FEET OR 7.0287 ACRES

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 25, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 36038 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code included in this subdivision record plat is 308,083 square feet or 7.0287 acres of land, the total area dedicated to public use is 129,749 square feet or 2.978 acres of land.

Kenneth L. Dye
Property Line Surveyor
Maryland Registration No. 555
License Expires 3/31/2013



APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

MAN.C.P. & P.C. RECORD FILE NO. _____

APPROVED _____ DATE _____

DIRECTOR _____

RECORDED _____

PLAT _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

PLAT 18

ROCKVILLE OFFICE
2 Pleasant Plains, Suite 100, Rockville, MD 20850, 1.301.948.2750, 1.301.948.9307
www.LCSurveyors.com

Engineering Planning Surveying Environmental Sciences

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction hereon, and grant to Montgomery County, Maryland a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

Further, we grant to Montgomery County, Maryland, its successors and assigns, however, an easement in, on and over the land hereon identified as "Public Improvements Easement" and identified as "PIE" hereon with the terms and provisions of said grant being set forth in a certain document entitled "Declaration of Easement" recorded among the Land Records of Montgomery County, Maryland in Liber 3638 at Folio 374.

Further, we grant to the Homesteaders Association, Street Tree Easement, designated hereon as "STE" for installation, maintenance, inspection, removal and re-Installation of the street trees within said easement and that we as owners of the property and our successors and assigns, will never fill, excavate or plant trees within said easement and forty-foot wide easement and forty-foot wide easement and forty-foot wide easement and forty-foot wide easement.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and all other monuments to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by HOMES, INC., a Delaware corporation, by a deed dated September 29, 2009 and recorded among the Land Records of Montgomery County, Maryland in Liber 3638 at Folio 374.

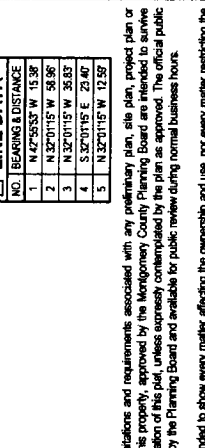
And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area indicated in this subdivision record plat is 289,023 square feet or 6.6351 acres of land, the total area dedicated to public use is 123,475 square feet or 2.8246 acres of land.

Surveyor
Vincent L. Dye
Professional No. 556
License Expires: 3/5/2013

Date
6-20-12

VICINITY MAP
SCALE 1"=200'



LINE DATA

NO.	BEARINGS & DISTANCE
1	N 47°55'33" W 15.39'
2	N 32°01'15" W 58.56'
3	N 32°01'15" W 35.83'
4	S 32°01'15" E 23.40'
5	N 32°01'15" W 12.59'

NOTES:

1. All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, approved by the Montgomery County Planning Board are hereby adopted and shall be deemed a part of this plan, unless expressly compensated by the plan as approved. The official public files for any such plan as maintained by the Planning Board and available for public review during normal business hours.
2. This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
3. The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a subdivision control permit.
4. This property is subject to the terms and conditions of Preliminary Plan No. 120060510 and Site Plan No. 82007020, as amended.
5. The development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
6. Parcels A and B, Block M, and Parcel A, Block P, shown hereon are to be conveyed to the Homeowners Association.
7. Parcels A and B, Block M, and Parcel A, Block P, shown hereon are subject to the terms and conditions of a "Common Open Space Agreement with the Maryland Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 576.
8. Parcels A and B, Block M, and Parcel A, Block P, shown hereon are subject to the terms and provisions of a Declaration of Covenants for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 576.
9. The three (3) foot wide Street Tree Easement "STE" shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-Installation of the street trees. Further, it is the intent that the utility companies will be utilizing only the rear lot (10' foot) of the lot shown in the (13' foot) wide P.U.E. shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines through within the said three (3) foot wide strip.
10. This property appears on Montgomery County Tax Map RJ121 and RJ341.
11. This property shown hereon is zoned R-20.

AREA TABULATION

NO.	AREA (SQ. FT.)	NO. OF ACRES
3 PARCELS	141,188	3.2184 ACRES
STREET DEDICATION	123,475	2.8246 ACRES
TOTAL BY THIS PLAT	264,663	5.8430 ACRES

CURVE DATA

NO.	DELTA	RADIUS	ARC	TA	CURV. BEARING	CHORD	CHORD BEARING	E. DIST.
1	333°31'	325.00'	37.44'	15.73'	S 85°19'56" E	31.42'	S 85°19'56" E	31.42'
2	107°47'	303.75'	34.59'	15.73'	S 07°31'55" W	64.59'	S 07°31'55" W	64.59'
3	129°47'	139.70'	16.51'	31.88'	S 03°10'55" W	30.75'	S 03°10'55" W	30.75'
4	65°17'27"	57.00'	6.64'	31.88'	S 59°50'36" E	33.17'	S 59°50'36" E	33.17'
5	64°44'01"	25.00'	64.00'	36.13'	S 13°40'07" E	26.77'	S 13°40'07" E	26.77'
6	64°44'01"	57.00'	64.00'	36.13'	S 13°40'07" E	61.03'	S 13°40'07" E	61.03'
7	0°16'45"	300.00'	59.11'	29.95'	N 07°52'17" E	59.11'	N 07°52'17" E	59.11'
8	64°44'01"	500.00'	72.72'	36.43'	S 14°26'25" E	72.83'	S 14°26'25" E	72.83'
9	80°16'25"	25.00'	36.83'	24.36'	N 42°24'25" E	26.81'	N 42°24'25" E	26.81'
10	64°44'01"	25.00'	64.00'	36.13'	N 51°20'07" E	61.03'	N 51°20'07" E	61.03'
11	64°44'01"	25.00'	26.25'	15.65'	N 14°30'56" E	26.77'	N 14°30'56" E	26.77'
12	64°44'01"	105.00'	165.50'	62.92'	S 13°40'07" E	165.54'	S 13°40'07" E	165.54'
13	64°44'01"	57.00'	64.00'	36.13'	S 13°40'07" E	61.03'	S 13°40'07" E	61.03'
14	64°44'01"	57.00'	64.00'	36.13'	S 13°40'07" E	61.03'	S 13°40'07" E	61.03'
15	64°44'01"	57.00'	64.00'	36.13'	N 37°31'21" E	31.65'	N 37°31'21" E	31.65'
16	0°16'45"	101.00'	101.00'	29.86'	N 07°52'17" E	99.11'	N 07°52'17" E	99.11'
17	0°16'45"	300.00'	59.11'	29.95'	N 07°52'17" E	59.11'	N 07°52'17" E	59.11'
18	64°44'01"	25.00'	26.25'	15.65'	S 51°20'07" W	26.77'	S 51°20'07" W	26.77'
19	80°16'25"	25.00'	36.83'	24.36'	N 25°37'17" W	35.10'	N 25°37'17" W	35.10'
20	7°10'09"	1636.57'	61.88'	30.94'	N 17°02'17" E	61.88'	N 17°02'17" E	61.88'
21	80°16'25"	13.00'	20.42'	13.00'	S 65°59'01" W	13.38'	S 65°59'01" W	13.38'
22	80°16'25"	13.00'	20.42'	13.00'	S 65°59'01" W	13.38'	S 65°59'01" W	13.38'
23	80°16'25"	13.00'	20.42'	13.00'	N 65°59'01" E	13.38'	N 65°59'01" E	13.38'
24	80°16'25"	13.00'	20.42'	13.00'	N 65°59'01" E	13.38'	N 65°59'01" E	13.38'
25	80°16'25"	13.00'	20.42'	13.00'	N 65°59'01" E	13.38'	N 65°59'01" E	13.38'
26	52°40'04"	12.00'	14.26'	9.17'	N 35°01'55" W	12.82'	N 35°01'55" W	12.82'
27	52°40'04"	12.00'	14.26'	9.17'	N 35°01'55" W	12.82'	N 35°01'55" W	12.82'
28	9°27'01"	215.00'	70.89'	36.44'	S 51°02'05" E	75.70'	S 51°02'05" E	75.70'
29	9°27'01"	215.00'	70.89'	36.44'	S 51°02'05" E	75.70'	S 51°02'05" E	75.70'

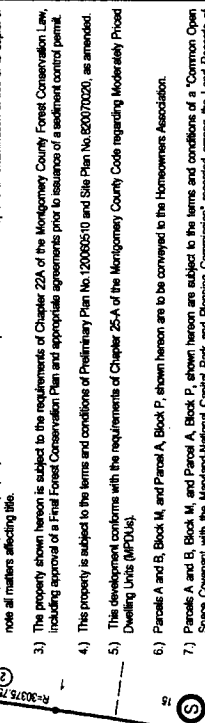
APPROVED
DATE _____
DIRECTOR

APPROVED
DATE _____
SECRETARY/TREASURER

APPROVED
DATE _____
CHAIRMAN

APPROVED
DATE _____
M.N.C.P. & P.C. RECORD FILE NO. _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD



WINDY MEADOW LANE (50' RW)
TIVOLI LAKE BOULEVARD (70' RW)
AUTUMN BROOK AVENUE (100' RW)
DEER HIGHLANDS WAY (150' RW)

Parcel A (407 sq. ft.)
Parcel B (2407 sq. ft.)

123,475 SQ. FT. OR 2.8246 AC. HEREBY DEDICATED TO PUBLIC USE

SCALE 1" = 50'

PLAT 19

WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50'
DATE: FEBRUARY 2012

ROCKVILLE OFFICE
2222 Rockville Pike, Suite 100, Rockville, MD 20850, (301) 948-2750 / (301) 548-0907
www.L3H3.com

PLAT NO.

NO.	DELTA	ARC	TAN	CHD BEARING & DIST.
1	67°19'30"	226.00	254.39	S 54°25'25" E 249.44
2	5°33'57"	226.00	21.86	S 0°30'14" W 21.85
3	3°29'54"	2160.00	130.64	S 0°20'39" W 130.62
4	4°01'44"	2160.00	151.18	S 0°26'52" W 151.15
5	9°29'04"	2100.00	347.01	N 15°01'14" E 346.61
6	8°25'54"	175.00	300.52	N 15°01'14" E 346.61
7	8°25'54"	57.59	83.30	S 0°05'50" E 83.30
8	17°07'35"	44.59	9.44	S 76°00'52" E 9.42
9	10°30'40"	1860.00	341.22	N 15°00'55" E 340.75
10	10°07'21"	3675.75	84.99	S 2°48'40" W 84.99
11	14°05'00"	180.00	35.51	S 67°19'05" E 384.1

AREA TABULATION
 114,048 SQUARE FEET OR 2.6182 ACRES
 16 LOTS
 STREET DEDICATION 71,176 SQUARE FEET OR 1.6340 ACRES
 TOTAL BY THIS PLAT 185,224 SQUARE FEET OR 4.2522 ACRES

VICINITY MAP
 SCALE 1"=200'

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described herein, hereby adopt this plan of subdivision, dedicate the streets shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement fifteen (15) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated herein as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

Further, we hereby establish a redemptive right of first refusal, in, through, over and across part of lots 1 through 15, Block S, inclusive, as delineated hereon for the benefit of Lots 1 through 15, Block S, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(a)(2) of the Montgomery County Code.

There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

Michael J. Conley
 Michael J. Conley
 Vice President
 Date: 6-17-12

NOTES:

- All terms, conditions, agreements, stipulations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive the adoption of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available to public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of this or to depict or note all matters affecting this.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 120065510 and Site Plan No. 820070020, as amended.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- This property appears on Montgomery County Tax Map 35341.
- The property shown hereon is zoned R-200.

100
50 0 50 100
 SUBDIVISION RECORD PLAT
 LOTS 1 THROUGH 15, BLOCK S
 POPLAR RUN
 WHEATON (13th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY 2012
 PLAT 20

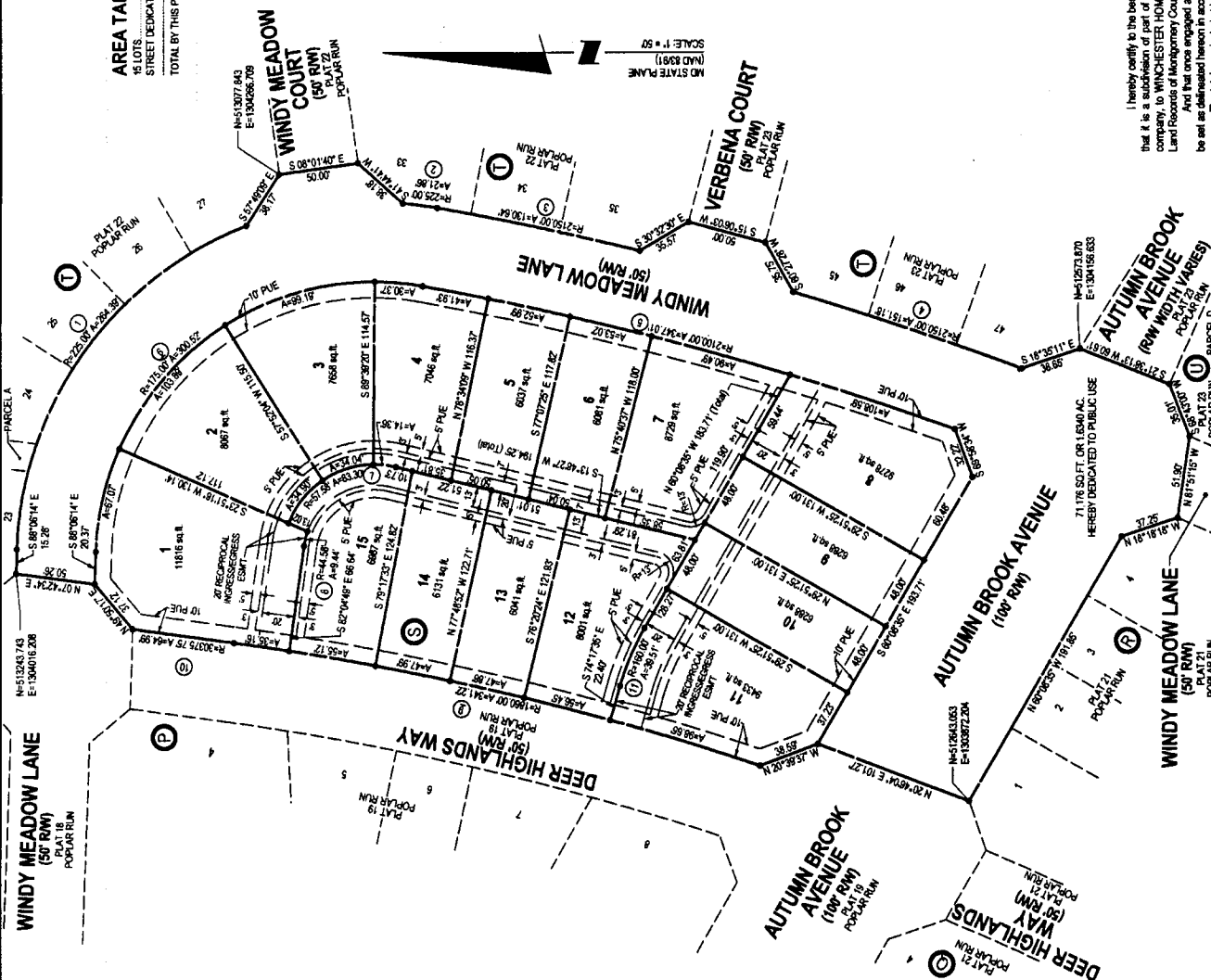
SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3838 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 185,224 square feet or 4.2522 acres of land, the total area dedicated to public use is 71,176 square feet or 1.6340 acres of land.

Kenneth L. Dye
 Kenneth L. Dye
 Property Line Surveyor
 Maryland License No. 566
 License Expires: 3/5/2010
 Date: 6-20-12



APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY TREASURER _____

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
 MONTGOMERY COUNTY PLANNING BOARD

RECORDED _____

PLAT _____

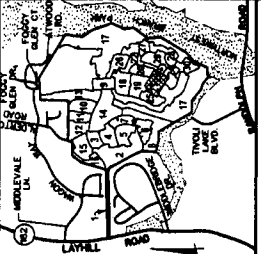
DATE _____

DIRECTOR _____

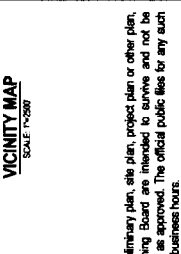
M.N.C.P. & P.C. RECORD FILE NO. _____

ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 1301 948-2750 1301 948-9067
 www.123land.com
 Engineering Planning Surveying Environmental Services

PLAT NO.

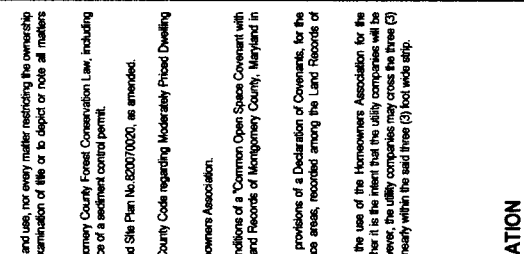


NO.	DELTA	BEARINGS & DIST.	ARC	TAN	CHORD
1	41°22'52"	S 37°47'59" E 10.687	10.64	5.97	5.74
2	56°17'26"	N 55°33'16" E 53.77	56.07	30.69	30.69
3	52°15'05"	N 75°22'11" W 21.63	21.56	10.89	10.89
4	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
5	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
6	52°15'05"	N 75°22'11" W 21.63	21.56	10.89	10.89
7	56°17'26"	N 55°33'16" E 53.77	56.07	30.69	30.69
8	41°22'52"	S 37°47'59" E 10.687	10.64	5.97	5.74
9	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
10	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
11	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
12	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
13	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
14	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
15	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
16	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
17	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
18	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
19	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
20	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
21	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
22	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
23	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
24	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
25	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33
26	14°25'16"	S 60°05'56" E 21.19	21.26	6.33	6.33



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board, are intended to survive and not be explained by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show any matter affecting the ownership and use, nor any matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 20060510 and Site Plan No. 60070020, as amended.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel A, Block Q, and Parcel B, shown hereon are to be conveyed to the Homeowners Association.
- Parcel A, Block Q, and Parcel B, shown hereon are subject to the terms and conditions of a "Common Open Space Consent with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel A, Block Q, and Parcel B, shown hereon are subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- The three (3) foot wide Street Tree Easement "SIE" shown hereon is intended for the use of the Homeowners Association for the installation, maintenance, inspection, removal and re-plantation of the street trees. Further it is the intent that the utility companies will be utilizing only the rear ten (10) feet of the thirteen (13) foot wide PLE shown hereon. However, the utility companies may cross the three (3) foot wide strip reserved for street trees perpendicularly, but they shall not run their lines linearly within the said three (3) foot wide strip.
- This property appears on Montgomery County Tax Maps R121 and R341.
- This property shown hereon is zoned R-20.



AREA	TABULATION
50 LOTS	175,666 SQUARE FEET OR 4,027.9 ACRES
PARCELS	23,941 SQUARE FEET OR 0.546 ACRES
STREET DEDICATION	101,183 SQUARE FEET OR 2.328 ACRES
TOTAL BY THIS PLAT	300,590 SQUARE FEET OR 6.903 ACRES



SUBDIVISION RECORD PLAT
LOTS 1 THROUGH 28 AND PARCEL A, BLOCK Q
LOTS 1 THROUGH 22 AND PARCEL A, BLOCK R
POPLAR RUN
WHEATON (13th) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY 2012

Survey Associates, Inc.
 2 Research Place, Suite 100 Rockville, MD 20850 301.942.2750 301.948.9667
 www.LSAAssociates.com
 Engineering Permitting Surveying Environmental Science

SCALE: 1" = 50'
NO STATE PLANE
(NAD 83/91)

AREA TABULATION
 50 LOTS 175,666 SQUARE FEET OR 4,027.9 ACRES
 PARCELS 23,941 SQUARE FEET OR 0.546 ACRES
 STREET DEDICATION 101,183 SQUARE FEET OR 2.328 ACRES
 TOTAL BY THIS PLAT 300,590 SQUARE FEET OR 6.903 ACRES

SURVEYOR'S CERTIFICATE
 I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed to WINCHESTER HOMES, INC., a Delaware corporation, by a Maryland limited liability company, and recorded among the Land Records of Montgomery County, Maryland in Liber 36039 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property comes into being as shown hereon and that the subdivision hereon is in accordance with the provisions of Section 53-24(a)(2) of the Montgomery County Code which requires that the total area included in this subdivision record plat is 300,590 square feet or 6.903 acres of land, the total area dedicated to public use is 101,183 square feet or 2.328 acres of land.

OWNER'S CERTIFICATE
 We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the areas shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, the right of way shown in lines (19) hereon across the property, adjacent, contiguous and parallel to all street right of way lines, said slope easements shall be automatically delineated along all required utility easements, and shall be subject to the terms and conditions of the Preliminary Plan No. 20060510 and Site Plan No. 60070020, as amended, recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.

Further, we grant to the applicable utility companies, their respective successors, agents and assigns, the right to install, maintain, inspect, repair and replace any utility easement, designated hereon as "PLE", with said easements and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 at Folio 457.

Further, we hereby establish the following two (2) reciprocal ingress/egress easements the first (1st) being, in, through, over and across part of Parcel A and Lots 1 through 28, Block Q, inclusive, as delineated hereon for the benefit of Lots 1 through 28, Block Q, inclusive, and the second (2nd) being, in, through, over and across part of Parcel A and Lots 1 through 22, Block R, inclusive, as delineated hereon for the benefit of Lots 1 through 22, Block R, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

Further, we grant to the Homeowners Association a Street Tree Easement, designated hereon as SIE for installation, maintenance, inspection, removal and re-plantation of the street trees within said easement and that we as owners of the property and our successors and assigns, will never fill, excavate or plant trees within said easement and right-of-way without the written consent of the Homeowners Association.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 53-24(a)(2) of the Montgomery County Code.
 There are no recorded sales, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

 Date: 6-19-12
 Witness: _____

Michael J. Conroy, Vice President

 Date: 6-19-12
 Witness: _____

APPROVED _____
 CHAIRMAN
 M.N.C.P. & P.C. RECORD FILE NO. _____

APPROVED _____
 SECRETARY/TREASURER

APPROVED _____
 DATE _____
 DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES

RECORDED PLAT

THE APPROVAL OF THIS PLAT IS MADE BY THE MONTGOMERY COUNTY PLANNING BOARD AND AVAILABLE TO THE PUBLIC BY SEWER AND WATER.

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

APPROVED _____
 DATE _____
 DIRECTOR

PLAT NO.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines; said slope easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

Further, we grant to the applicable utility companies, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PUE," with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3604 at Folio 457.

Further, we hereby establish a reciprocal ingress/egress easement, in, through, over and across all of Parcel A, Block T, as delineated hereon for the benefit of Lots 12 through 23, Block T, insofar as such easement is necessary to provide access to the property to be recorded hereon.

The owners of this subdivision, we, our heirs, assigns, successors and assigns, do hereby covenants and any other instrument to be set by a registered Maryland Surveyor, as shown in Section 50-24(a)(2) of the Maryland Code, to the satisfaction of the Montgomery County Commission on Planning and Zoning, to defend, maintain, execute, perform, and observe all covenants, conditions and restrictions affecting the property in this subdivision.

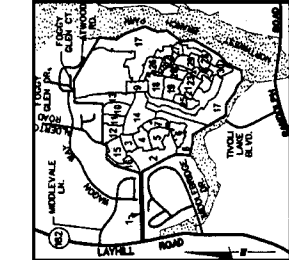
There are no recorded suits, actions at law, liens, taxes, mortgages or trusts affecting the property in this subdivision.

Michael J. Conley
Vice President
Date: 6-19-12

Witness/Attest
Date: 6-20-12

VICINITY MAP

SCALE 1"=500'



NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, allowing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be extinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property shown hereon is zoned R-200.
- This property appears on Montgomery County Tax Map #341 and #342.
- This property is subject to the terms and conditions of Preliminary Plan No. 120060510 and Site Plan No. 820070020, as amended.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDUs).
- Parcel A, Block T, shown hereon is to be conveyed to the Homeowners Association.
- Parcel A, Block T, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28045 at Folio 578.
- Parcel A, Block T, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information contained herein is a true and correct statement of the facts as shown by the original records and monuments, and that I am a duly licensed and qualified Surveyor under the laws of the State of Maryland.

WINCHESTER HOMES, INC. is the owner of the land shown hereon, and I am duly qualified to survey the same.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown thus _____ will be set as delineated hereon in accordance with the provisions of Section 50-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 178,548 square feet or 4.0889 acres of land, the total area dedicated to public use is 16,200 square feet or 0.3719 of an acre of land.

Kenneth L. Dye
Professional Surveyor
Maryland Registration No. 556
License Expires: 3/31/13

Date: 6-20-12

AREA TABULATION

24 LOTS	157,532 SQUARE FEET OR 3.6187 ACRES
STREET DEDICATION	16,200 SQUARE FEET OR 0.3719 ACRES
TOTAL BY THIS PLAT	173,732 SQUARE FEET OR 3.9886 ACRES

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED _____ DATE _____

CHAIRMAN _____ SECRETARY/TREASURER _____

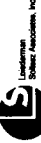
M.N.C.P. & P.C. RECORDING NO. _____

RECORDED PLAT _____

DATE _____ DIRECTOR _____

MONTGOMERY COUNTY, MARYLAND
DEPARTMENT OF PERMITTING SERVICES

WHEATON (131H) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 2012



L&S Surveyors, Inc.
ROCKVILLE OFFICE
2 Research Plaza, Suite 100 Rockville, MD 20850 1.301.944.2750 1.301.948.9887
www.L&Ssurveyors.com
Engineering Planning Surveying Environmental Science

REDSPIRE DRIVE
PLAT 18
POPULAR RUN

REDSPIRE DRIVE
PLAT 18
POPULAR RUN

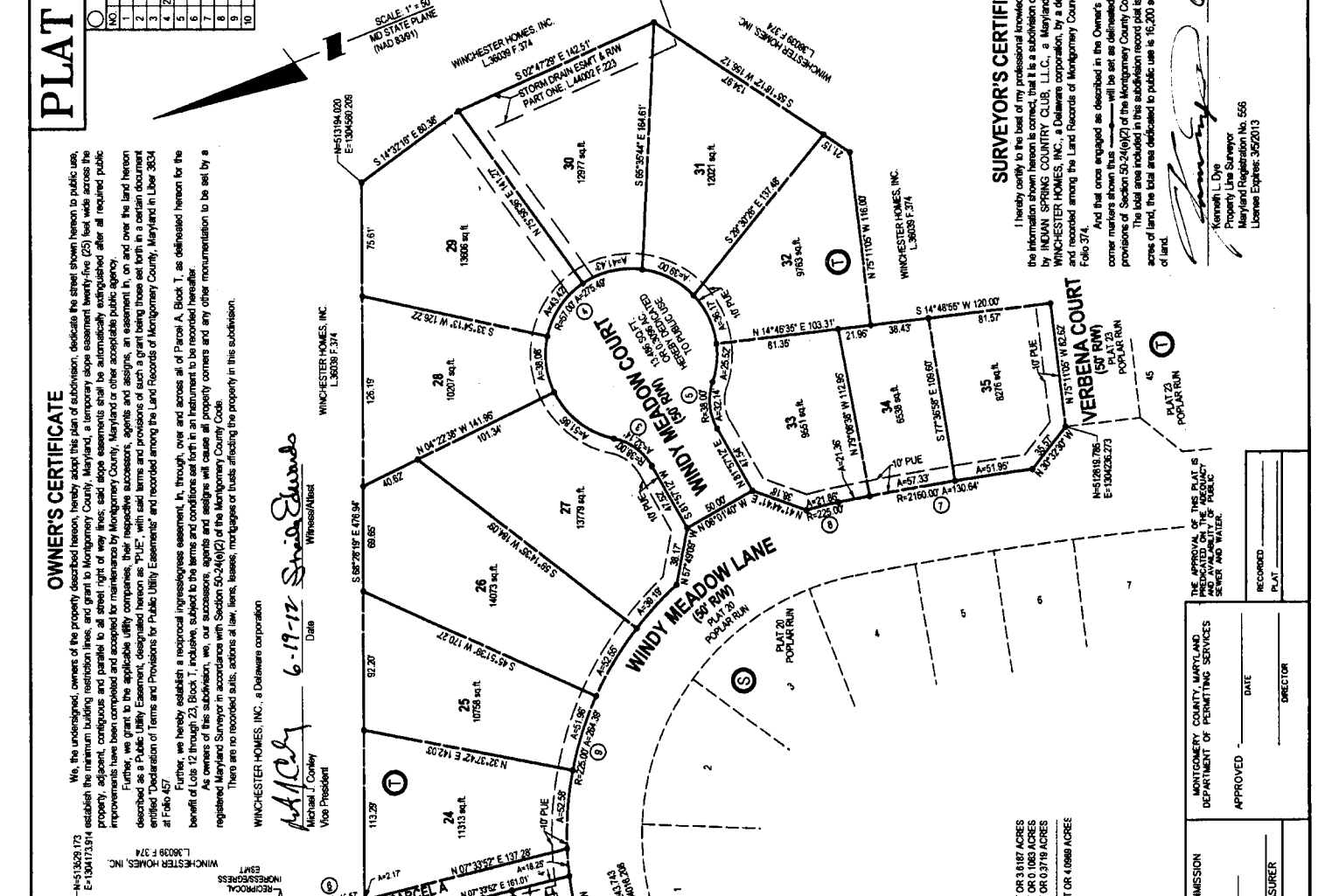
DEER HIGHLANDS WAY
(50' R/W)
PLAT 18
POPULAR RUN

WINDY MEADOW LANE
(50' R/W)
PLAT 19
POPULAR RUN

DEER HIGHLANDS WAY
(50' R/W)
PLAT 18
POPULAR RUN

VERBENA COURT
(50' R/W)
PLAT 23
POPULAR RUN

POPULAR RUN



PLAT NO.

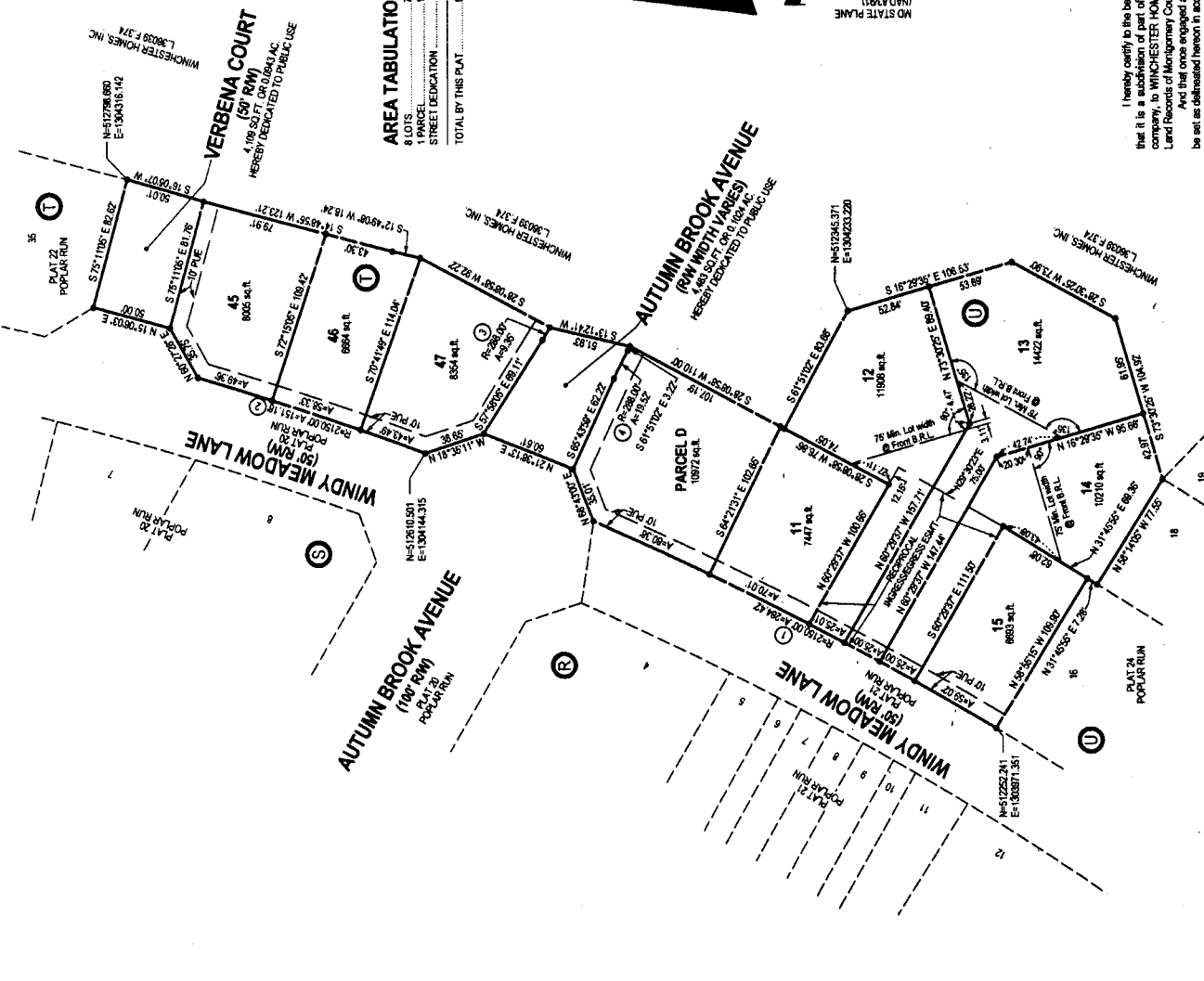
CURVE DATA			
NO.	DELTA	RADIUS	ARC TAN CHD BEARING & DIST.
1	73°41'37"	2150.07'	N 7°17'22" E 284.22'
2	4°07'44"	2150.07'	N 18°26'52" E 151.15'
3	15°13'37"	288.00'	S 56°55'32" E 9.34'
4	9°52'57"	288.00'	N 83°47'31" W 19.51'

NOTES:

- All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing development of this property, approved by the Montgomery County Planning Board are intended to survive and not be distinguished by the recordation of this plat, unless expressly contemplated by the plan as approved. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
- This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of this property. The subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
- The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a sediment control permit.
- This property is subject to the terms and conditions of Preliminary Plan No. 1200605/10 and Site Plan No. 820070020, as amended.
- This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Priced Dwelling Units (MPDU).
- Parcel D, Block U, shown hereon is to be conveyed to the Homeowners Association.
- Parcel D, Block U, shown hereon is subject to the terms and conditions of a "Common Open Space Covenant with the Maryland-National Capital Park and Planning Commission" recorded among the Land Records of Montgomery County, Maryland in Liber 28046 of Folio 52B.
- Parcel U, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the operation and maintenance of private streets, storm drain systems, and/or open space areas, recorded among the Land Records of Montgomery County, Maryland in Liber _____ at Folio _____.
- This property appears on Montgomery County Tax Map #C341.
- This property shown hereon is zoned R-20.

AREA TABULATION

LOT 1	0.179 SQUARE FEET OR 0.0004 ACRES
LOT 2	0.072 SQUARE FEET OR 0.0002 ACRES
LOT 3	0.072 SQUARE FEET OR 0.0002 ACRES
LOT 4	0.072 SQUARE FEET OR 0.0002 ACRES
TOTAL BY THIS PLAT	0.397 SQUARE FEET OR 0.0009 ACRES



OWNERS CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt the plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary slope easement twenty-five (25) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said slope easement shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or other acceptable public agency.

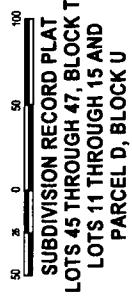
Further, we grant to the applicable utility companies, their respective successors, agents and assigns, an easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "PU-E", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3634 of Folio 457.

Further, we hereby establish a reciprocal ingress/egress easement, in, through, over and across part of Lots 12 through 14, Block U, inclusive, as delineated hereon for the benefit of Lots 12 through 14, Block U, inclusive, subject to the terms and conditions set forth in an instrument to be recorded hereafter.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a Registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code. There are no recorded utility, adverse or other interests, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation

Michael J. Conroy
Michael J. Conroy
Vice President
Date: 6-19-12
Witness/Notary



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown hereon is correct, that it is a subdivision of part of the property conveyed by INDIAN SPRING COUNTRY CLUB, L.L.C., a Maryland limited liability company, to WINCHESTER HOMES, INC., a Delaware corporation, by a deed dated September 29, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 36039 of Folio 374.

And that one engaged as described in the Owner's Certificate hereon, all property corner markers shown thereon, will be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The site area included in this subdivision record plat is 83,247 square feet or 2.1407 acres of land, the total area dedicated to public use is 0.397 square feet or 0.0009 acres of an area of land.

Kenneth L. Dye
Kenneth L. Dye
Property Line Surveyor
Maryland Registration No. 556
License Expires: 3/5/2013
Date: 6-20-12

THE APPROVAL OF THIS PLAT IS
AND AVAILABILITY OF PUBLIC
SEWER AND WATER.

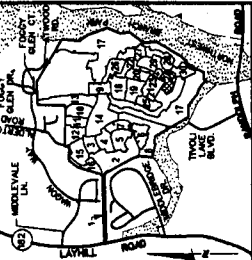
APPROVED	DATE
SECRETARY, TREASURER	DIRECTOR
MONTGOMERY COUNTY, MARYLAND DEPARTMENT OF PERMITTING SERVICES	
CHAIRMAN	SECRETARY, TREASURER
M.N.C.P. & P.C. RECORD FILE NO. _____	

PLAT 23

WHEATON (131st) ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND
SCALE: 1" = 50' DATE: FEBRUARY 2012

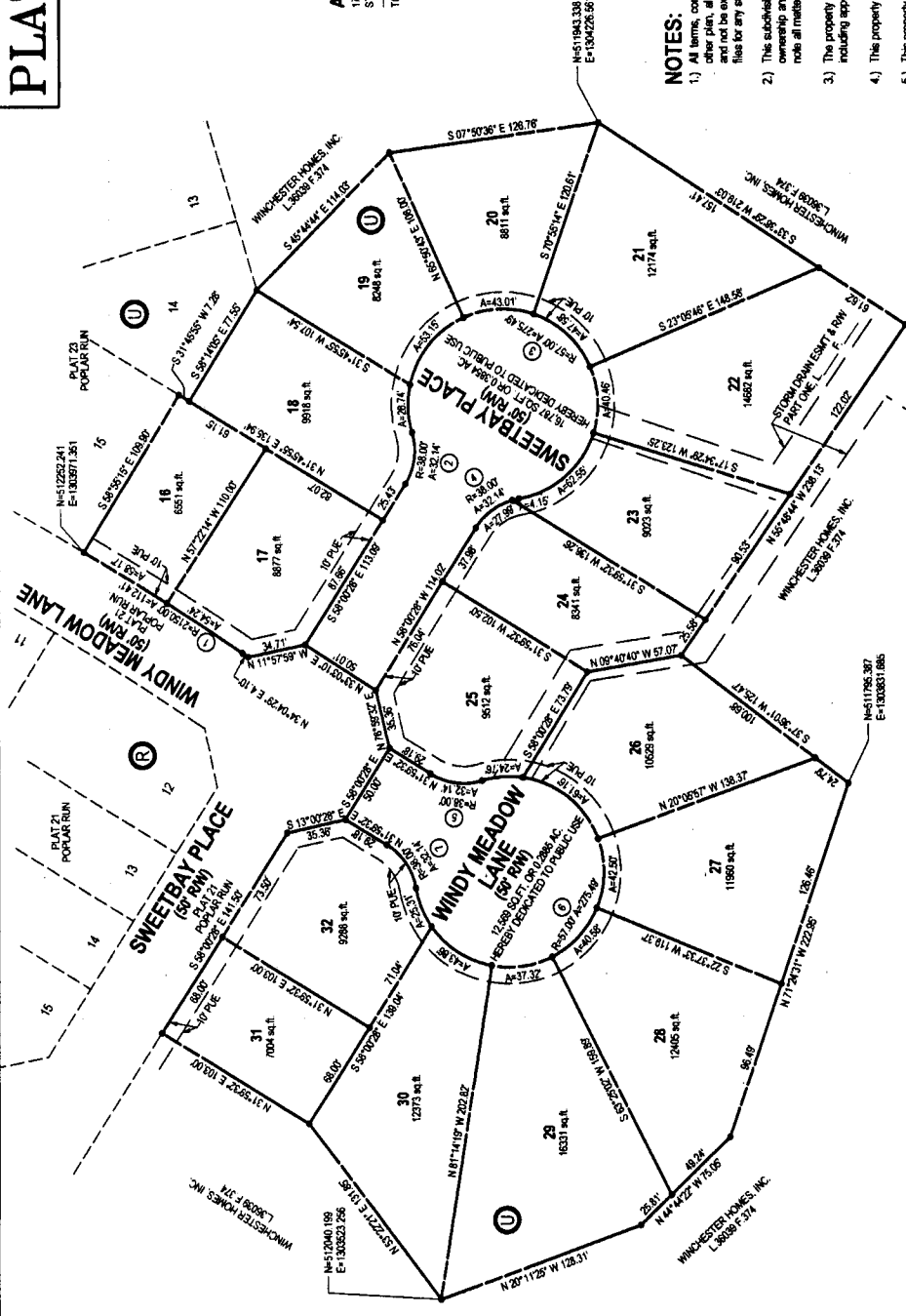
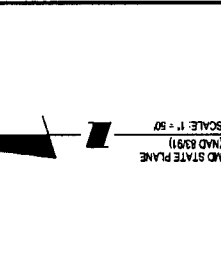
ROCKVILLE OFFICE
1301 946-2750 1301 946-9867
www.L2A.com

PLAT NO.



NO.	DELTA	RADIUS	ARC	TAN.	CHORD BEARING & DIST.
1	2°59'41"	2150.00'	112.41'	56.22'	N 32°34'37" E 112.39'
2	46°27'52"	30.00'	32.14'	17.00'	S 62°41'14" E 31.19'
3	276°55'04"	57.00'	275.49'	446'	S 31°59'52" W 75.60'
4	46°27'52"	30.00'	32.14'	17.00'	N 33°46'02" W 31.19'
5	46°27'52"	30.00'	32.14'	17.00'	S 07°45'06" W 31.19'
6	276°55'04"	57.00'	275.49'	446'	N 36°00'28" W 75.60'
7	46°27'52"	30.00'	32.14'	17.00'	N 55°13'10" E 31.19'

AREA TABULATION
 17 LOTS 176,827 SQUARE FEET OR 4.040 ACRES
 STREET DEDICATION 29,356 SQUARE FEET OR 0.6759 ACRES
 TOTAL BY THIS PLAT 206,183 SQUARE FEET OR 4.7149 ACRES



OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plan of subdivision, dedicate the street shown hereon to public use, establish the minimum building restriction lines, and grant to Montgomery County, Maryland, a temporary easement twenty (20) feet wide across the property, adjacent, contiguous and parallel to all street right of way lines, said easements shall be automatically extinguished after all required public improvements have been completed and accepted for maintenance by Montgomery County, Maryland or its successors, agents and assigns, as easement in, on and over the land hereon described as a Public Utility Easement, designated hereon as "P.U.E.", with said terms and provisions of such a grant being those set forth in a certain document entitled "Declaration of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3834 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other monumentation to be set by a registered Maryland Surveyor in accordance with Section 50-24(e)(2) of the Montgomery County Code. There are no recorded suits, actions at law, liens, leases, mortgages or trusts affecting the property in this subdivision.

WINCHESTER HOMES, INC., a Delaware corporation
 Michael J. Conley
 Vice President

Witness/Notar
 Date 6-19-12

SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, skill and belief that the information shown hereon is correct, that it is a subdivision of the property conveyed by TIDMAN SPRING COUNTY CLUB, L.L.C., Maryland and United States Land Records of Montgomery County, Maryland, and that the same were duly recorded on September 23, 2008 and recorded among the Land Records of Montgomery County, Maryland in Liber 3833B at Folio 374.

And that each corner marked on this plan is a true and correct corner as described in the Owner's Certificate hereon, all property corner markers shown hereon shall be set as delineated hereon in accordance with the provisions of Section 50-24(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 206,183 square feet or 4.7149 acres of land, the total area dedicated to public use is 29,356 square feet or 0.6759 of an acre of land.

6-20-12
 Date
 Kenneth L. Dye
 Property Line Surveyor
 Maryland Registration No. 555
 License Expires: 3/5/2013

THE APPROVAL OF THIS PLAT IS HEREBY CERTIFIED TO BE CORRECT AND AVAILABLE TO THE PUBLIC BY THE RECORDING OFFICE OF THE REGISTERED PROFESSIONAL SURVEYOR AND WATER.

APPROVED	DATE
CHAIRMAN	SECRETARY/TREASURER
M.N.C.P. & P.C. RECORD FILE NO.	DIRECTOR

MONTGOMERY COUNTY, MARYLAND
 DEPARTMENT OF PERMITTING SERVICES
 MONTGOMERY COUNTY PLANNING BOARD

- NOTES:**
- 1) All terms, conditions, agreements, limitations and requirements associated with any preliminary plan, site plan, project plan or other plan, showing long-term development of the property, approved by the Montgomery County Planning Board and used in the preparation of this plan, shall be deemed to be incorporated into this plan as if they were specifically stated hereon. The official public files for any such plan are maintained by the Planning Board and available for public review during normal business hours.
 - 2) This subdivision record plat is not intended to show every matter affecting the ownership and use, nor every matter restricting the ownership and use, of the property. This subdivision record plat is not intended to replace an examination of title or to depict or note all matters affecting title.
 - 3) The property shown hereon is subject to the requirements of Chapter 22A of the Montgomery County Forest Conservation Law, including approval of a Final Forest Conservation Plan and appropriate agreements prior to issuance of a settlement permit.
 - 4) The property shown hereon is zoned R-200.
 - 5) This property appears on Montgomery County Tax Maps R121 & JF341.
 - 6) This property is subject to the terms and conditions of Preliminary Plan No. 120060510 and Site Plan No. 620070020, as amended.
 - 7) This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Moderately Planned Dwelling Units (MPDU)s.

SUBDIVISION RECORD PLAT LOTS 16 THROUGH 32, BLOCK U POPLAR RUN

WHEATON (18th) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND
 SCALE: 1" = 50' DATE: FEBRUARY 2012

PLAT 24
 ROCKVILLE OFFICE
 2 Research Place, Suite 100, Rockville, MD 20850 1.301.948.2750 1.301.948.9957
 Engineering Planning Surveying Environmental Science
 www.L3Associates.com

RECORD PLAT REVIEW SHEET

Plat Name: POPLAR RUN Plat Number: 220121240 - 1310
 Plan Name: INDIAN SPRING Plan Number: 120060510
 Plat Submission Date: 2-24-2012
 DRD Plat Reviewer: S. SMITH
 DRD Prelim Plan Reviewer: R. WEAVER Checked: SS Date 6/7/12

Background Review:

Signed Preliminary Plan - Date 5/14/08 Checked: Initial SS Date 3/20/12
 Planning Board Resolution No. 08-26 Resolution Mailing Date 1-19-2007
 Site Plan Required? Yes No Verified By: SS (initial)
 Site Plan Name: Poplar Run Site Plan Number: 82007002A
 Site Plan Signature Set - Date 4/23/12 Checked: Initial SS Date 6-7-12
 Planning Board Resolution No. 11-63
 Site Plan Reviewer Check: Initial SS Date 6/7/12

Review Items: Lot # & Layout Lot Area Zoning Bearings & Distances
 Coordinates Plan # Road/Alley Widths Easements Open Space
 Non-standard BRLs Adjoining Land Vicinity Map Septic/Wells N/A
 TDR note N/A Child Lot note N/A Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson	2-29-12	3-14-12	3-13-12	NO REVISIONS
Research	Bobby Fleury	↓	↓		
SHA	Corren Giles	↓	↓		
PEPCO		↓	↓		
Parks	Doug Powell	↓	↓		
DRD	Keiona Clark	↓	↓		CHECK STREETS

Final DRD Review:

Consultant Notified (Final Mark-up): Initial SS Date 6/7/12
 Final Mylar & DXF/DWG Received: Initial SS Date 6-21-12
 Final Mylar Review Complete: Initial SS Date 7-5-12

Board Approval of Plat:

Plat Agenda: Initial SS Date 7-12-12
 Planning Board Approval: _____
 Chairman's Signature: _____

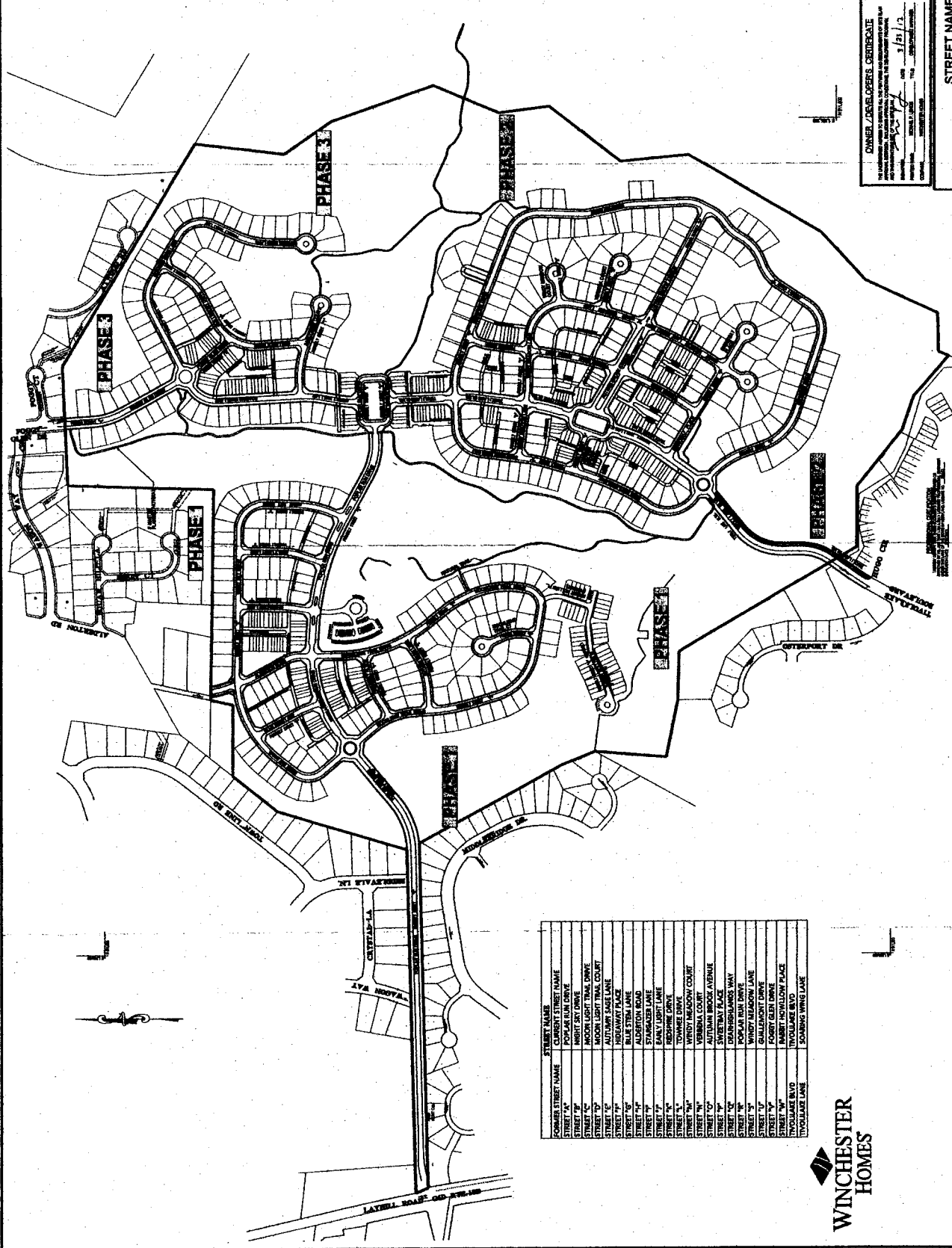
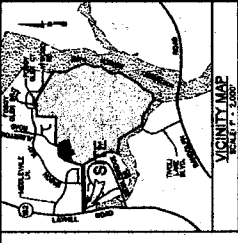
MCDPS Approval of Plat:

Consultant Pick-up for DPS Signature: _____
 Final Mylar for Reproduction Rec'd: _____

Plat Reproduction:

Addressing: _____
 File Card Update: _____
 Final Zoning Book Check: _____
 Update Address Books with Plat #: _____
 Update Plat Books for Resubdivision: _____
 Complete Reproduction: _____
 Notify Consultant to Seal Plats: _____
 Surveyor's Seal Complete: _____
 Sent to Courthouse for Recordation: _____
 Recordation Info Entered in Hansen: _____

No. _____



FORMER STREET NAME	STREET NAME
COMBES STREET	CAMERON STREET
STREET 10	POPLAR BLVD
STREET 11	NIGHT SKY DRIVE
STREET 12	MOONLIGHT TRAIL DRIVE
STREET 13	WINDMILL COURT
STREET 14	AUTUMN SAGE LANE
STREET 15	HERITAGE PLACE
STREET 16	BLUE SKY LANE
STREET 17	ALBANY ROAD
STREET 18	STANBARD LANE
STREET 19	EARLY LIGHT LANE
STREET 20	THOMAS DRIVE
STREET 21	VIRGO PARADISE COURT
STREET 22	AUTUMN BROOK AVENUE
STREET 23	SWEETWAY PLACE
STREET 24	DAKOTAS LANE WAY
STREET 25	WINDY HARBOR LANE
STREET 26	GALELIGHT DRIVE
STREET 27	FOREST GLADE DRIVE
STREET 28	SMITH HOLLOW PLACE
STREET 29	WINDMILL BLVD
STREET 30	WINDMILL LANE
STREET 31	BOUNTING WIND LANE



MAPS: APPROVAL STAMP
 DATE: 3/28/13
 PREPARED BY: [Signature]
 CHECKED BY: [Signature]

OWNER/DEVELOPER'S CERTIFICATE
 I, THE UNDERSIGNED, HEREBY CERTIFY THAT THE INFORMATION CONTAINED ON THIS PLAN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.
 DATE: 3/28/13
 SIGNATURE: [Signature]

STREET NAME EXHIBIT

POPLAR RUN
 FORMERLY KNOWN AS INDIAN SPRING
 WHEATON (S74) ELECTION DISTRICT
 MONTGOMERY COUNTY, MARYLAND

SCALE: 1" = 200'

DATE: 3/28/13

PROJECT NO: 2013-00000



APPLICANT
WINCHESTER HOMES INC.
 6006 ROCKLEDGE DRIVE, SUITE 300
 BELT, MD 20705
 TEL: (301) 933-4900
 ATTN: MIKE LEMON

STREET NAME	WIDTH	TYPE	PHASE
CAMERON STREET	40'	ASPH/CONC	1
POPLAR BLVD	60'	ASPH/CONC	1
NIGHT SKY DRIVE	30'	ASPH/CONC	1
MOONLIGHT TRAIL DRIVE	30'	ASPH/CONC	1
WINDMILL COURT	30'	ASPH/CONC	1
AUTUMN SAGE LANE	30'	ASPH/CONC	1
HERITAGE PLACE	30'	ASPH/CONC	1
BLUE SKY LANE	30'	ASPH/CONC	1
ALBANY ROAD	30'	ASPH/CONC	1
STANBARD LANE	30'	ASPH/CONC	1
EARLY LIGHT LANE	30'	ASPH/CONC	1
THOMAS DRIVE	30'	ASPH/CONC	1
VIRGO PARADISE COURT	30'	ASPH/CONC	1
AUTUMN BROOK AVENUE	30'	ASPH/CONC	1
SWEETWAY PLACE	30'	ASPH/CONC	1
DAKOTAS LANE WAY	30'	ASPH/CONC	1
WINDY HARBOR LANE	30'	ASPH/CONC	1
GALELIGHT DRIVE	30'	ASPH/CONC	1
FOREST GLADE DRIVE	30'	ASPH/CONC	1
SMITH HOLLOW PLACE	30'	ASPH/CONC	1
WINDMILL BLVD	30'	ASPH/CONC	1
WINDMILL LANE	30'	ASPH/CONC	1
BOUNTING WIND LANE	30'	ASPH/CONC	1

STREET NAME	WIDTH	TYPE	PHASE
LAYBELLE ROAD	100'	ASPH/CONC	1
CATTLE PASS	40'	ASPH/CONC	1
STREET 10	30'	ASPH/CONC	1
STREET 11	30'	ASPH/CONC	1
STREET 12	30'	ASPH/CONC	1
STREET 13	30'	ASPH/CONC	1
STREET 14	30'	ASPH/CONC	1
STREET 15	30'	ASPH/CONC	1
STREET 16	30'	ASPH/CONC	1
STREET 17	30'	ASPH/CONC	1
STREET 18	30'	ASPH/CONC	1
STREET 19	30'	ASPH/CONC	1
STREET 20	30'	ASPH/CONC	1
STREET 21	30'	ASPH/CONC	1
STREET 22	30'	ASPH/CONC	1
STREET 23	30'	ASPH/CONC	1
STREET 24	30'	ASPH/CONC	1
STREET 25	30'	ASPH/CONC	1
STREET 26	30'	ASPH/CONC	1
STREET 27	30'	ASPH/CONC	1
STREET 28	30'	ASPH/CONC	1
STREET 29	30'	ASPH/CONC	1
STREET 30	30'	ASPH/CONC	1
STREET 31	30'	ASPH/CONC	1

ROCKVILLE OFFICE
 2 Research Park, Suite 100
 ROCKVILLE, MD 20850
 TEL: (301) 441-2700 FAX: (301) 441-9897