

Plat Name: Poplar Run
Plat #: 220141160

Location: Located at the northern terminus of Tivoli Lake Boulevard, 500 feet north of Osterport Drive.

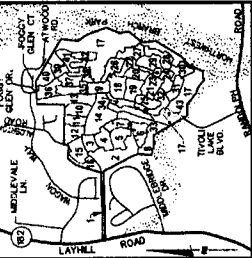
Master Plan: Kensington – Wheaton Master Plan

Plat Details: R-200 and R-90 zones; Street Dedication

Owner: Winchester Homes Inc.

The subdivision plat has been reviewed by M-NCPPC staff as documented on the attached Plat Review Checklist. Staff has determined that the plat complies with Preliminary Plan No. 120060510 (MCPB Resolution No. 06-89) 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 plat do not alter the intent of the Board's previous approval of the aforesaid plans.

PLAT NO.

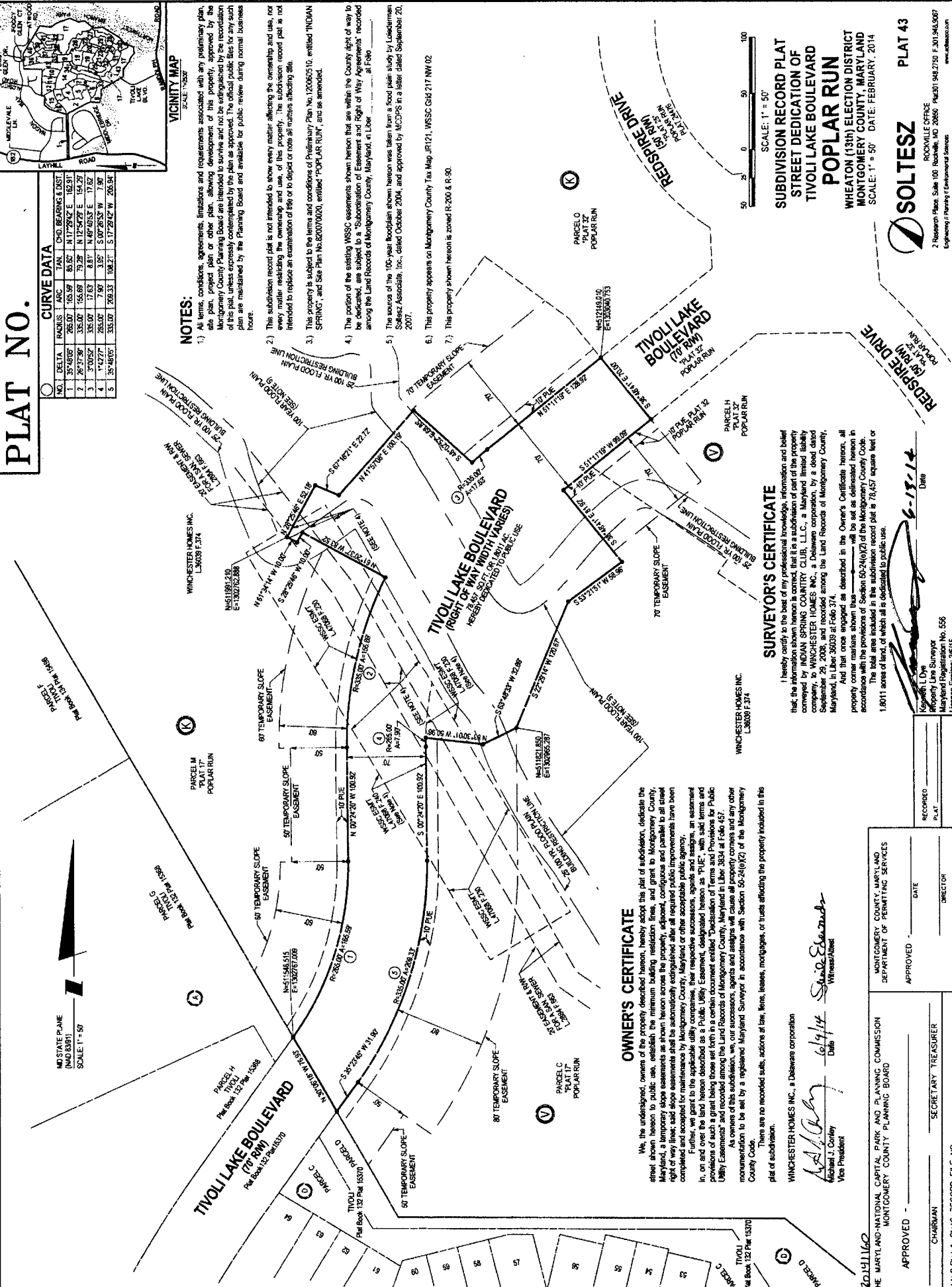


CURVE DATA

NO.	DELTA	ARC	RADIUS	TAN.	CHD. BEARINGS & DIST.
1	35°48'05"	265.00'	85.50'	N 17°29'42" E 162.91'	
2	26°37'36"	335.00'	165.68'	N 12°54'29" E 154.29'	
3	3°00'52"	335.00'	17.63'	N 49°46'53" E 17.62'	
4	4°42'27"	265.00'	7.90'	S 07°26'53" W 7.90'	
5	35°48'05"	335.00'	265.33'	S 17°29'42" W 205.94'	

NOTES:

- 1) 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development of this property, approved by the Montgomery County Planning Board are intended to survive and not be superseded by any such plan of this plat, unless expressly contemplated by the plan as approved. The official public file 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 relating to 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) This property is subject to the terms and conditions of Preliminary Plan No. 12060310, entitled "INDIAN SPRING", and Site Plan No. 12060310, entitled "POPULAR RUN", as amended.
- 4) The portion of the existing WSSC easements shown hereon that are within the County right of way to be dedicated, are subject to a "Subordination of Easement and Right of Way Agreements" recorded among the Land Records of Montgomery County, Maryland, in Liber _____ at Folio _____.
- 5) The source of the 100-year floodplain shown hereon was taken from a flood plain study by Lockman Soltesz Associates, Inc., dated October 2004, and approved by MCDPS in a letter dated September 20, 2007.
- 6) This property appears on Montgomery County Tax Map JR121, WSSC G42 217 NW 02.
- 7) This property shown hereon is zoned R-200 & R-90.



SURVEYOR'S CERTIFICATE

I hereby certify to the best of my professional knowledge, information and belief that the information shown on this plat is a subdivision of land of the property conveyed by INDIAN SPRING COUNTRY CLUB, LLC, 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 38039 at Folio 374.

And that once engaged as described in the Owner's Certificate hereon, all property corner markers shown on this plat will be set as delineated hereon in accordance with the provisions of Section 55-24(a)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 75,457 square feet or 1.8011 acres of land, of which all is dedicated to public use.

 Date: 6-18-14
 Registered Professional Land Surveyor
 Maryland Registration No. 556
 License Expires: 3/31/15

OWNER'S CERTIFICATE

We, the undersigned, owners of the property described hereon, hereby adopt this plat 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 as shown hereon 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 "PUE", with said terms and provisions of such a grant being those set forth in a certain document entitled "Dedication of Terms and Provisions for Public Utility Easements" and recorded among the Land Records of Montgomery County, Maryland in Liber 3804 at Folio 457.

As owners of this subdivision, we, our successors, agents and assigns will cause all property corners and any other improvements to be set by a registered Maryland Surveyor in accordance with Section 55-24(a)(3) of the Montgomery County Code.

There are no recorded sales, leases, mortgages, or trusts affecting the property included in this plat of subdivision.

WINCHESTER HOMES INC., a Delaware corporation

 Michael J. Conley
 Vice President

APPROVED - _____ DATE: 6/19/14

CHAIRMAN: _____ SECRETARY: _____ TREASURER: _____

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

RECORDED: _____ PLAT: _____

APPROVED: _____ DATE: _____

DIRECTOR: _____

M.A.C. Plat & Plat. RECORD FILE NO.:

SOLTESZ PLAT 43

ROOMVILLE OFFICE
 2 Research Plaza, Suite 100, Rockville, MD 20850
 Phone: 942.2750 Fax: 301.545.9087
 www.soltesz.com
 Engineering & Planning / Environmental Services

RECORD PLAT REVIEW SHEET

Plat Name: POPLAR RUN Plat Number: 220141160
 Plan Name: Poplar RUN Plan Number: 120060510(A)
 Plat Submission Date: 2/4/2014
 DRD Plat Reviewer: C. BUNN
 DRD Prelim Plan Reviewer: R. Weaver Checked: SB/CB Date 6-16

Background Review:

Signed Preliminary Plan - Date 5/14/08 Checked: Initial SSS Date 7-1-14
 Planning Board Resolution No. 06-29 Resolution Mailing Date 1-19-07
 Site Plan Required? Yes X No Verified By: SSS (initial)
 Site Plan Name: Poplar Run Site Plan Number: 82007002A/B
 Site Plan Signature Set - Date 4-23-12 Checked: Initial SSS Date 7-1-2014
 Planning Board Resolution No. 14-14 (FC REVISIONS)
 Site Plan Reviewer Check: Initial Date

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
 TDR note Child Lot note Surveyor Cert Owner Cert Tax Map

Agency Reviews	Reviewer	Date Sent	Due Date	Date Rec'd	Comments
Environment	Evelyn Gibson				
Research	Bobby Fleury				
SHA	Corren Giles				
PEPCO					
Parks	Doug Powell				
DRD	Kelona Clark				

Final DRD Review:

Consultant Notified (Final Mark-up):
 Final Mylar & DXF/DWG Received:
 Final Mylar Review Complete:

Initial

Date

SSS
SSS

6-16-14
7-1-14

Board Approval of Plat:

Plat Agenda:
 Planning Board Approval:
 Chairman's Signature:

SSS

7-10-14

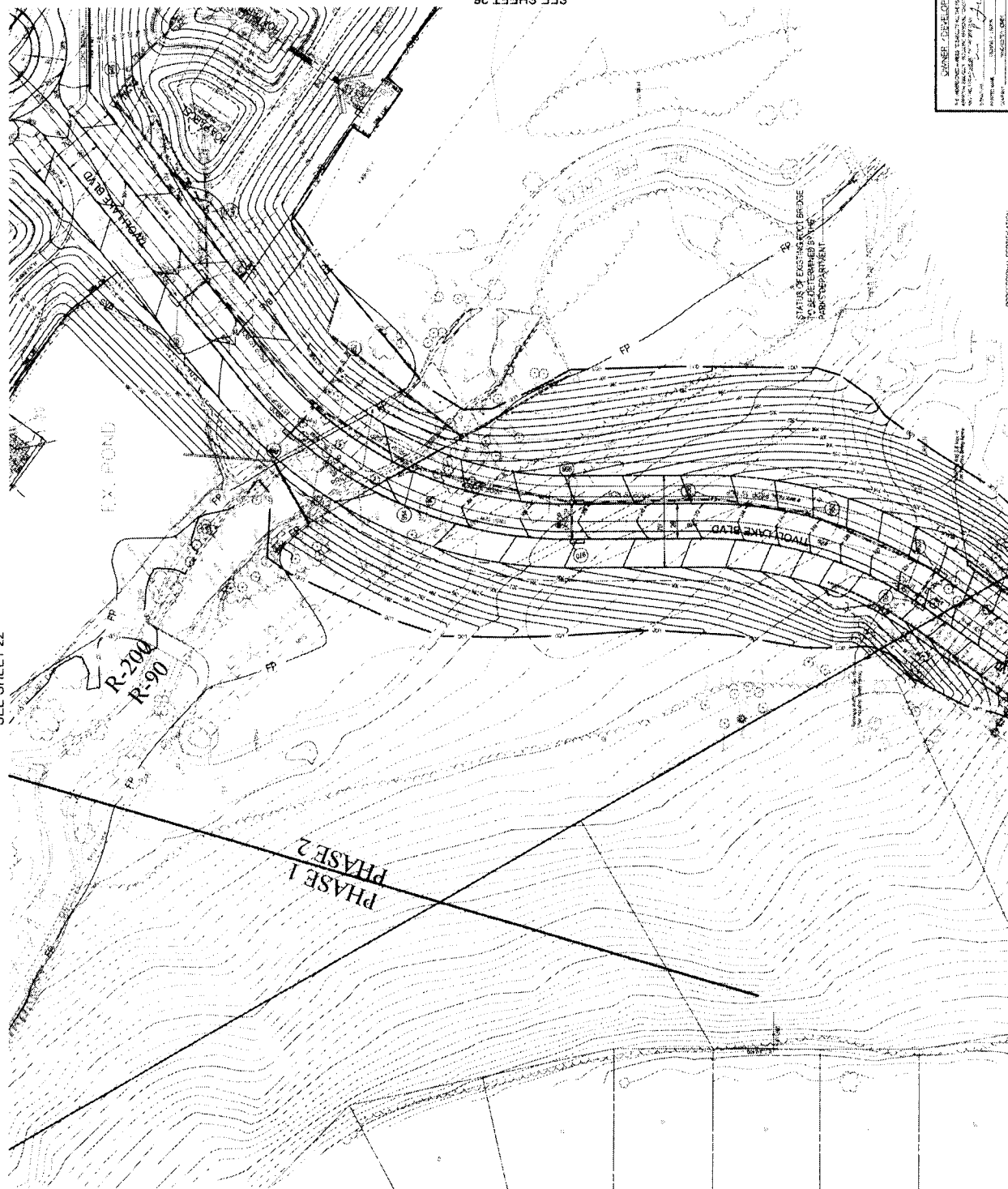
MCDPS Approval of Plat:

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 Rest of Division:
 Complete Reproduction:
 Notify Consultant to Seal Plats:
 Surveyor's Seal Complete:
 Sent to Courthouse for Recordation:
 Recordation Info Entered in o Hansen

No.



SEE SHEET 22

SEE SHEET 26

SEE SHEET 28

STATUS OF EXISTING FOOT BRIDGE
TO BE DETERMINED BY THE

PROFESSIONAL CERTIFICATION

[illegible]

APPLICANT
WINCHESTER HOMES, INC.
1695 ROCKLEDGE DRIVE, SUITE 800
BETHESDA, MD 20817
(301) 503-4550
ATTN: MIKE JEMON

1. THE STATE OF TEXAS
 2. COUNTY OF DALLAS
 3. BEFORE ME, the undersigned authority, on this day personally appeared
 4. JOHN A. SMITH, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 5. My commission expires this day of this month, 19
 6. 19

7. NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
 8. My commission expires this day of this month, 19
 9. 19

10. WITNESSED my hand and seal of office this day of this month, 19
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 13. My commission expires this day of this month, 19
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CERTIFIED SITE PLAN

POPLAR RUN

FORMERLY KNOWN AS INDIAN SPRING
WHEATON (18TH); ELECTION DISTRICT
MONTGOMERY COUNTY, MARYLAND

DWYER DEVELOPERS CERTIFICATE

ALL INFORMATION ON THIS CERTIFICATE IS THE PROPERTY AND EXCLUSIVE OF DWYER. IT IS TO BE KEPT IN A SAFE PLACE AND NOT REPRODUCED OR COPIED WITHOUT THE WRITTEN PERMISSION OF DWYER.

DATE OF ISSUE: 1/20/12 BY: [Signature]

APPROVED FOR: [Signature] DATE: 1/20/12

CUSTOMER: MICROSOFT CORP.

[illegible]