

Plat Name: Poplar Run
Plat #: 220151360

Location: Located on the west side of Guillemot Drive, 280 feet north of Sanctuary Court.

Master Plan: Kensington-Wheaton Master Plan

Plat Details: R-200 zone; 2 lots

Applicant: Winchester Homes, Inc.

Staff recommends approval of this minor subdivision plat pursuant to Section **50-35A(a)(1)** of the Subdivision Regulations, which states:

Minor Lot line Adjustment. The sale or exchange of part of a lot between owners of adjacent lots for the purpose of small adjustments in boundaries; provided:

- a. The total area of the adjustment does not exceed five percent of the combined area of the lots affected by the adjustment;
- b. No additional lots are created;
- c. The adjusted lot line is approximately parallel with the original lot line or, if it is proposed to intersect with the original line, it does not significantly change the shape of the lots involved; and,
- d. The owner submits a sketch plan for review and approval by the Planning Board staff. The sketch plan may be a copy of the existing record plan and must contain the following information:
 - i. proposed lot line adjustment as a dashed line;
 - ii. any buildings, driveways, or other physical improvements located within fifteen feet of the proposed adjusted lot line;
 - iii. any minimum building setback that would be altered by the minor lot line adjustment; and
 - iv. the amount of lot area affected by the minor lot line adjustment.

The sketch plan must be approved, approved with revision or denied, in writing, within ten business days after the plan is submitted or the sketch plan is deemed approved, provided requirements i. through iii., above, are met. A final record plat must be submitted to Planning Board staff within ninety days after sketch plan approval or the sketch plan is no longer valid.

- e. Any minor lot line adjustment between properties that occurred prior to May 19, 1997, remains an exception to platting as provided in Section 50-9(d)

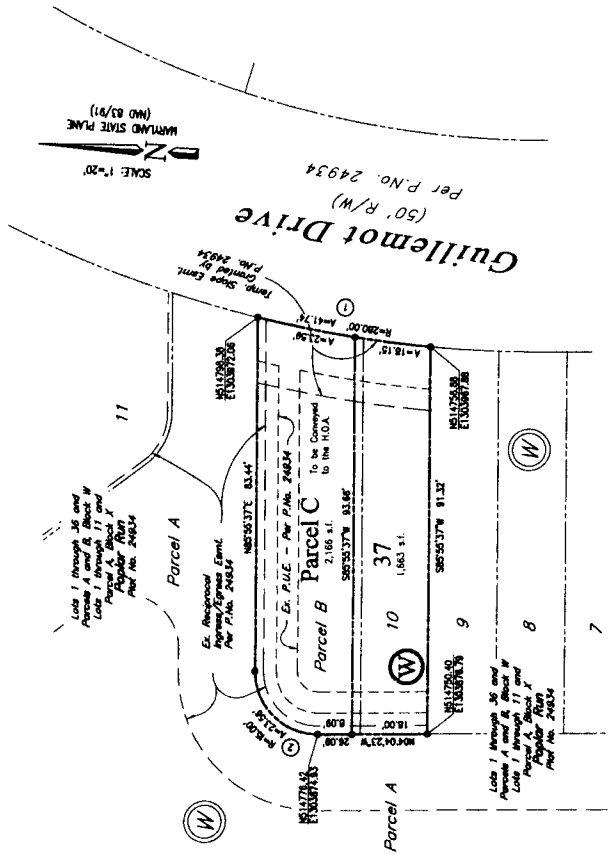
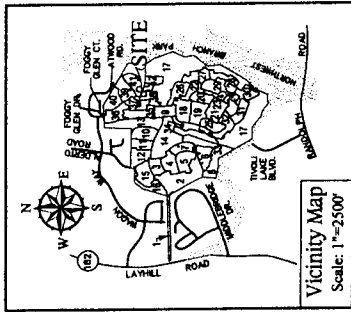
Staff applied the above-noted minor subdivision criteria for this property and concludes that the proposed subdivision complies with the requirements of Section 50-35A(a)(1) of the subdivision regulations and supports this subdivision record plat.

OWNER'S CERTIFICATE

We, the undersigned, owners of the property shown hereon and described in the Surveyor's Certificate, hereby adopt this plat of subdivision and establish the minimum building restriction lines.
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 90-246(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
Michael J. Conley, Vice President
Date: 6-18-15 *Carl C. Cole*
Witness/Agent



Curve Table

CURVE	ANGLE	ARC	DELTA	TANGENT	CHORD	
1	280.00'	41.74'	68°32'30"	33.91'	505'45"4.817"	41.71'
2	15.00'	23.96'	90°00'00"	15.00'	140°55'57.16"	23.21'

Legend
 P/B = Part of
 P/B = Part of Block
 P/B = Part of Subdivision
 R/W = Right of Way

SURVEYOR'S CERTIFICATE

I hereby certify that the basis of my professional knowledge, information and belief that the information shown hereon is true and correct as of the date of this plat. I am a duly Licensed Professional Surveyor in the State of Maryland. I am a member of the National Society of Professional Surveyors, Inc. (NSPS), a Maryland limited liability company, to WINCHESTER HOMES INC., a Delaware corporation, by a deed dated September 29, 2004 and recorded among the Land Records of Montgomery County, Maryland in Liber 36039 at Folio 374 and that it is a subdivision of Lot 10 and Parcel B, Block W, as shown on a subdivision record plat entitled "Subdivision Record Plat, Lots 1 through 36 and Parcels A and B, Block W, Lots 1 through 11 and Parcel A, Block X, Poplar Run" and recorded among the aforesaid Land Records as Plat No. 24934.

And that one 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 90-246(e)(2) of the Montgomery County Code.

The total area included in this subdivision record plat is 3,829 square feet or 0.0879 of an acre of land, none of which is dedicated to public use.

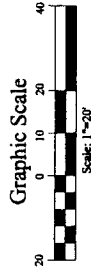
Date: 6/16/15
Daniel F. Dabolt
 Daniel F. Dabolt
 Property Line Surveyor
 Maryland No. 526
 Exp.: 02/17/2017

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 antiquated 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.
- 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.) This property is subject to the terms and conditions of Preliminary Plan No. 120066510, entitled "INDIAN SPRING" and Site Plan No. 120070020, as amended, entitled "POPLAR RUN".
- 4.) This development conforms with the requirements of Chapter 25-A of the Montgomery County Code regarding Modernly Priced Dwelling Units (MPDUs).
- 5.) Parcel C, Block W, 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 28044 at Folio 578.
- 6.) Parcel C, Block W, shown hereon is to be conveyed to the Homeowners Association.
- 7.) Parcel C, Block W, shown hereon is subject to the terms and provisions of a Declaration of Covenants, for the creation and maintenance of a Common Open Space area, recorded among the Land Records of Montgomery County, Maryland in Liber 49770 at Folio 371.
- 8.) This property appears on Montgomery County Tax Map JR342 and WSSC Grd 218 NW 01.
- 9.) This property shown hereon is zoned R-200.
- 10.) This property is served by public water and sewer.
- 11.) This plat conforms to the requirements for Minor Subdivision Approvals contained in Section 90-35A of the Montgomery County Subdivision Regulations, being Chapter 60 of the Montgomery County Code. This plat reflects a Minor Lot Line Adjustment as provided for in Section 90-35A(4)(1).

Subdivision Record Plat
 Lot 37 and Parcel C, Block W
 a Re-subdivision of Lot 10 and Parcel B, Block W
Poplar Run
 Wheaton (13th) District
 Montgomery County, Maryland
 June, 2015 Scale: 1"=20'

Area Tabulation
 Lot: 1,063 s.f. or 0.0382 AC.
 Parcel: 2,168 s.f. or 0.0497 AC.
 Street: 1,598 s.f. or 0.0363 AC.
 Total: 3,829 s.f. or 0.0879 AC.



Department of Permitting Services,
 Montgomery County

Approved: _____
 Chairman
 Date: _____
 Approved: _____
 Asst. Secretary / Treasurer

Approved: June 22, 2015
Daniel F. Dabolt
 Director

Recorded:

Plat No.:

220151360

M-GNPRC Record File No.

220151360