

DECLARATION OF ADMINISTRATIVE SUBDIVISION

THIS DECLARATION made this ____ day of _____ 20 ____ by _____ and _____ (hereinafter the "Declarant(s)") and _____ and _____ (hereinafter the "Mortgagee(s)") and _____ and _____ (hereinafter the "Trustee(s)").

WITNESS:

WHEREAS, the Declarant(s) is or are the fee simple owner(s) of all those lots, parcels, or tracts of land located in the ____ Election District of Queen Anne's County, more particularly known as Map ____, Grid ____, Parcel ____, Lots ____, ____, ____, ____ and ____, Block ____, _____, as described in a deed or deeds dated _____ recorded among the Land Records of Queen Anne's County at Liber ____, Folio ____ and Liber ____, Folio ____, and

WHEREAS, said lots are set forth and depicted on a plat know as _____, plat ____, section ____, dated _____, recorded among the Land Records of Queen Anne's County at Plat Book ____, Folio ____, and

WHEREAS, said lots are contiguous and share a common boundary lines(s) ____ in length along a course set forth on the aforesaid plat as _____, and

WHEREAS, the Declarant(s) desires to eliminate the common boundary line(s) between the said lots for the purpose of combining the lots into on (1) lot of record, and

NOW THEREFORE, in light of the premises and for no consideration, the Declarant(s) declares and agrees as follows:

- 1. The above recitals are not merely prefatory but are incorporated herein as if fully set forth.
2. The Declarant(s) declares that for all purpose other than the payment of fees or charges imposed by any covenants, agreements, or community association by-law generally affecting or running with and binding lands within _____, the common boundary line(s) between lots ____, ____, ____, and ____, block ____, _____, being ____' in length is abolished, null and void, and of no further force and effect with the direct and intended result that lots ____, ____, ____, and ____, block , _____, shall no longer be separate and distinct lots, but henceforth shall be treated, considered, granted and conveyed collectively as one (1) lot to be known as lot ____, block ____, _____.
3. The Declarant(s) expressly acknowledges that after final approval of this Declaration by the Director of Planning & Zoning, the word "lot" as applied to

any land described in the Declaration shall be deemed for purposes of any zoning or subdivision ordinance to mean the resulting lot _____ established herein.

- 4. The Mortgagee(s) or Trust(s) (on behalf of the Beneficiary) is the holder of a lien on lots _____, _____, _____, and _____, block _____, _____ by virtue of a Mortgage/Deed or Trust dated _____, 19 _____ and _____, 19 _____, and recorded among the Land Records of Queen Anne’s County at Liber _____, _____, Folio _____, and Liber _____, _____, Folio _____ and joins in the executive of this Declaration for itself, it successors and assigns, for the purpose assenting to the operation and effect of this instrument.

WITNESS the hands and seals of the Declarant(s), Mortgagee(s)/Beneficiary and/or Trustee(s) as of this ____ day of _____, 20____.

WITNESS:

DECLARANTS(S)
_____(SEAL)
Signature

Print Name

_____(SEAL)
Signature

Print Name

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

WITNESS:

TRUSTEE(S)

_____(SEAL)
Signature

Print Name

_____(SEAL)
Signature

Print Name

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

MORTGAGEE/BENEFICIARY

By: _____ (SEAL)

STATE OF MARYLAND, _____, COUNTY TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 20____, before me, the undersigned Notary Public of the State and County aforesaid, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she/he executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

Notary Public: _____

My Commission Expires: _____

MORTGAGEE/BENEFICIARY

BY: _____ (SEAL)

APPROVED AS TO FORM AND SUFFICIENCY:

Declaration No.: _____

Date: _____

Michael Wisnosky, Director,
Queen Anne's County Department of
Planning & Zoning

Date: _____

Christopher F. Drummond, Esquire
Queen Anne's County Department of
Planning & Zoning

I hereby certify that I prepared the within instrument and that I am a party to the within instrument.

Signature

Print Name

Member