

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.

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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