

DECLARATION OF ADMINISTRATIVE SUBDIVISION

THIS DECLARATION made this ____ day of _____ 201__ by
(hereinafter _____ the "Declarant(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 Fourth Election District of Queen Anne's County, more particularly known as **Map** __, **Parcel** __, **Lots** __, **and part of** __, **Block** __, _____ **Section of** _____, as described in a deed dated _____ recorded among the Land Records of Queen Anne's County at Liber __, Folio __ and

WHEREAS, said lots are set forth and depicted on a plat known as the _____, **registered Surveyor, dated** _____, **plat book** _____, **page** __, recorded among the Land Records of Queen Anne's County at Plat Book _____, Folio __, and

WHEREAS, said lots are contiguous and share one or more common boundary lines(s) as set forth on the aforesaid plat as _____ **Edition of the** _____ **Section of** _____ and

WHEREAS, the Declarant(s) desires to eliminate the common boundary line(s) between or among the said lots for the purpose of combining the lots into one (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 with in _____ **Section** __, the common boundary line(s) between lots _____, are abolished, null and void, and of no further force and effect with the direct and intended result that lots _____, _____, 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.

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)

Signature - _____(SEAL)

Print Name - _____

Signature - _____(SEAL)

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: _____

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 this instrument was prepared by me or under my supervision and that I am an attorney licensed to practice law in the State of Maryland, is presented for recordation by Queen Anne's County, and is exempt from recordation fees pursuant to MD. CODE ANN. §3-603 of the Real Property Article, and pursuant to advice from the Office of the Attorney General to the Clerk of Circuit Court for Queen Anne's County.

Signature

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