

2008089571

UNIT FILE 910 PAGE 1

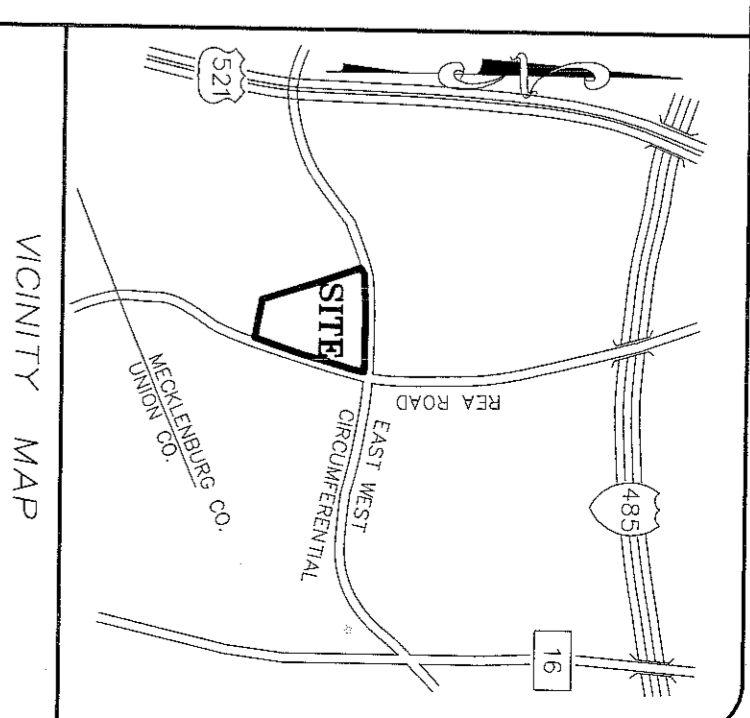
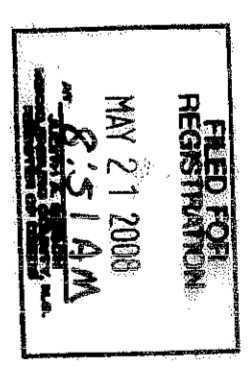
Certified to be true and correct copy of the original map recorded in book \_\_\_\_\_ page \_\_\_\_\_ Date: \_\_\_\_\_  
Judith A. Gibson, Register of Deeds

UNIT OWNERSHIP FILE NO. 910  
DECLARATION RECORDED ON 5-21-08  
DEEDS BOOK 2213 PAGES 21  
PLANS SHEET 1 THRU 3

Joshua E. Weaver  
Charlotte-Mecklenburg Planning Commission  
5/19/2008

Charlotte-Mecklenburg Planning Commission  
Planning Commission Staff  
5/19/2008

LOT 14 MB 42 Pg 951  
BLAKENEY HEATH, LTD PARTNERSHIP  
PHASE 1, MAP 6



STATE OF NORTH CAROLINA

I hereby certify the following: (1) the plat for this condominium as prepared by Geoscience Group which plat has been filed in the Mecklenburg County Register of Deeds on 5/21/08, (2) the declaration of condominium for Blakeney Professional Condominium XVII, (3) the declaration of deed book 2213, pages 21 through 31, (4) the declaration of deed book 2213, pages 21 through 31, (5) the declaration of deed book 2213, pages 21 through 31, (6) the declaration of deed book 2213, pages 21 through 31, (7) the declaration of deed book 2213, pages 21 through 31, (8) the declaration of deed book 2213, pages 21 through 31, (9) the declaration of deed book 2213, pages 21 through 31, (10) the declaration of deed book 2213, pages 21 through 31.

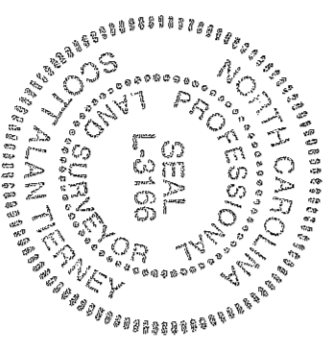
By: **Paul Kibler**  
Jonathan B. Kibler, AIA  
ISSP ASSOCIATES, LTD.  
Lead Architect



I, Scott Alan Terrey, a Professional Land Surveyor, NCPLS L-3166 certify to one or more of the following:

- A. That this plat is of a survey that creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land;
- B. That this plat is of a survey that is located in such portion of a county or municipality that is unregulated as to an ordinance that regulates parcels of land;
- C. That this plat is of a survey of an existing parcel or parcels of land;
- D. That this plat is of a survey of another category, such as the reestablishment of a boundary, a court ordered survey or other exceptions to the definition of a subdivision;
- E. That the information available to this surveyor is such that I am unable to make a determination to the best of my professional ability as to provisions contained in (A) through (D) above.

Scott Alan Terrey NCPLS L-3166



I, Scott Alan Terrey, PLS, a surveyor licensed under the provisions of chapter 89C of the North Carolina General Statutes, do hereby state that this survey accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries.

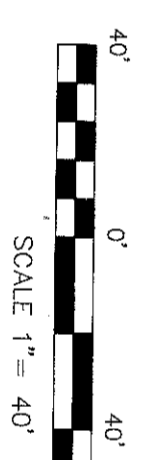
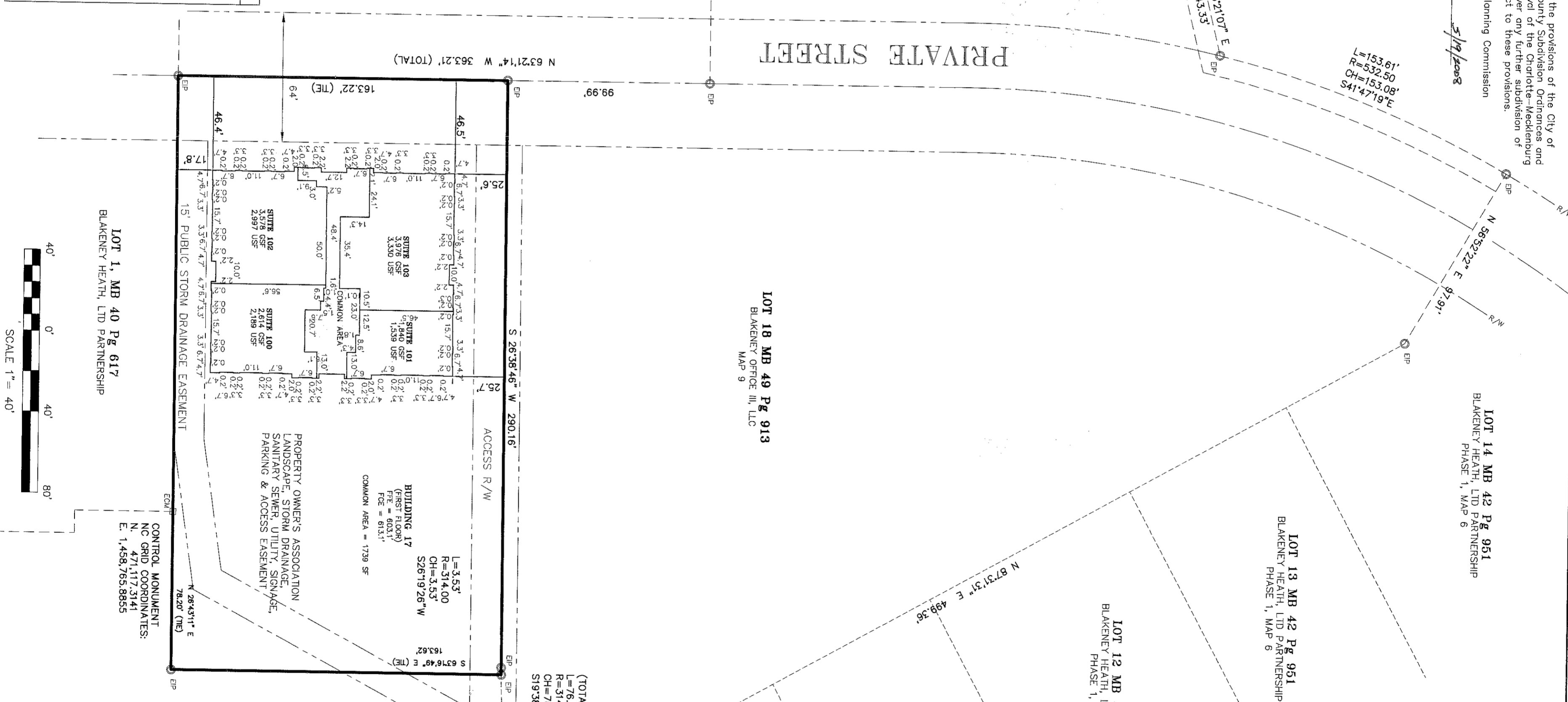
Scott Alan Terrey NCPLS L-3166  
5/19/08

BLAKENEY PROFESSIONAL DRIVE  
PRIVATE STREET

- NOTES**
1. This map was prepared from a field survey performed by Geoscience Group Inc. the basis of bearing are relative to field tie to found monumentation as per survey references 1 through 3.
  2. This map was prepared without benefit of title report or opinion and does not purport to show all matters of record of which the surveyor has no knowledge.
  3. Subject property is a unified development with setback limitations as follows:  
Front yard set back 0  
Rear yard 0
  4. Iron pins at all corners unless otherwise noted.
  5. There was no published grid monument within 2000' of the property.
  6. All areas shown hereon were compiled using the coordinate method.
  7. Subject tract is all of Mecklenburg County tax parcel # 229-401-74.
  8. The Declaration of Blakeney Professional Condominium XVII is filed in Book 2213, Page 31 of the Mecklenburg County Public Registry.
  9. This survey accurately depicts the legal boundaries and the physical location of the units and other improvements relative to those boundaries.
  10. Squares footage of units shown depicts measurement from exterior face of walls and therefore includes a portion of the common elements and door opening areas. Common elements include common areas, building walls, foundation, roof, and land.

**LEGEND**

---	PROPERTY LINE SURVEYED
---	LINE NOT SURVEYED
---	RIGHT OF WAY LINE
R/W	RIGHT-OF-WAY
EP	EDGE OF PAVEMENT
○ NIP	NEW IRON PIN
○ EIP	EXISTING IRON PIN
SPK	SET PK NAIL
□ CWF	CONTROL MONUMENT FOUND
OP	OPEN POINT
MB	DEED BOOK
NP	NOW OPEN POINT
FEE	FINISH FLOOR ELEVATION
FCE	FINISH CEILING ELEVATION
GSE	GROSS BUILDING AREA
USF	USABLE BUILDING AREA



LOT 12 MB 42 Pg 951  
BLAKENEY HEATH, LTD PARTNERSHIP  
PHASE 1, MAP 6

LOT 10 MB 42 Pg 951  
BLAKENEY HEATH, LTD PARTNERSHIP  
PHASE 1, MAP 6

LOT 11 MB 42 Pg 951  
BLAKENEY HEATH, LTD PARTNERSHIP  
PHASE 1, MAP 6

LOT 15 MB 45 Pg 674  
BLAKENEY HEATH, LTD PARTNERSHIP  
DB 6396 PG 229

LOT 16 MB 45 Pg 674  
BLAKENEY HEATH, LTD PARTNERSHIP  
DB 6396 PG 229

- REFERENCES**
1. NDDOT HIGHWAY PLANS, PROJECT NO. U-3307B, dated: 4/28/00.
  2. NDDOT HIGHWAY PLANS, PROJECT NO. 9.8100352, dated: 6/24/98.
  3. NDDOT HIGHWAY PLANS, PROJECT NO. U-2556, dated: 4/30/99.
  4. Deed Book 6396, Page 229, (apparent source of title).
  5. Plat: "Blakeney Heath office III, LLC, Map 9", by Geoscience Group, dated: Feb 25, 2008, signed and sealed by Scott Alan Terrey, NCPLS, L-3166, and recorded in Map Book 49, Page 915, Mecklenburg County Register of Deeds.
  6. Plat: "Boundary and Topographic Survey, Blakeney Heath Limited Partnership" by Geoscience Group, dated: February 13, 2003, signed and sealed by Scott Alan Terrey, NCPLS, L-3166, (not recorded)
  7. Plat: "Blakeney Office III, LLC, Map 9 - Lots 17, 18 & 19" by Geoscience Group, dated: February 25, 2008, signed and sealed by Scott Alan Terrey, NCPLS, L-3166, and recorded in Map Book 49, Page 913, Mecklenburg County Register of Deeds.

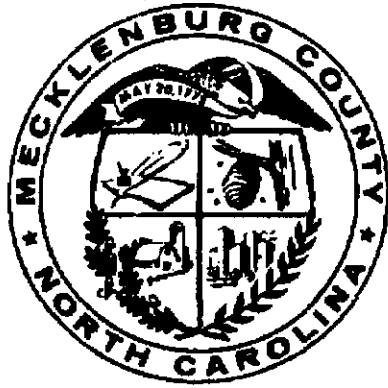
**CONDOMINIUM PLAT**  
BLAKENEY PROFESSIONAL CONDOMINIUM XVII  
BUILDING 17, MAP 8 (FIRST FLOOR)  
OWNER: BLAKENEY OFFICE III, LLC  
DEED BOOK 18348 PAGE 533  
TAX ID 229-401-74  
PROVIDENCE TOWNSHIP  
MECKLENBURG COUNTY, NORTH CAROLINA

**GEOSCIENCE GROUP, INC.**  
500-K Glanton Road  
Charlotte, NC 28217  
704-320-2005  
704-320-2031 (fax)

1/3







FOR REGISTRATION JUDITH A. GIBSON  
REGISTER OF DEEDS  
MECKLENBURG COUNTY, NC  
2008 MAY 21 08:51 AM  
BK:910 PG:1-4 FEE:\$63.00

INSTRUMENT # 2008089571



2008089571

JUDITH A. GIBSON  
REGISTER OF DEEDS, MECKLENBURG  
COUNTY & COURTS OFFICE BUILDING  
720 EAST FOURTH STREET  
CHARLOTTE, NC 28202

**PLEASE RETAIN YELLOW TRAILER PAGE**

It is part of the recorded document, and must be submitted with original for re-recording  
and/or cancellation.

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Filed For Registration: 05/21/2008 08:51 AM  
Book: UOF 910 Page: 1-4  
Document No.: 2008089571  
CONDO 4 PGS \$63.00  
Recorder: APRIL JONES



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