

# GENERAL NOTES

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
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## FLOOR PLAN



# CONSTRUCTION KEY NOTES

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# WALL LEGEND

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## FLOOR PLAN

INTERIOR RENOVATION FOR:



2231 HIGHWAY 44 WEST INVERNESS, FLORIDA 34453

## GRAHAM DESIGN ASSOCIATES, P.A.

ARCHITECTS - PLANNERS

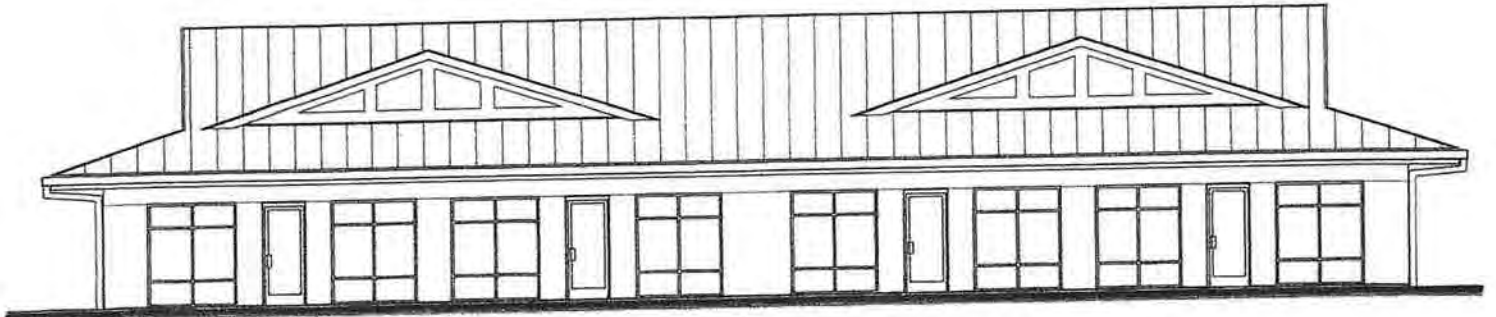
545 Main Street, Suite 201, Dunedin, Florida 34628  
Tel. 727-732-0400 Fax. 727-732-0555  
Email: graham@grahamdesign.com

## REVISIONS

NO.	DATE	DESCRIPTION

15-29  
A101

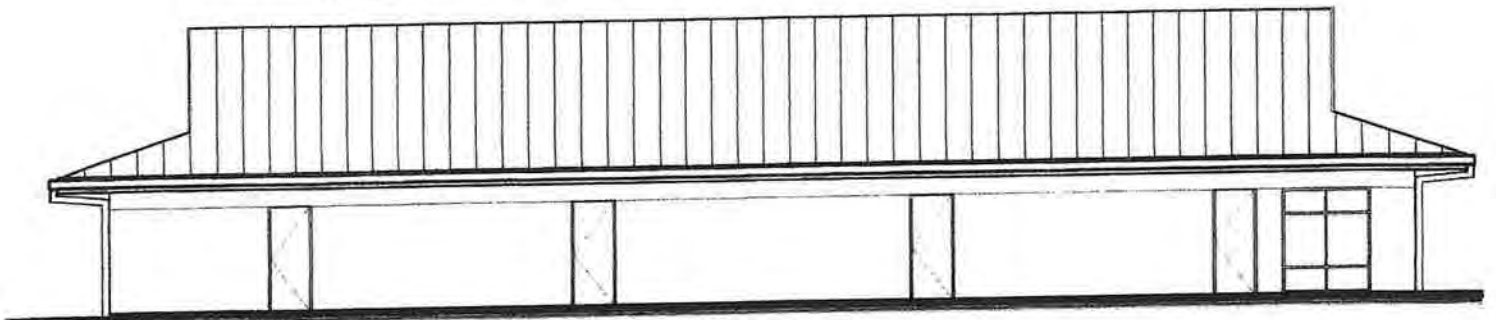
# BUILDING "B"



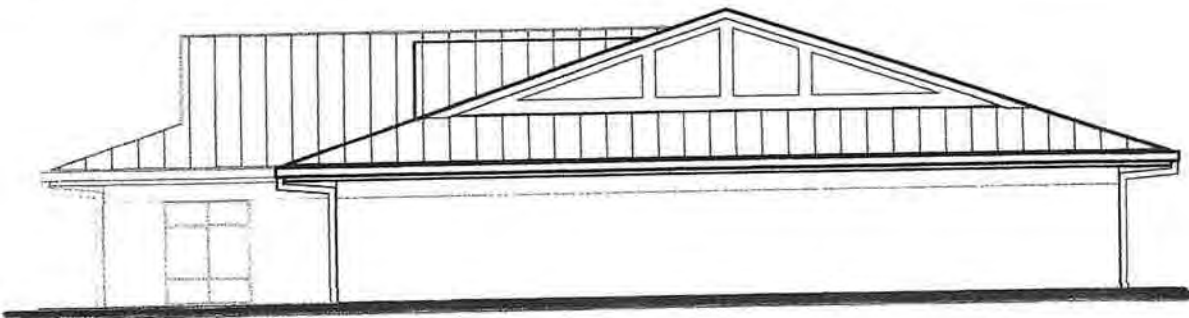
NORTH ELEVATION- BUILDING "B"



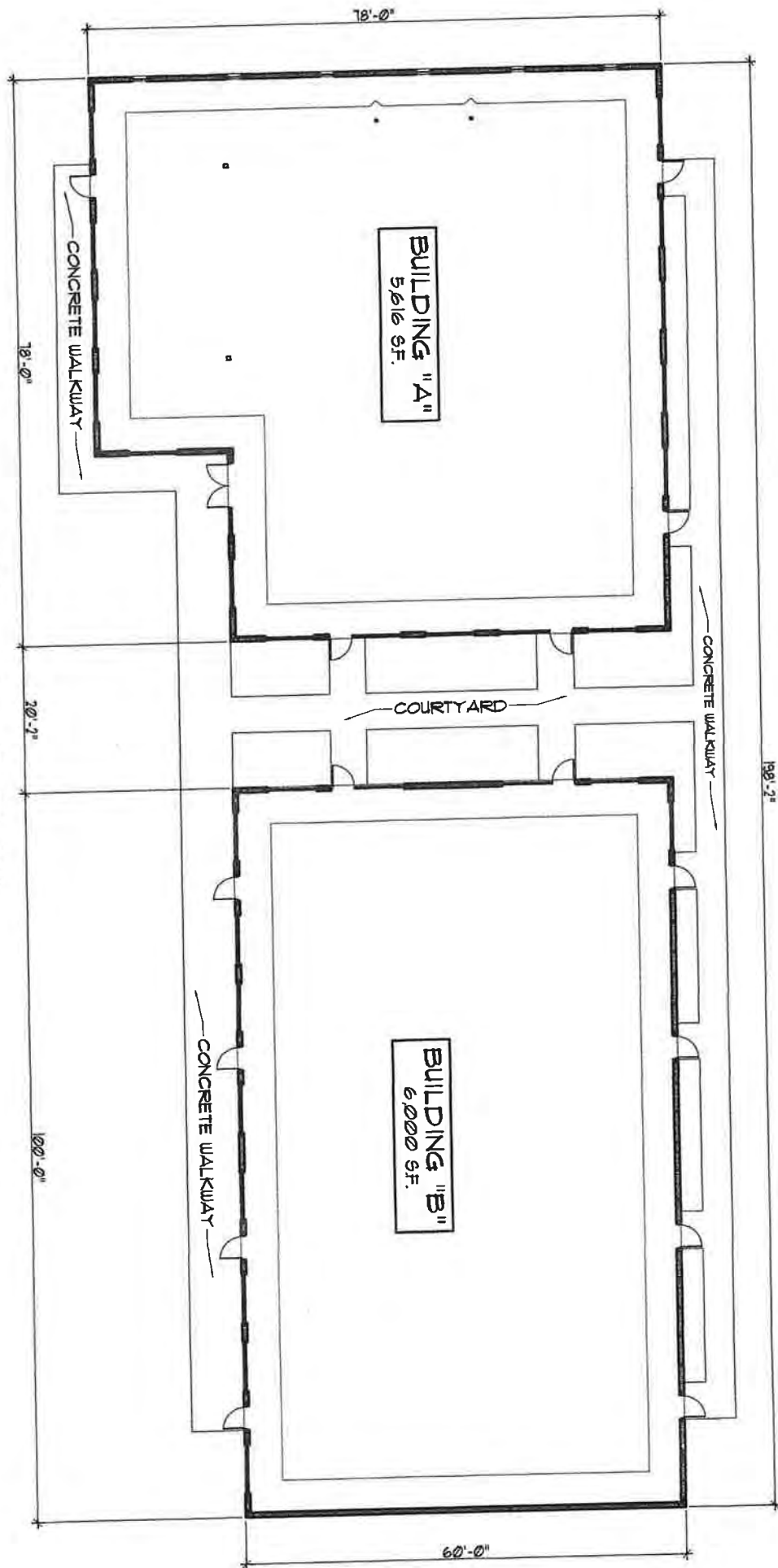
EAST ELEVATION- BUILDING "B"



SOUTH ELEVATION- BUILDING "B"



WEST ELEVATION- BUILDING "B"



**OVERALL FLOOR PLAN**

Scale: 1/8" = 1'-0"



## InBack Office Park, A Condominium

### PLAT OF BOUNDARY SURVEY AND CONDOMINIUM PLOT PLAN

#### LEGAL DESCRIPTION:

LIMRIC UNIT OF OS INVERNESS LAND CONDOMINIUM PURSUANT TO DECLARATION OF LAND CONDOMINIUM OF OS INVERNESS LAND CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2039, PAGE 2443 OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA, AS AMENDED BY AMENDMENT TO DECLARATION OF LAND CONDOMINIUM OF OS INVERNESS LAND CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2202, PAGE 1540, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA.

#### LIMRIC UNIT DESCRIPTION:

A PARCEL OF LAND LYING IN AND BEING A PART OF SECTION 13, TOWNSHIP 19 SOUTH, RANGE 19 EAST, CITRUS COUNTY, FLORIDA BEING FURTHER DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 39 OF FLETCHER HEIGHTS SUBDIVISION AS RECORDED IN PLAT BOOK 1, PAGE 41, OF THE PUBLIC RECORDS OF CITRUS COUNTY, FLORIDA; THENCE N87°28'43"W, A DISTANCE OF 213.00 FEET; THENCE N01°47'52"E, A DISTANCE OF 233.81 FEET; THENCE S83°07'02"E, A DISTANCE OF 159.33 FEET; THENCE S87°28'43"E, A DISTANCE OF 68.50 FEET; THENCE S01°47'52"W, A DISTANCE OF 168.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.93 ACRES.

#### SURVEY NOTES:

- 1 - BASIS OF BEARINGS IS THE EASTERN LINE OF OS INVERNESS LAND CONDOMINIUM AS NOTED ABOVE. SAID LINE WAS FOUND MONUMENTED ON THE SOUTH END WITH A CONCRETE MONUMENT AND THE NORTH END BY A NAIL AND DISK.
- 2 - NO UNDERGROUND IMPROVEMENTS ARE LOCATED OR SHOWN
- 3 - THE SURVEY ACCURACY IS BETTER THAN 1 IN 10,000 FEET REQUIRED BY FLORIDA STATUTE.
- 4 - THE PROPERTY IS IN FEMA FLOOD ZONE C PER FEMA MAPS.
- 5 - THERE MAY BE ADDITIONAL RESTRICTIONS, EASEMENTS OR OTHER MATTERS OF RECORD THAT ARE NOT SHOWN HEREON THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

#### CONDOMINIUM NOTES:

- 1 - FOR A COMPLETE DEFINITION OF THE COMMON ELEMENTS AND PERCENTAGE OWNERSHIP OF THE COMMON ELEMENTS REFER TO THE DECLARATION OF CONDOMINIUM.
- 2 - CERTAIN RIGHTS, RESTRICTIONS AND OBLIGATIONS MAY APPLY WHICH CAN BE FOUND WITHIN THE DECLARATION OF CONDOMINIUM OR WITHIN THE PUBLIC RECORDS OF THIS COUNTY.
- 3 - AS PROVIDED IN THE DECLARATION OF CONDOMINIUM:
  - (1) EACH UNIT SHALL INCLUDE THAT PART OF THE BUILDING THAT LIES WITHIN THE VERTICAL FACE OF THE INTERIOR WALLS OF SAID UNIT
  - (2) "COMMON ELEMENTS" INCLUDE ALL PARTS OF THE PROPERTY THAT ARE NOT INCLUDED IN THE UNITS.
  - (3) "LIMITED COMMON ELEMENTS" ARE THE ENTRY WAYS INTO THE UNIT, ALL IMMEDIATELY VISIBLE FIXTURES, MECHANICAL SYSTEMS AND EQUIPMENT INSTALLED FOR THE SOLE AND EXCLUSIVE USE OF THE UNIT, EQUIPMENT WHICH SERVES THE UNIT AND THE MAILBOX WHICH EXCLUSIVELY SERVES A UNIT.

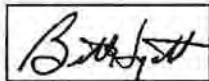


# InBack Office Park, A Condominium

## PLAT OF BOUNDARY SURVEY AND CONDOMINIUM PLOT PLAN

### SURVEYOR'S CERTIFICATE:

THIS CERTIFICATE IS BEING MADE PURSUANT TO FLORIDA STATUTE CHAPTER 718.104 (4)(E). I, BILL HYATT, A REGISTERED LAND SURVEYOR, NUMBER 4636, STATE OF FLORIDA, A SURVEYOR AUTHORIZED TO PRACTICE IN THE STATE OF FLORIDA, AND ON BEHALF OF INBACK OFFICE PARK, A CONDOMINIUM, HEREBY CERTIFY ON THE 30TH DAY OF JULY, 2009, THAT A LAND SURVEY WAS MADE ON THE LANDS SHOWN AND FURTHER CERTIFY THAT THE CONSTRUCTION OF THE IMPROVEMENTS DESCRIBED IN THIS EXHIBIT OF THE DECLARATION OF CONDOMINIUM FOR INBACK OFFICE PARK, A CONDOMINIUM, TO WHICH THIS SURVEYOR'S CERTIFICATE IS ATTACHED, SAID "EXHIBIT A" CONSISTING OF \_\_\_\_ PAGES, IS SUBSTANTIALLY COMPLETE SO THAT THE MATERIAL, TOGETHER WITH THE CONTENTS OF THE DECLARATION RELATING TO MATTERS OF SURVEY DESCRIBING THE CONDOMINIUM PROPERTY IS AN ACCURATE REPRESENTATION OF THE LOCATION AND DIMENSIONS OF THE IMPROVEMENTS, AND THE IDENTIFICATION, LOCATION AND DIMENSIONS OF THE COMMON ELEMENTS, AND EACH UNIT, CAN BE DETERMINED FROM THESE MATERIALS AND THAT IMPROVEMENTS, INCLUDING LANDSCAPING, UTILITY SERVICE AND ACCESS TO THE UNIT AND COMMON ELEMENT FACILITIES HAVE BEEN SUBSTANTIALLY COMPLETED.

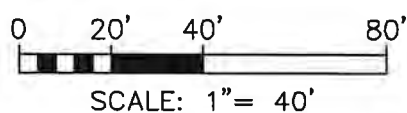


DATE: 8-8-09



BILL H. HYATT, PLS # 4636  
FLORIDA REGISTERED PROFESSIONAL SURVEYOR AND MAPPER #4636  
ADDRESS - 2011 HEIDELBERG AVENUE, DUNEDIN, FL. 34698  
MAIL ONLY = 1497 MAIN STREET #321, DUNEDIN, FLORIDA 34698

# PLAT OF BOUNDARY SURVEY AND CONDOMINIUM PLOT PLAN

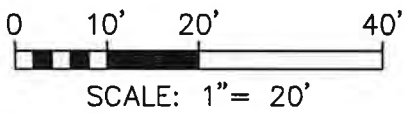
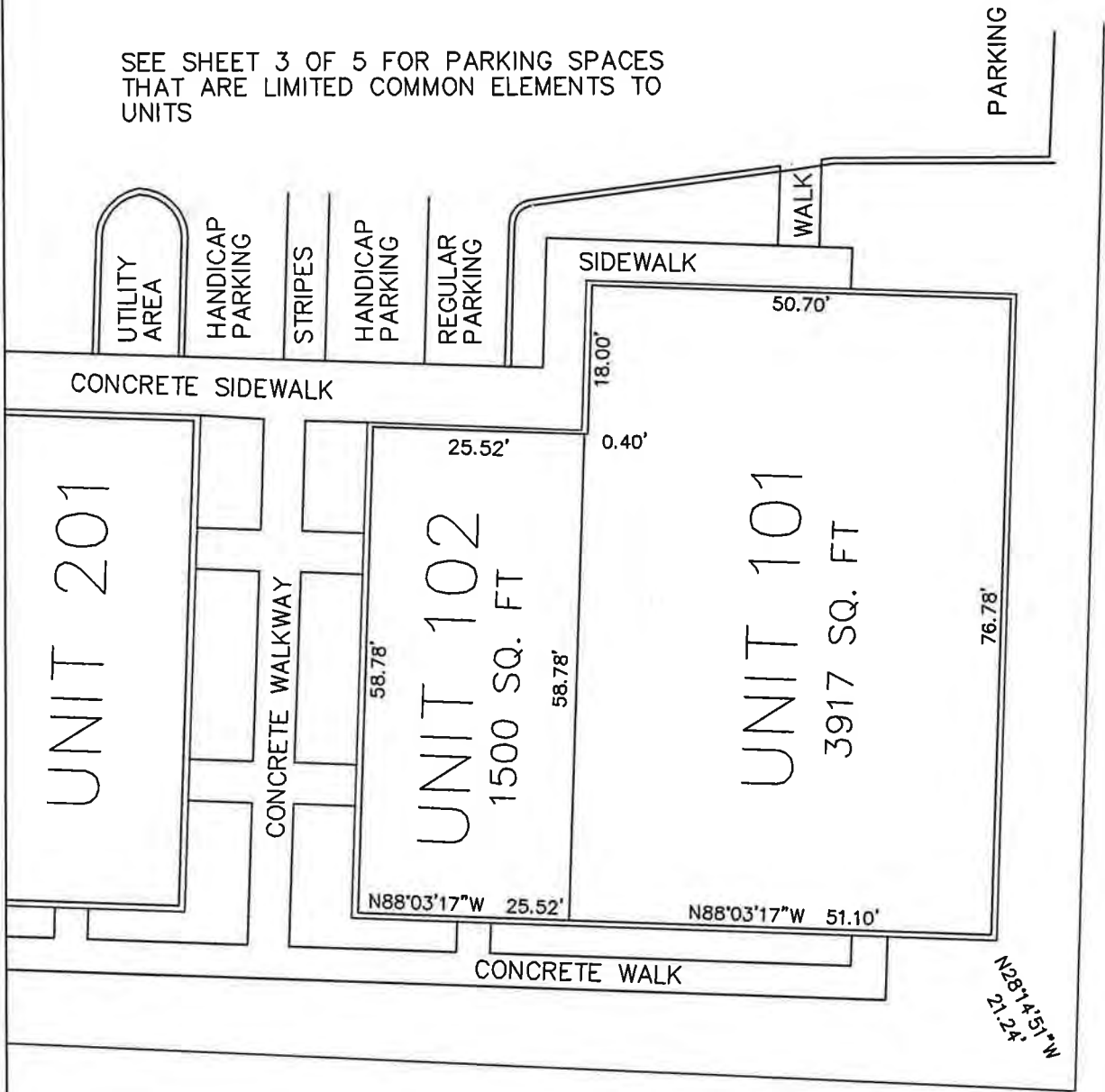


InBack Office Park, A Condominium

PLAT OF BOUNDARY SURVEY  
AND CONDOMINIUM PLOT PLAN

UNITS  
101-102

SEE SHEET 3 OF 5 FOR PARKING SPACES  
THAT ARE LIMITED COMMON ELEMENTS TO  
UNITS

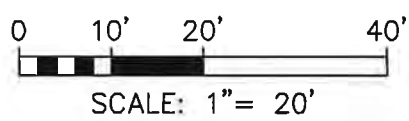
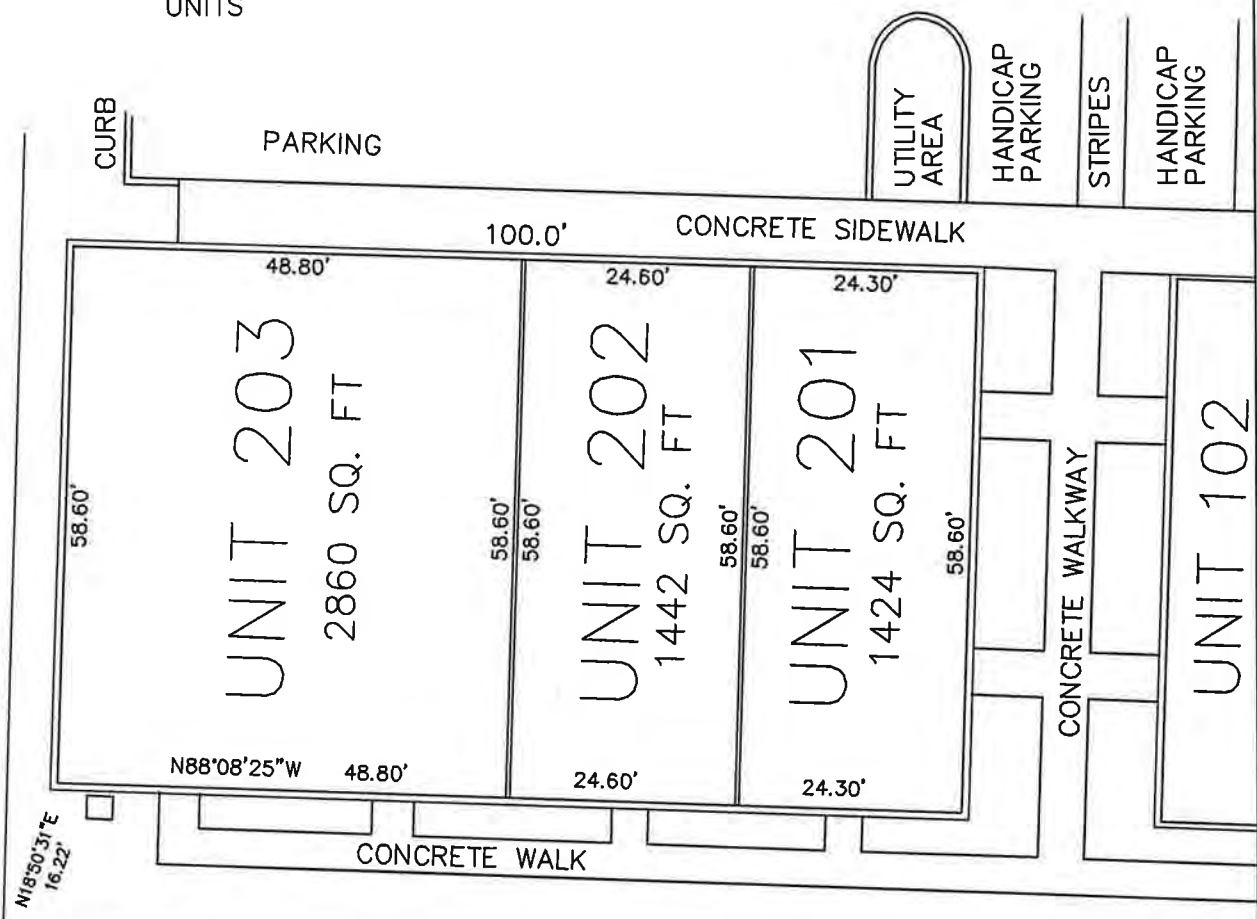


# InBack Office Park, A Condominium

## PLAT OF BOUNDARY SURVEY AND CONDOMINIUM PLOT PLAN

UNITS  
201-202-203

SEE SHEET 3 OF 5 FOR PARKING SPACES  
THAT ARE LIMITED COMMON ELEMENTS TO  
UNITS







# InBack Office Park Condominium Association, Inc Profit & Loss Budget Overview January through December 2023

Jan - Dec 23

Ordinary Income/Expense	
Income	
Condo Fee Income	32,100.00
Condo Fees	0.00
Current Year Fee Adjustments	
Total Condo Fee Income	32,100.00
Other Types of Income	
Prior Year Condo Fee Adjs	0.00
Interest Income on Reserves	0.00
Total Other Types of Income	0.00
Total Income	32,100.00
Expense	
EXPENSES	
Management Fees	4,500.00
Building Maintenance	4,000.00
Landscaping and Lawncare	4,700.00
P & L Insurance	4,700.00
Electric 100 & 200	3,200.00
Water & Sewer	4,500.00
Trash	4,500.00
Miscellaneous	
Annual Report	70.00
Bank Charges	0.00
OSI Expense - SWALE	300.00
Travel Expense	0.00
Outside Services	600.00
Professional Services	500.00
Supplies/Postage	350.00
Unanticipated Expenses	180.00
Total Miscellaneous	2,000.00
Total EXPENSES	32,100.00
Total Expense	32,100.00
Net Ordinary Income	0.00
Other Income/Expense	
Other Expense	
99999 - Void Checks	0.00
Total Other Expense	0.00