



Marisol Overstreet <marisol@af-architect.com>

2217-2223 E Atlantic Blvd

Chris Carvell <chris@accuratelandssurveyors.com>
To: Marisol Overstreet <marisol@af-architect.com>
Cc: Austin Fox <austin@af-architect.com>

Sun, Sep 7, 2025 at 10:54 AM

Good afternoon Marisol,

My apologies for sending this as an email but we lost power on Friday night/Saturday morning, and I am dealing with a major server issue that most likely won't get resolved until Monday or Tuesday. In regard to the city request for right-of-way clarification on the project located at [2217-2223 E Atlantic Blvd](#) there is conflicting information, and I will have to return to the field this week to work through it. The Area is part of the original Pinehurst Plat which calls for a 100' ROW and the Latest FDOT Map calls for 100' ROW as well. Now there is an additional taking from our lots being the S10' and S8' for ROW. We labeled the ROW as Varies due to the difference between the 10' and 8' takings. Also, the I need to investigate why they took 10' & 8' feet when the platted ROW was already 100 and the FDOT map shows 100' With the original Map at 100 + the 10'-8' it should put the ROW at a varying rate of 110-108 along our property. When I go on the BCPA website it shows only 100'. I will have to survey the entire ROW of E Atlantic BLVD adjacent to our property and go across the street to see how this all works out. We will be doing that this week. Also, the plat of Pinehurst is notorious for errors in both the Blocks and the ROW information. I wanted to put this on letterhead for you to present but again my server is down. I will reach out to you tomorrow and follow up.



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