

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE
C1(P)	25.00'	39.23'	90°00'00"

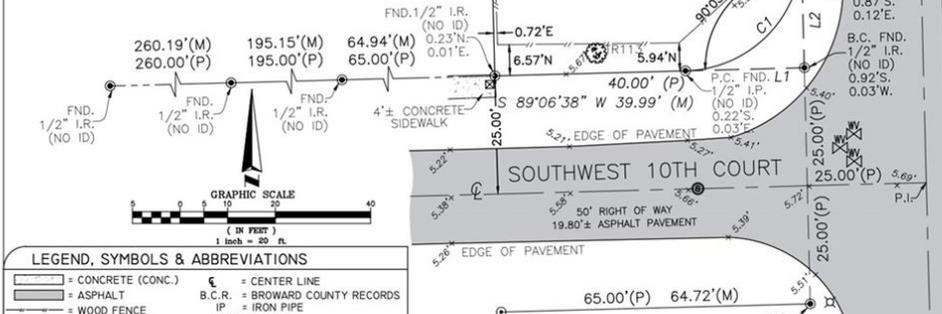
LINE TABLE

LINE	BEARING	DISTANCE
L1(P)		25.00'
L1(M)	N 89°55'03" W	24.95'
L2(P)		25.00'
L2(M)	N 01°05'46" W	24.97'

TREE TABLE

POINT NUMBER	TREE NAME	DIAMETER	HEIGHT	CANOPY	CLEAR TRUNK
113	OAK TREE	24"	84'	75'	
114	BRAZILIAN PEPPER TREE	9"	30'	35'	
115	OAK TREE	29"	70'	75'	
116	COCONUT PALM	9"	48'	40'	
117	WEeping FIG TREE	24"	58'	60'	
118	WEeping FIG TREE	12"	32'	50'	

NOTE: TREE NOTES FOR TREE SURVEY: THIS FIRM HAS IDENTIFIED VARIOUS TYPES OF TREES LOCATED ON THIS SITE BASED ON COMMON KNOWLEDGE OF TREE SPECIES. A QUALIFIED (REGISTERED ARCHITECT) SHOULD BE EMPLOYED FOR POSITIVE IDENTIFICATION OF TREE SPECIES. TREE DIAMETERS ARE APPROXIMATE AND WERE MEASURED AT BREAST HEIGHT. ONLY TREES 4 CALIPER INCHES HEDGES AND GROUND COVER WERE NOT LOCATED AND ARE NOT SHOWN HEREON. EXOTIC LOCATED OR SHOWN HEREON. HEDGES, ORNAMENTAL PLANTS, IRRIGATION LINES AND SPRINKLERS HEADS (IF ANY) NOT LOCATED OR SHOWN HEREON.



LEGEND, SYMBOLS & ABBREVIATIONS

[Symbol]	= CONCRETE (CONC.)	[Symbol]	= CENTER LINE
[Symbol]	= ASPHALT	[Symbol]	= BROWARD COUNTY RECORDS
[Symbol]	= WOOD FENCE	[Symbol]	= IRON PIPE

**BASIS OF BEARINGS:**  
S 88°28'29"W (ALONG THE SOUTHERLY PROPERTY LINE OF SOUTHWEST 10 COURT).

**GENERAL SURVEYOR'S NOTES:**

- 1- THIS SURVEY WAS CONDUCTED FOR THE PURPOSE OF A "BOUNDARY AND TOPOGRAPHIC SURVEY" ONLY AND IS NOT INTENDED TO DELINEATE THE REGULATORY JURISDICTION OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
- 2- THE ACCURACY OBTAINED BY MEASUREMENTS AND CALCULATIONS ON THIS SURVEY, MEETS AND EXCEEDS THE MINIMUM TECHNICAL STANDARDS REQUIREMENTS FOR A SUBURBAN AREA (1 FOOT IN 7,500 FEET) AS SPECIFIED IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE.
- 3- THIS SURVEY DOES NOT REFLECT OR DETERMINE OWNERSHIP, RESERVATIONS OR EASEMENTS OF RECORD.
- 4- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECTING THE PROPERTY. SEARCH OF PUBLIC RECORDS NOT PERFORMED BY THIS OFFICE.
- 5- THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON ONLY AND CERTIFICATIONS HEREON DO NOT EXTEND TO ANY UNNAMED PARTIES.
- 6- THIS SURVEY WAS PREPARED FOR A NEW CONSTRUCTION AND TO BE USED FOR DESIGN AND/OR CONSTRUCTION PURPOSES WITH THE CONSENT OF THIS OFFICE.
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- 9- UTILITY FACILITIES WITHIN UTILITY EASEMENTS NOT NOTED AS VIOLATIONS.
- 10- DRIVEWAYS OR PORTIONS THEREOF WITHIN ROADWAYS NOT NOTED AS VIOLATIONS OR ENCROACHMENTS.
- 11- FOUNDATIONS AND/OR FOOTINGS UNDERNEATH THE GROUND SURFACE THAT MAY CROSS BEYOND THE BOUNDARY LINES OF THE HEREIN DESCRIBED PARCEL ARE NOT SHOWN.
- 12- FENCE OWNERSHIP DETERMINES BY VISUAL MEANS ONLY (IF ANY); LEGAL OWNERSHIP NOT DETERMINED.
- 13- NO SEARCH RECORDS WAS MADE BY THIS FIRM BESIDE THE RECORD PLAT; THEREFORE WE DO NOT IMPLY OR ACCEPT RESPONSIBILITY FOR ANY EASEMENT, DEDICATION OR LIMITATION FOR WHICH INFORMATION WAS NOT FURNISHED.
- 14- CONTACT THE APPROPRIATE AUTHORITIES PRIOR TO ANY DESIGN WORK ON THE HEREON-DESCRIBED PARCEL FOR BUILDING AND ZONING INFORMATION.
- 15- IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN EXAGGERATED TO MORE CLEARLY ILLUSTRATE THE RELATIONSHIP BETWEEN PHYSICAL IMPROVEMENTS AND/OR LOT LINES. IN ALL CASES DIMENSIONS SHALL CONTROL. THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS.
- 16- THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD AND CALCULATED VALUES UNLESS OTHERWISE NOTED.
- 17- OBSTRUCTED CORNERS ARE WITNESSED BY IMPROVEMENTS.
- 18- THE ELEVATIONS SHOWN HEREON ARE BASED ON CITY OF FORT LAUDERDALE BENCHMARK SW 285 WITH AN ELEVATION OF 891' AND REFER TO THE NAVD (1988). THE MARK IS A P.K. IN BRASS DISC STAMPED CITY OF FT. LAUD. BM SW 285 1' OF PC BK SWK @ NW CORNER SW 18 AV & SW 10 ST.

**NOTES:**

"THIS SURVEY DECLARATION IS MADE ON THE FIELD DATE INDICATED, TO THE OWNER(S) LISTED. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS. THE INTENDED USE OF THIS SURVEY IS FOR CONSTRUCTION PURPOSE ANY OTHER USE IS NOT VALID WITHOUT THE WRITTE CONSENT OF THE SIGNING PROFESSIONAL SURVEYOR AND MAPPER."

**SURVEYOR NOTES:**

THE PROPERTY SHOWN HEREON LIES WITHIN FLOOD ZONE X, BASED FLOOD ELEVATION 8.2 FOOT ANNUAL CHANCE FLOOD HAZARD AS SHOWN IN FLOOD INSURANCE RATE MAP NUMBER 12011 C 0556 J, COMMUNITY NUMBER 125105, CITY OF FORT LAUDERDALE, BROWARD COUNTY, FLORIDA, MAP REVISED DATE: JULY 31, 2024.

**CERTIFIED TO:**  
CASA LOT LLC

**SURVEYOR'S:**  
HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND ACCURATE REPRESENTATION OF THE SURVEYED PROPERTY.

**CORE ACTION GROUP**  
COMPANY WEBSITE: WWW.COREACTIONGROUP.COM  
EMAIL: SALES@COREACTIONGROUP.COM  
CONTACT: (954) 344-1111

FIELD DATE: 08/05/2025

CLIENT NAME: CASA LOT LLC  
BOUNDARY SURVEY: SHERWOOD FOREST  
SECTION 9, TOWNSHIP 50 SOUTH, RANGE 42 EAST  
PROPERTY ADDRESS: SOUTHWEST 16TH AVENUE, FORT LAUDERDALE, FL 33312

REVISIONS:  
1 - 08.05.25 - ADDING TREES

**\$395,000**

- 0 beds
- 0 baths
- Residential
- Single Family Residence
- Active

# 16TH AVE, FORT LAUDERDALE, FL, 33312

<https://ritterproperties.com>

Prime corner vacant lot in Fort Lauderdale zoned RD-15, allowing duplex or multifamily development. Located in a desirable residential area within Flood Zone X. Excellent opportunity for developers, builders, or end users to build a luxury single-family residence or income-producing duplex. Survey and preliminary site plan available. Conceptual renderings are for illustration purposes only and [...]

## Basics



**Date added:** Added 4 weeks ago  
**Type:** Residential  
**Bedrooms:** 0 beds  
**Lot size, sq ft:** 6363 sq ft  
**ListOfficeName:** Golani Realty Inc  
**View:** None  
**MLS ID:** A11960099

**Category:** Single Family Residence  
**Status:** Active  
**Bathrooms:** 0 baths  
**SubdivisionName:** SHERWOOD FOREST  
**GarageSpaces:** 2  
**ListAOR:** Miami Association of REALTORS®

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## Building Details

**Cooling features:** Other  
**ArchitecturalStyle:** Detached, Two Story  
**Building Name:** SHERWOOD FOREST  
**Roof:** Other

**Year built:** 2026  
**NewConstructionYN:** No  
**Heating:** Other  
**Parking:** Driveway

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## Amenities & Features

**Features:** First Floor Entry, Other  
**ExteriorFeatures:** Other  
**GarageYN:** Yes  
**CoolingYN:** Yes  
**FireplaceYN:** No

**CommunityFeatures:** Additional Amenities  
**Waterfront available:** No  
**AttachedGarageYN:** No  
**PoolPrivateYN:** No

