

Land For Sale

Highway 66 Mead

LISTED PRICE

\$335,000.00



4 Acres



Nearby State Park
and large lakes



Nearby Fine Dining,
Shopping,
Professional Services,
and U.S. Post Office



SPECIAL FEATURES

4 Acres

All Improvements attached to the land

Easy Access with dedicated inroads

Adjudicated right of way ingress

Can re-zone to dedicated use

All utilities in place Electrical and sewer

onsite at highway confluence

GBT Water Tap and Sewer Paid

Flexible use per site proposal

Joint Venture Opportunity

Shown By Broker Appointment Only

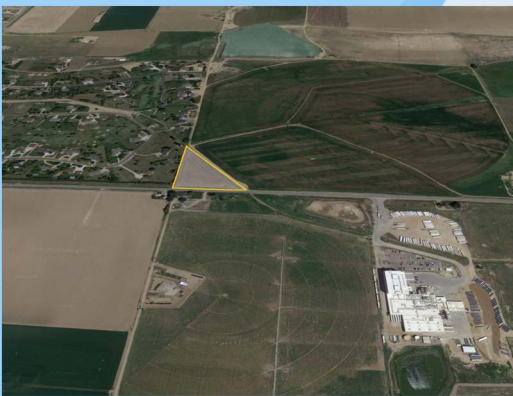
CALL US : (303) 832-4578

[www.P E R I N G T O N . c o m](http://www.Perington.com)

Phil@Perington.com

Land For Sale

Highway 66 Mead



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CALL US : (303) 832-4578

www.PERINGTON.com
Phil@Perington.com

IMPROVEMENT LOCATION CERTIFICATE

A=105.32'
 R=165.00'
 D=36°34'18"
 B=S 18°17'34" E
 C=103.54'

LEGEND

- = FOUND 3/4" REBAR AND ILLEGIBLE 2 1/2" ALUMINUM CAP SOUTH 1/4 SEC. 19 T3N R67W
- ▲ = FOUND 5/8" REBAR AND YELLOW PLASTIC CAP P.L.S. 23500
- ∅ = FOUND 5/8" REBAR
- = FOUND 5/8" REBAR AND ILLEGIBLE ORANGE PLASTIC CAP

REC EXEMPT RE-3328 WAS RELIED UPON FOR EASEMENTS SHOWN ON THIS CERTIFICATE.

I hereby state that this Improvement Location Certificate was prepared for Philip Perington that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further state that the improvements on the above described parcel on this date February 14, 2022 except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Steven D Wood, P.L.S. 38547
 for and on behalf of
 CDS Engineering Corporation

NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within THREE years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than TEN years from the date of the certification shown hereon.

LOT "A"
 4.365 ACRES

N 00°00'23" W 767.21'

EXISTING CONCRETE DITCH

EXISTING ACCESS ROAD

N 36°34'44" W 801.89'
 60' DITCH EASEMENT

30.00

30' ACCESS EASEMENT

60.00

HATCHING DENOTES LOT "A" ACCESS EASEMENT 100' FROM HIGHWAY 66

30.00
 30' SANITARY EASEMENT

EXISTING SANITARY

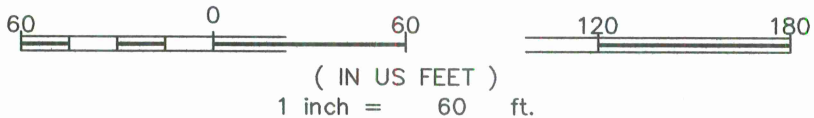
SANITARY MANHOLE

OHP
 50.00
 50' HIGHWAY 66 R.O.W.

OHP
 S 01°06'55" W
 34.88'

HIGHWAY 66 N 88°53'05" W 509.70'

36" CMP CULVERT



1 Of 1 Sheets

C-1
 Sheet

PHILIP PERINGTON
 PT SW4SE4 19-3-67 LOT A
 REC EXEMPT RE-3328

PROJECT: 22-1369	DATE: 02/17/2022
DESIGNED BY:	REVIEWED BY: SDW
DRAWN BY: SAW	SCALE: 1"=60'

CDS Engineering Corporation
 165 2nd St. S.W., Loveland, Colorado 80537 Tele: (970) 667-8010
"Consulting Engineers and Professional Construction Managers"
 CIVIL / STRUCTURAL ENGINEERING, GEOTECHNICAL AND FOUNDATION ENGINEERS,
 DAMS AND RESERVOIRS, LAND AND MUNICIPAL PLANNING, LAND AND CONSTRUCTION SURVEYS
 SOILS / CONCRETE / ASPHALT TESTING AND FIELD INSPECTION

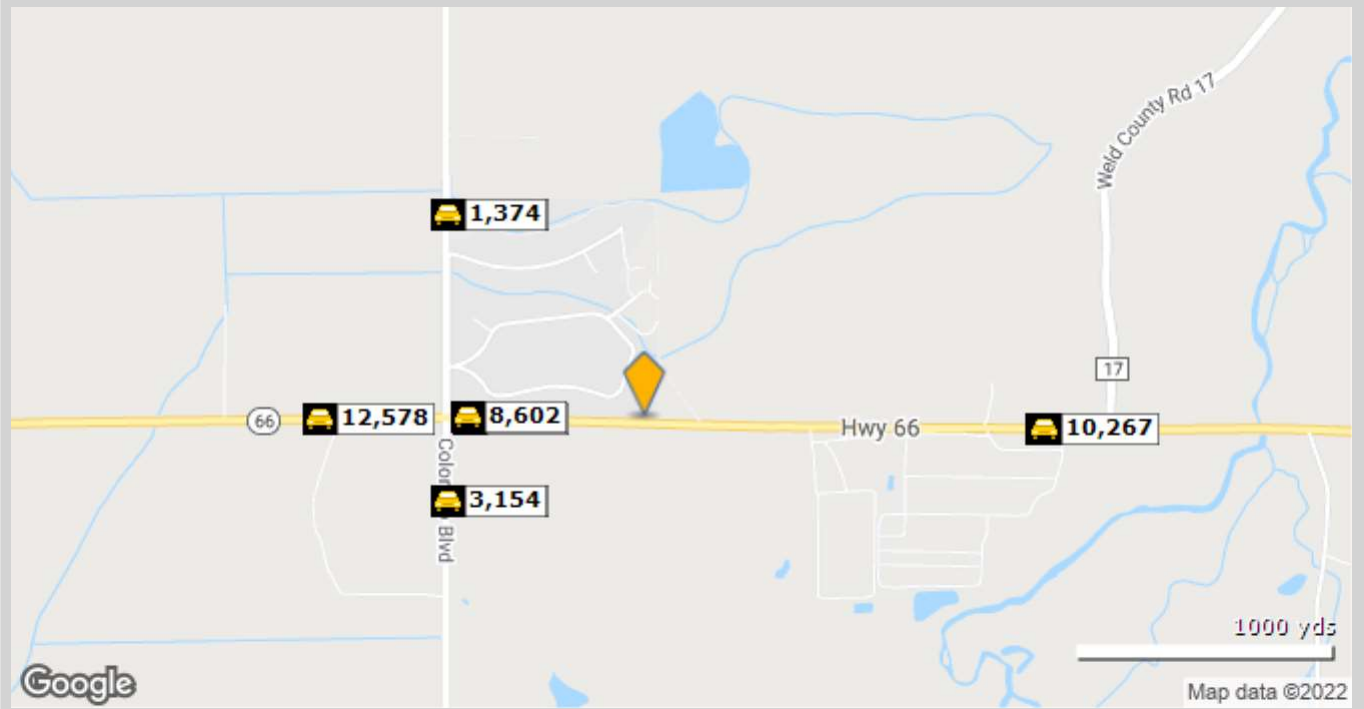
No.	Revisions	Date:

Traffic Count Report

Mead Acreage

6399 Highway 66, Mead, CO 80651

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Yr: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Hwy 66	Co Rd 11	1.04 W	2020	7,686	MPSI	.39
2	State Hwy 66	Co Rd 13	0.05 W	2015	8,342	MPSI	.39
3	State Hwy 66	Co Rd 11	1.04 W	2018	8,602	MPSI	.39
4	Not Available	Not Available	0.00 No	2020	3,392	MPSI	.47
5	Co Rd 13	State Hwy 66	0.19 N	2014	3,154	MPSI	.48
6	N Svc Rd	Not Available	0.00 No	2020	2,268	MPSI	.64
7	Co Rd 13	North Svc Rd	0.20 N	2014	1,374	MPSI	.64
8	State Hwy 66	Co Rd 11	0.71 W	2020	12,578	MPSI	.73
9	State Hwy 66	J-Bar-B Rd	0.11 W	2018	11,101	MPSI	.91
10	State Hwy 66	J-Bar-B Rd	0.11 W	2020	10,267	MPSI	.91