

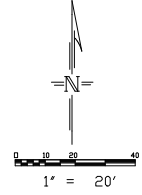
**FENCE.0044.2024**

# 334 Twining Flats Road – Dog Run Enclosure

**Pitkin County Received  
1/8/2024**

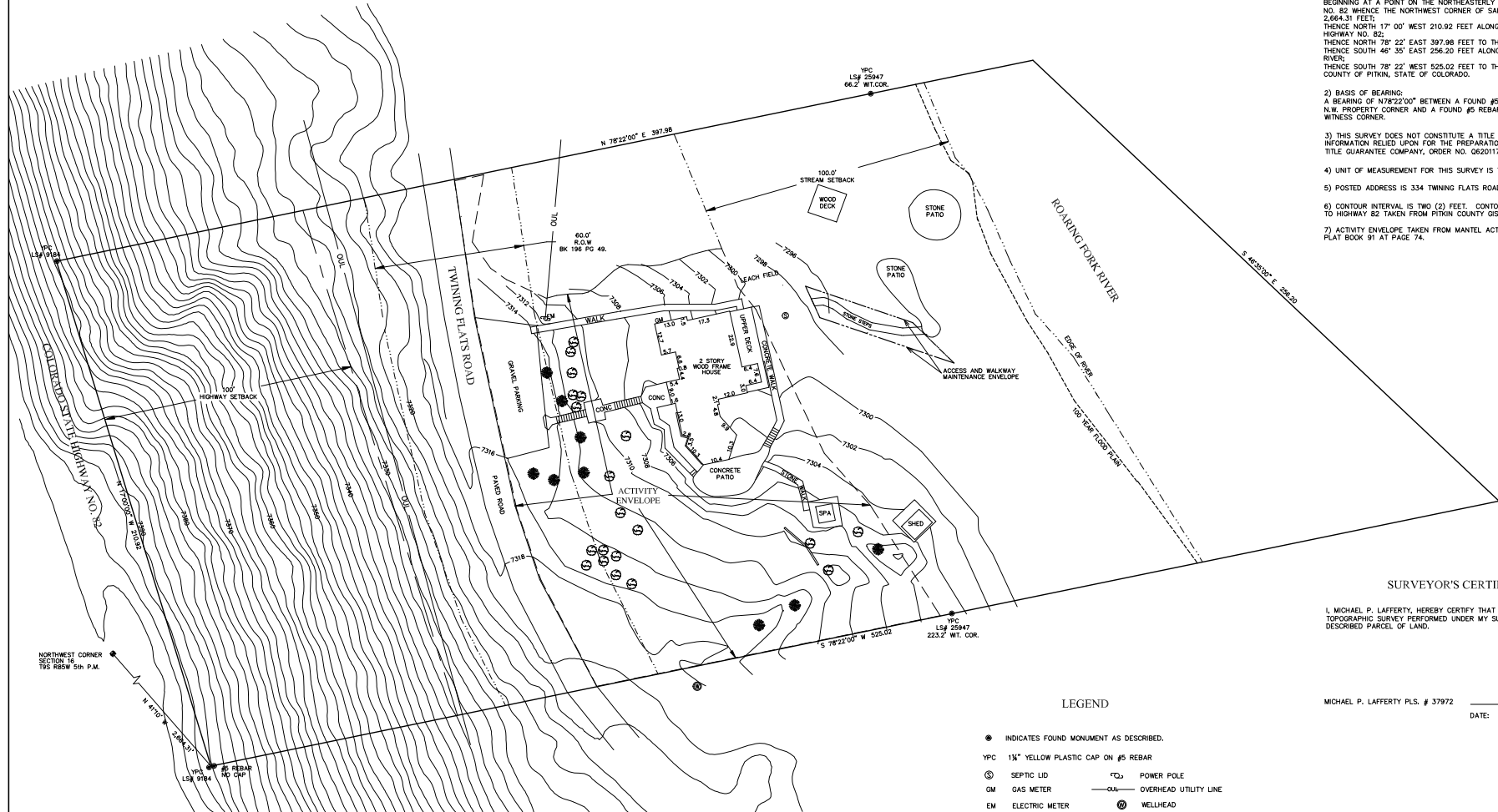
# FENCE.0044.2024

TOPOGRAPHIC SURVEY  
334 TWINING FLATS ROAD  
PITKIN COUNTY, COLORADO



### NOTES

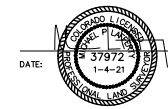
- 1) LEGAL DESCRIPTION:  
A TRACT OF LAND SITUATED IN LOT 12, SECTION 16, TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE SIXTH PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 82 WHENCE THE NORTHWEST CORNER OF SAID SECTION 16 BEARS NORTH 41° 10' WEST 2,664.31 FEET;  
THENCE NORTH 17° 00' WEST 210.92 FEET ALONG THE NORTHEASTERLY LINE OF STATE HIGHWAY NO. 82;  
THENCE NORTH 78° 22' EAST 397.98 FEET TO THE CENTER OF THE ROARING FORK RIVER;  
THENCE SOUTH 46° 35' EAST 256.20 FEET ALONG THE CENTER OF THE ROARING FORK RIVER;  
THENCE SOUTH 78° 22' WEST 525.02 FEET TO THE POINT OF BEGINNING.  
COUNTY OF PITKIN, STATE OF COLORADO.
- 2) BASIS OF BEARING:  
A BEARING OF N78°22'00" BETWEEN A FOUND #5 REBAR AND 1X" YPC L5# 25947 AT THE N.W. PROPERTY CORNER AND A FOUND #5 REBAR AND 1X" YPC L5# 9184 AT THE N.E. WITNESS CORNER.
- 3) THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THIS SURVEYOR. TITLE INFORMATION RELIED UPON FOR THE PREPARATION OF THIS SURVEY FURNISHED BY LAND TITLE GUARANTEE COMPANY, ORDER NO. G62017460, DATED 11/19/2020.
- 4) UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT.
- 5) POSTED ADDRESS IS 334 TWINING FLATS ROAD.
- 6) CONTOUR INTERVAL IS TWO (2) FEET. CONTOURS WEST OF TWINING FLATS ROAD TO HIGHWAY 82 TAKEN FROM PITKIN COUNTY GIS MAP.
- 7) ACTIVITY ENVELOPE TAKEN FROM MANTEL ACTIVITY ENVELOPE PLAT RECORDED IN PLAT BOOK 91 AT PAGE 74.



### SURVEYOR'S CERTIFICATE

I, MICHAEL P. LAFFERTY, HEREBY CERTIFY THAT THIS MAP ACCURATELY DEPICTS A TOPOGRAPHIC SURVEY PERFORMED UNDER MY SUPERVISION ON 07/2020 OF THE ABOVE DESCRIBED PARCEL OF LAND.

MICHAEL P. LAFFERTY PLS. # 37972



DATE:

### LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- YPC 1X" YELLOW PLASTIC CAP ON #5 REBAR
- ⊕ SEPTIC LID
- GM GAS METER
- EM ELECTRIC METER
- ⊕ POWER POLE
- OVERHEAD UTILITY LINE
- ⊕ WELLHEAD

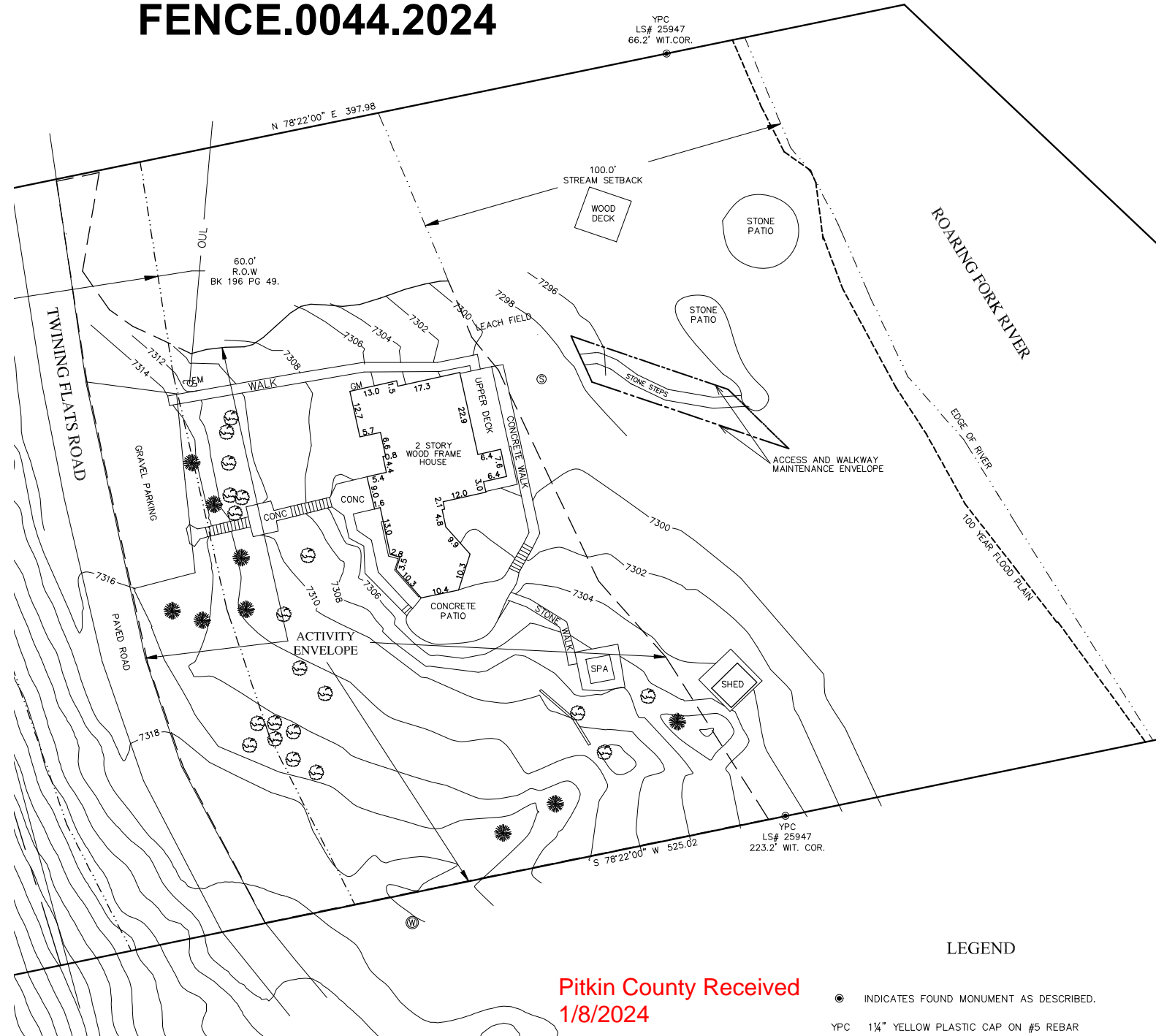
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DECIDUOUS TREE TRUNK DIAMETER 6" OR GREATER  
EVERGREEN TREE



DATE SURVEYED: 07/2020  
REVIEWED:  
FILE NO: 2007125  
CLIENT: WHITE  
NOTICE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. If no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certificate shown herein.

# FENCE.0044.2024

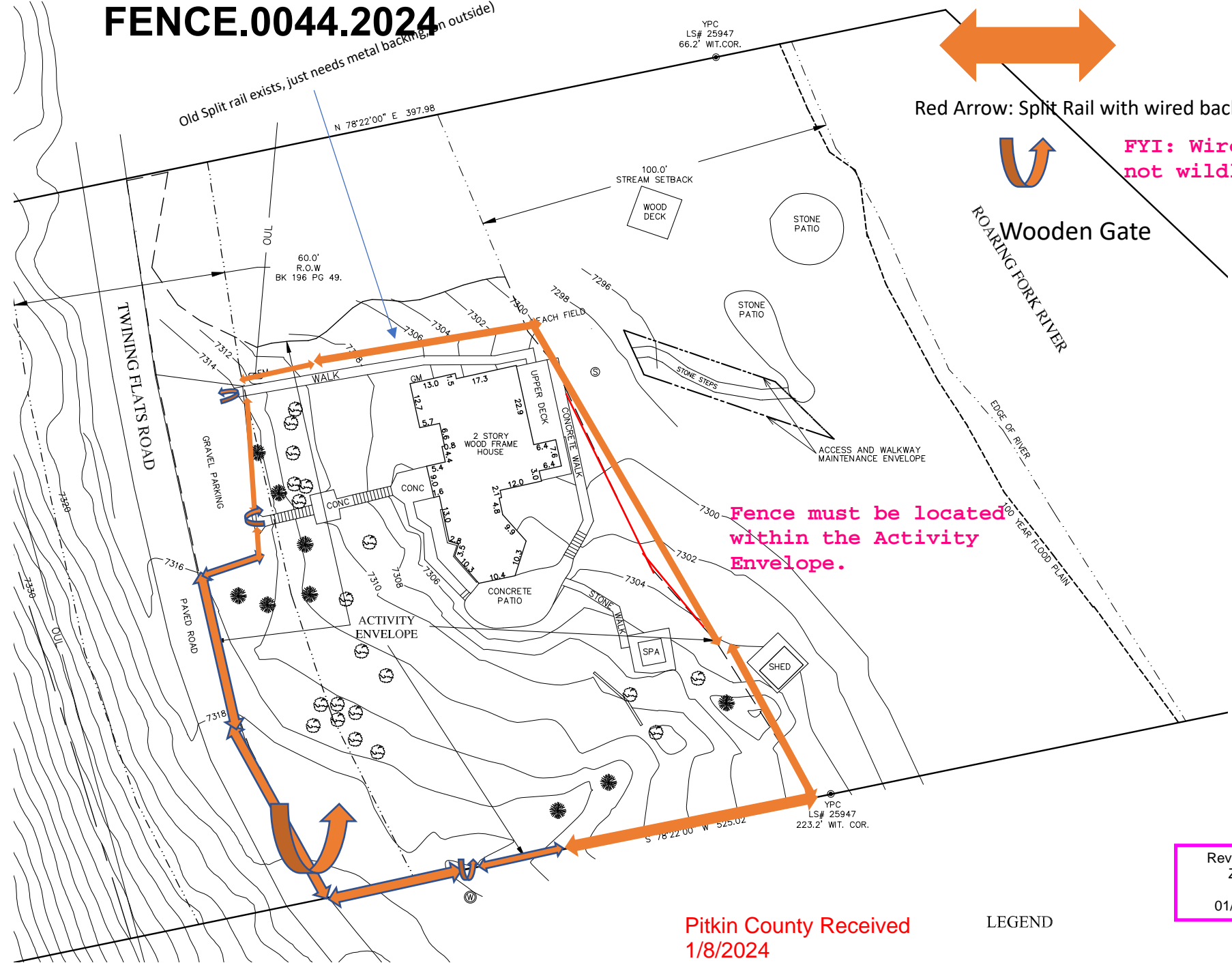


## LEGEND

- INDICATES FOUND MONUMENT AS DESCRIBED.
- YPC 1 1/4" YELLOW PLASTIC CAP ON #5 REBAR

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# FENCE.0044.2024



Old Split rail exists, just needs metal backing on outside

YPC  
LS# 25947  
66.2' WIT.COR.

Red Arrow: Split Rail with wired backing



FYI: Wire backing is not wildlife friendly.

Wooden Gate

Fence must be located within the Activity Envelope.

Reviewed By  
Zoning  
JS  
01/08/2024

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1/8/2024

LEGEND

**FENCE.0044.2024**

# Photos & Diagrams

- Fence shown setback from road behind 4ft berm.
- Fencing provides ample room for snow plowing



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# Photos & Diagrams

- Fencing is set apart from any chaparral to mitigate wildfire hazards.
- Fencing is at bottom of berms.



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# Photos & Diagrams

- Highest point in fence is 3.5ft
- Employs 3 rails
- 18 inches between bottom two rails.
- ~~Fencing complies with Wildlife Friendly guidelines.~~
- Additionally, area of enclosure is limited to partial yard coverage and lower yard has been left completely open.

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