

DEDICATION STATEMENT

KNOW ALL BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNERS OF THE LAND DESCRIBED HEREON HAVE LAID OUT, PLATTED, AND SUBDIVIDED INTO TRACTS, AS SHOWN HEREON UNDER THE NAME AND STYLE OF SIERRA VISTA MINOR SUBDIVISION FILING NO. 2, A REPLAT OF TRACTS A, B, AND C, SIERRA VISTA MINOR SUBDIVISION, AND DOES BY THESE PRESENTS, OF ITS OWN FREE WILL AND VOLUNTARILY, WITHOUT COERCION, THREAT, OR BUSINESS COMPULSION.

CONTAINED WITHIN THE TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER \_\_\_\_\_, WITH A COMMITMENT DATE OF \_\_\_\_\_;

A PARCEL OF LAND SITUATED IN THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 89°29'51" EAST BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, BEING MONUMENTED AT THE WEST END BY A 2" ALUMINUM CAP STAMPED, "PLS 14083 1995" RECOVERED 0.2' BELOW THE SURFACE, BEING THE NORTHWEST CORNER OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1 AND ON THE EAST END BY A 2-1/2" ALUMINUM CAP STAMPED, "PLS 20142 2015" RECOVERED 0.3' BELOW THE SURFACE, BEING THE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1.

TRACT A, TRACT B, AND TRACT C OF SIERRA VISTA MINOR SUBDIVISION, RECORDED SEPTEMBER 17, 2018 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER UNDER RECEPTION NUMBER 4431602

CONTAINING A CALCULATED AREA OF 2,630,667.460 SQUARE FEET OR 60.392 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF SIERRA VISTA MINOR SUBDIVISION FILING NO. 2 AND DO HEREBY DEDICATE TO THE TOWN OF ERIE THE UTILITY, SANITARY SEWER AND WATER EASEMENTS SHOWN HEREON.

BC LAND, LLC, A COLORADO LIMITED LIABILITY COMPANY

OWNER: BLAKE CARLSON

BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
BLAKE CARLSON

TITLE: MANAGER OF BC LAND

ATTEST:  
SECRETARY/TREASURER  
STATE OF COLORADO )  
 ) SS.  
COUNTY OF \_\_\_\_\_)

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_

OWNER - BC LAND, LLC.  
WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

LAND SUMMARY CHART

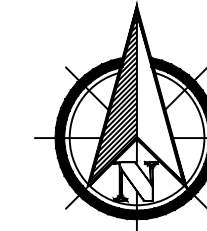
TYPE	AREA	% OF TOTAL
TRACTS A - C	60.392	100%

TRACT SUMMARY TABLE

TRACT	AREA (SQ.FT.)	AREA (AC.±)	USE	OWNED / MAINTAINED
TRACT A	691,497	15.875	FUTURE DEVELOPMENT	BC LAND, LLC
TRACT B	1,137,137	26.105	FUTURE DEVELOPMENT	BC LAND, LLC
TRACT C	802,034	18.412	FUTURE DEVELOPMENT	BC LAND, LLC

# SIERRA VISTA MINOR SUBDIVISION FILING NO. 2

**A REPLAT OF TRACTS A, B, AND C, SIERRA VISTA MINOR SUBDIVISION,  
LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,  
RANGE 68 WEST OF THE 6TH P.M.,  
TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
60.392 ACRES - 3 TRACTS  
SUB2025-00006**



VICINITY MAP  
SCALE: 1" = 1000'  
TRUE NORTH

TITLE VERIFICATION CERTIFICATE

WE, LAND TITLE GUARANTEE COMPANY, DO HEREBY CERTIFY THAT WE HAVE EXAMINED THE TITLE OF ALL LAND PLATTED HEREON AND THAT TITLE TO SUCH LAND IS IN THE DEDICATOR(S) FREE AND CLEAR OF ALL LIENS, TAXES AND ENCUMBRANCES, EXCEPT AS FOLLOWS: THOSE ITEMS AND OWNERSHIP INTERESTS SHOWN IN TITLE COMMITMENT \_\_\_\_\_, EFFECTIVE \_\_\_\_\_

LAND TITLE GUARANTEE COMPANY

BY: \_\_\_\_\_ DATE \_\_\_\_\_

NAME: \_\_\_\_\_

TITLE: \_\_\_\_\_

STATE OF COLORADO )

) SS.

COUNTY OF BOULDER )

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

PLANNING AND DEVELOPMENT APPROVAL CERTIFICATE

THIS PLAT IS HEREBY APPROVED BY THE TOWN OF ERIE PLANNING AND DEVELOPMENT DIRECTOR ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

PLANNING AND DEVELOPMENT DIRECTOR

PLAT NOTES

- 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. 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- BASIS OF BEARINGS: THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 31 WAS ASSUMED TO BEAR N 89°40'29" EAST AND IS MONUMENTED AS SHOWN HEREON, WITH ALL MEASURED BEARINGS SHOWN HEREON, WITH ALL MEASURED BEARINGS SHOWN HEREON RELATIVE THERETO.
- BASED UPON A REVIEW OF FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 0813C0443K, MAP REVISED AUGUST 14,2019, THE SUBJECT PROPERTY IS NOT WITHIN THE 100-YEAR FLOOD PLAIN LIMITS.
- TRACT MONUMENTATION SHALL BE IN ACCORDANCE WITH THE COLORADO REVISED STATUTES (CRS 38-51-105).
- THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 120/3937 METERS.
- LAND TITLE GUARANTEE COMPANY COMMITMENT NUMBER: \_\_\_\_\_ EFFECTIVE DATE \_\_\_\_\_ WAS ENTIRELY RELIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS OF WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS PLAT. NO LIABILITY IS ACCEPTED BY LJA, SURVEYING, LLC, FOR THE ACCURACY OF INFORMATION CONTAINED IN SAID COMMITMENT.
- DUE TO THE PROXIMITY OF THE PROPERTY TO THE ERIE MUNICIPAL AIRPORT, THERE WILL BE AIRCRAFT PASSING OVER THE PROPERTY, AIRCRAFT PASSING OVER THE PROPERTY. AIRCRAFT PASSAGE MAY RESULT IN NOISE AND OTHER IMPACTS ON THE PROPERTY. AIRCRAFT MAY CROSS PROPERTY AT LOW ALTITUDE HEIRS, SUCCESSORS AND ASSIGNS SPECIFICALLY ACKNOWLEDGE THE RIGHT OF PASSAGE OVER THE PROPERTY FOR AIRCRAFT AND AGREE TO HOLD HARMLESS THE TOWN OF ERIE FOR AIRCRAFT OPERATIONS.
- THE SOLE INTENTION AND PURPOSE OF THE SIERRA VISTA MINOR SUBDIVISION IS TO CREATE TRACTS OF LAND IN ORDER TO ENABLE THE SALE OF THE INDIVIDUAL TRACTS SHOWN HEREIN. ALL TRACTS WILL NEED TO BE REPLATTED TO LOTS TO ACCOMMODATE DEVELOPMENT.
- NO DEVELOPMENT RIGHTS ARE GRANTED BY THE SIERRA VISTA MINOR SUBDIVISION AND NO DEVELOPMENT SHALL BE ALLOWED ON ANY TRACT CREATED HEREIN UNTIL THE FOLLOWING REQUIREMENTS ARE FULLY COMPLIED WITH. NO DEVELOPMENT OR BUILDING OF IMPROVEMENTS SHALL BE ISSUED FOR ANY PURPOSE UNTIL THERE IS FULL COMPLIANCE WITH ALL TOWN OF EIRE MUNICIPAL CODE REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: COMPLETION OF SUBDIVISION PROCEDURES FINAL PLAT; A DEVELOPMENT AGREEMENT (AND ANY OTHER AGREEMENTS THAT MAY BE REQUIRED BY THE TOWN OF ERIE MUNICIPAL CODE); AND IF NECESSARY COMPLETION OF THE SITE PLAN REVIEW PROCEDURE.
- UTILITIES, VEHICULAR AND PEDESTRIAN ACCESS ROUTES, AND IMPROVEMENT GUARANTEE REQUIREMENTS WILL BE REQUIRED PER THE TOWN OF ERIE MUNICIPAL CODE, PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.
- THE RESTRICTIONS AND REQUIREMENTS SET FORTH BY THE SIERRA VISTA MINOR SUBDIVISION SHALL RUN WITH THE LAND INCLUDED WITH THE SIERRA VISTA MINOR SUBDIVISION AND SHALL INSURE TO THE BENEFIT OF AND BE BINDING UPON THE SUCCESSORS AND ASSIGNS OF THE OWNER. ALL OBLIGATIONS AND RESPONSIBILITIES OF THE OWNERS HEREIN SHALL PASS TO EACH AND EVERY SUCCESSOR AND/OR ASSIGN. IT IS THE RESPONSIBILITY OF ANY PURCHASER OF A TRACT WITHIN THIS SIERRA VISTA MINOR SUBDIVISION TO FULLY INVESTIGATE THE REQUIREMENTS PRIOR TO SUCH PURCHASE.
- ALL LAND DESIGNATED AS AP ZONING SHALL CONFORM TO THE TOWN OF ERIE MUNICIPAL CODE AIRPORT OVERLAY DISTRICT GUIDELINES AS STATED IN TOWN OF ERIE MUNICIPAL CODE SECTION 10-2-6.
- TRACT B SHALL APPLY THE FOLLOWING NEIGHBORHOOD PROTECTION PLANS TO THE NORTHERN PROPERTY LINE WHEN ADJACENT TO LOW-DENSITY RESIDENTIAL NEIGHBORHOODS:
  - THE MAXIMUM HEIGHT OF ANY PORTION OF A PRIMARY STRUCTURE SHALL NOT EXCEED 40 FEET IN HEIGHT, WHEN ABUTTING A LOW DENSITY RESIDENTIAL LOT.
  - THE MINIMUM SETBACK PERMITTED ABUTTING A LOW DENSITY RESIDENTIAL LOT IS 40 FEET.
  - NO COMMERCIAL USE WILL BE PERMITTED WITHIN 100 FEET OF A LOW DENSITY RESIDENTIAL LOT OR NEIGHBORHOOD.

SURVEYOR'S CERTIFICATE

I, PATRICK S. JERNIGAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS MAP WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT AT LEAST ONE-SIXTH (1/6) OF THE PERIPHERAL BOUNDARY OF THE PARCEL SHOWN HEREON IS CONTIGUOUS WITH THE PRESENT BOUNDARY OF THE TOWN OF JOHNSTOWN, AND THAT THIS PLAT COMPLIES WITH SECTION 31-12-107(1)(d), COLORADO REVISED STATUTES, CONCERNING ANNEXATION PLATS.

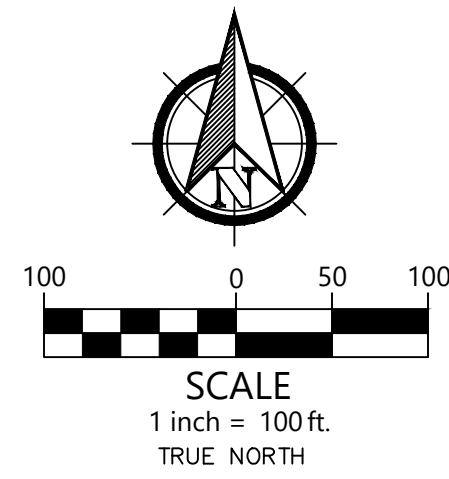
**FOR REVIEW ONLY**

PATRICK S. JERNIGAN  
COLORADO PLS NO. 37042  
FOR AND ON BEHALF OF LJA SURVEYING, INC  
4700 S. SYRACUSE STREET, SUITE 500,  
DENVER, COLORADO 80237

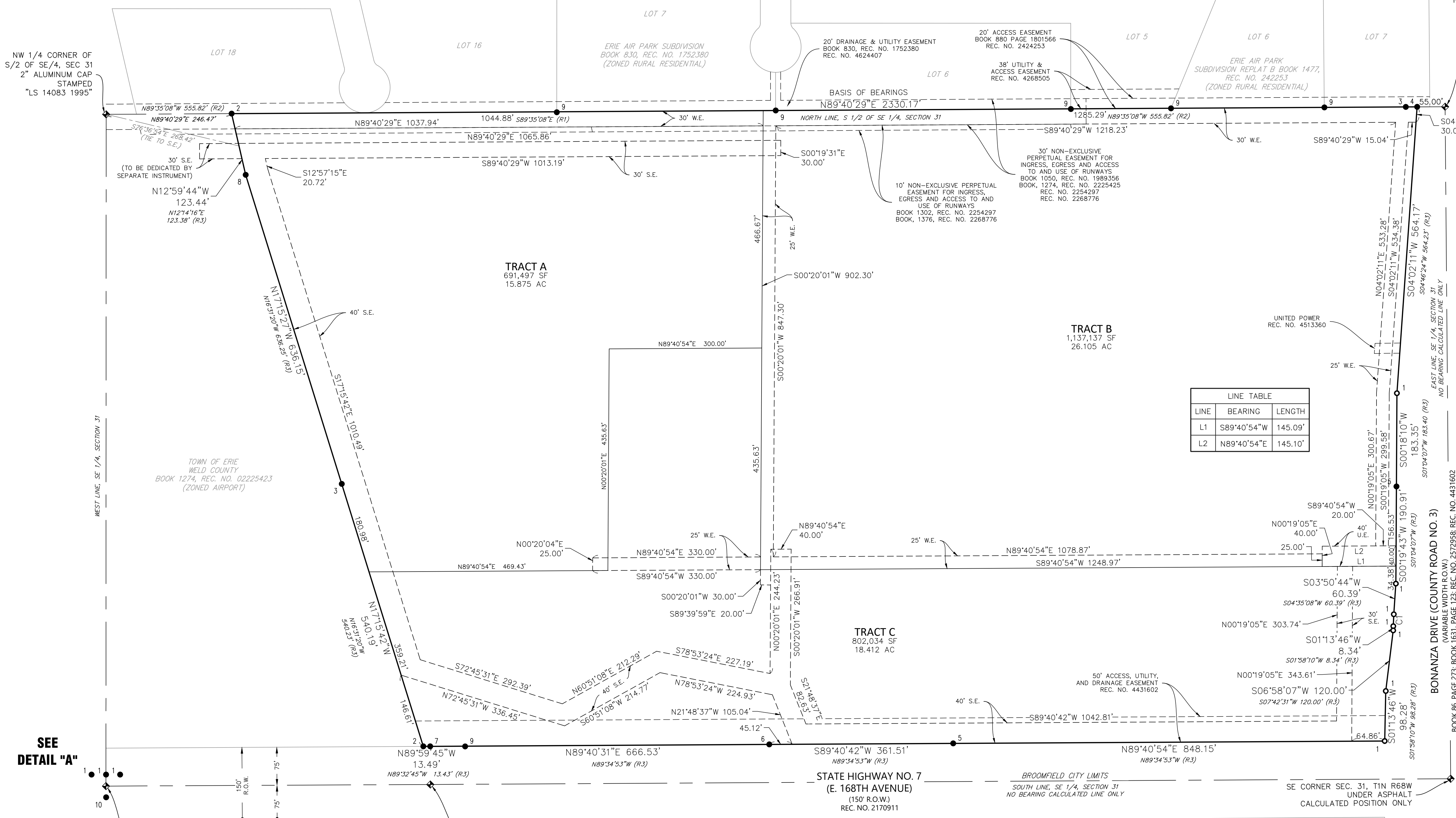
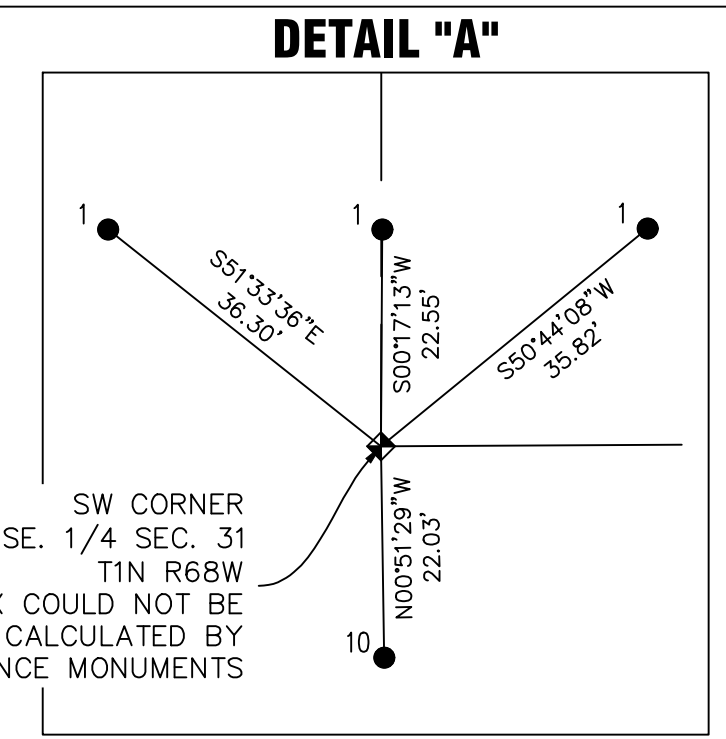
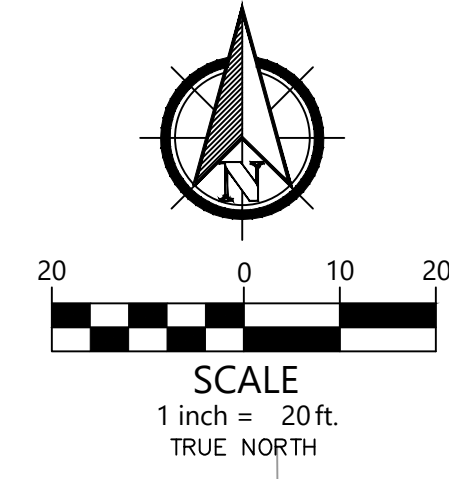
Rev. Date: 8/25/2025	Rev. Date:	
		4700 S. Syracuse Street Suite 500 Denver, CO 80237 303-390-8510 www.lja.com
Date: 2/12/2026	Job No: 1061-0006	Sheet: 1 of 2

# SIERRA VISTA MINOR SUBDIVISION FILING NO. 2

A REPLAT OF TRACTS A, B, AND C, SIERRA VISTA MINOR SUBDIVISION,  
 LOCATED IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 1 NORTH,  
 RANGE 68 WEST OF THE 6TH P.M.,  
 TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO  
 60.392 ACRES - 3 TRACTS  
 SUB2025-00006



**LEGEND**  
 REC. NO. = RECEPTION NUMBER  
 S.E. = SANITARY EASEMENT HEREBY GRANTED  
 U.E. = UTILITY EASEMENT HEREBY GRANTED  
 W.E. = WATER EASEMENT HEREBY GRANTED



**LINE TABLE**

LINE	BEARING	LENGTH
L1	S89°40'54"W	145.09'
L2	N89°40'54"E	145.10'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	23.40'	512.50'	2°36'58"	S02° 32' 15"W	23.40

- MONUMENT SYMBOL LEGEND**
- ◆ RECOVERED SECTION CORNER AS NOTED HEREON
  - 1 RECOVERED REFERENCE MONUMENT WITH A 1.5" ALUMINUM CAP STAMPED "PLS 38621 RYNEARSON RM"
  - 2 RECOVERED NO. 5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 4846 W. M. STENDEL"
  - 3 RECOVERED IRON ROD WITH A 1.25" YELLOW PLASTIC CAP
  - 4 RECOVERED IRON ROD WITH A 1.25" YELLOW PLASTIC CAP STAMPED "PLS 20142"
  - 5 RECOVERED IRON ROD WITH A 1.25" YELLOW PLASTIC CAP STAMPED "PLS 38621 STRAITON"

- MONUMENT SYMBOL LEGEND**
- 6 RECOVERED IRON ROD WITH A 1.25" YELLOW PLASTIC CAP STAMPED "PLS 25965"
  - 7 RECOVERED IRON ROD WITH A 2" ALUMINUM CAP STAMPED "PLS 28286" 0.2 ABOVE GROUND
  - 8 RECOVERED NO. 5 REBAR WITH A 2" ALUMINUM CAP STAMPED "PLS 4846 W. M. STENDEL" BENT
  - 9 RECOVERED IRON RODS NOT HELD BY THIS SURVEY
  - 10 RECOVERED IRON ROD REFERENCE MONUMENT STAMPED "4RV WIT"

- MONUMENT SYMBOL LEGEND**
- 1 SET 18" LONG NO. 5 REBAR WITH 1.25" ORANGE PLASTIC CAP STAMPED "LJA SURVEYING PLS 37042" FLUSH WITH THE GROUND
  - (R1) DIMENSION PER LEGAL DESCRIPTION ERIE AIR PARK SUBDIVISION AT RECEPTION NUMBER 1752380
  - (R2) DIMENSION PER LEGAL DESCRIPTION ERIE AIR PARK SUBDIVISION REPLAT B AT RECEPTION NUMBER 242253
  - (R3) DIMENSION PER LEGAL DESCRIPTION SIERRA VISTA MINOR SUBDIVISION AT RECEPTION NUMBER 4431602

SEE  
DETAIL "A"

NE CORNER  
S/2 OF SE/4, SEC 31  
2.5" ALUMINUM CAP  
STAMPED "LS 20142 2015"

LOT A  
RECORDED EXEMPTION NO.  
1467-32-3-RE-645  
REC. NO. 1977544  
WELD COUNTY  
(ZONED PLANNED DEVELOPMENT)

LOT 1  
VISTA RIDGE FILING NO. 6,  
4TH AMENDMENT  
MINOR SUBDIVISION  
REC. NO. 3555044  
(ZONED PLANNED DEVELOPMENT)

TRACT A1  
VISTA RIDGE FILING NO. 6,  
4TH AMENDMENT  
REC. NO. 3994401  
(ZONED PLANNED DEVELOPMENT)

COMMONS DR.

LOT 2  
VISTA RIDGE FILING NO. 6,  
4TH AMENDMENT  
REC. NO. 3994401  
(ZONED PLANNED DEVELOPMENT)

**FOR REVIEW ONLY**

I:\JOB FOLDERS\1061-0006\SURVEY\06 CAD\PRODUCTION FILES\PLAT\061-0006-SIERRA VISTA-DETAILS PRINTED ON: 2/12/2026 7:04 AM

Rev. Date: 8/25/2025 Rev. Date:

**LJA SURVEYING**

4700 S. Syracuse Street  
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Date: 2/12/2026 Job No: 1061-0006 Sheet: 2 of 2