

PLAT  
OF  
**O.J.R. SUBDIVISION**  
BEING A RESUBDIVISION  
OF

A PORTION OF TRACT A, ROJO MINOR SUBDIVISION  
LOCATED IN LOT 4,  
(NW1/4NW1/4) SECTION 4, T54N, R84W,  
OF THE 6TH P.M.  
SHERIDAN COUNTY, WYOMING

TOTAL ACREAGE = 20.50 ACRES  
TOTAL LOTS = 4

CERTIFICATE OF DEDICATION

THE ABOVE OR FOREGOING SUBDIVISION OF TRACT A, ROJO MINOR SUBDIVISION

AS APPEARS ON THIS PLAT, IS WITH FREE CONSENT, AND IN ACCORDANCE WITH THE DESIRES OF THE UNDERSIGNED OWNER AND PROPRIETOR, CONTAINING 20.50 ACRES, HAVE BY THESE PRESENTS LAID OUT AND SURVEYED AS THE O.J.R. MINOR SUBDIVISION, AND DO HEREBY DEDICATE AND CONVEY TO AND FOR THE PUBLIC USE FOREVER HEREAFTER THE STREETS AND ACCESS EASEMENTS AS ARE LAID OUT AND DESIGNATED ON THIS PLAT, AND DO ALSO RESERVE PERPETUAL EASEMENTS FOR THE INSTALLATION AND MAINTENANCE OF ROADWAYS, UTILITIES AND FOR IRRIGATION AND DRAINAGE FACILITIES AS ARE LAID OUT AND DESIGNATED ON THIS PLAT HEREBY RELEASING AND WAIVING ALL HOMESTEAD RIGHTS.

EXECUTED THIS 24<sup>th</sup> DAY OF SEPT., 2004.

BY: Oscar J. Rojo  
OSCAR J. ROJO  
TRUSTEE

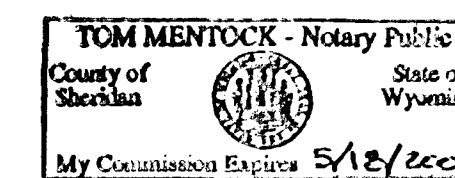
EXECUTED THIS 24<sup>th</sup> DAY OF SEPT., 2004.

BY: Sally J. Rojo  
SALLY J. ROJO  
TRUSTEE

STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 24<sup>th</sup> DAY OF SEPT., 2004, BY OSCAR J. & SALLY J. ROJO TRUSTEES, WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: May 18, 2008

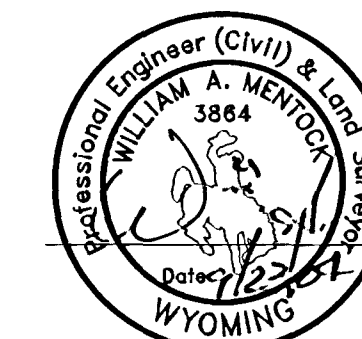


NOTARY PUBLIC

CERTIFICATE OF SURVEYOR

STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN }

I, WILLIAM A. MENTOCK, OF SHERIDAN, WYOMING, A DULY REGISTERED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF WYOMING, DO HEREBY CERTIFY THAT THIS PLAT TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION.



WILLIAM A. MENTOCK  
WY P.E. & L.S. No. 3864

CERTIFICATE OF COUNTY PLANNING COMMISSION

APPROVED BY THE SHERIDAN COUNTY PLANNING COMMISSION THIS 7 DAY OF October, 2004.

ATTEST:  
Phillip H. Zeman CLERK  
Mike Connell CHAIRMAN

CERTIFICATE OF BOARD OF COUNTY COMMISSIONERS

PLAT APPROVED AND SUBDIVISION PERMIT ISSUED BY THE BOARD OF COUNTY COMMISSIONERS OF SHERIDAN COUNTY, WYOMING, THIS 11 DAY OF October, 2004.

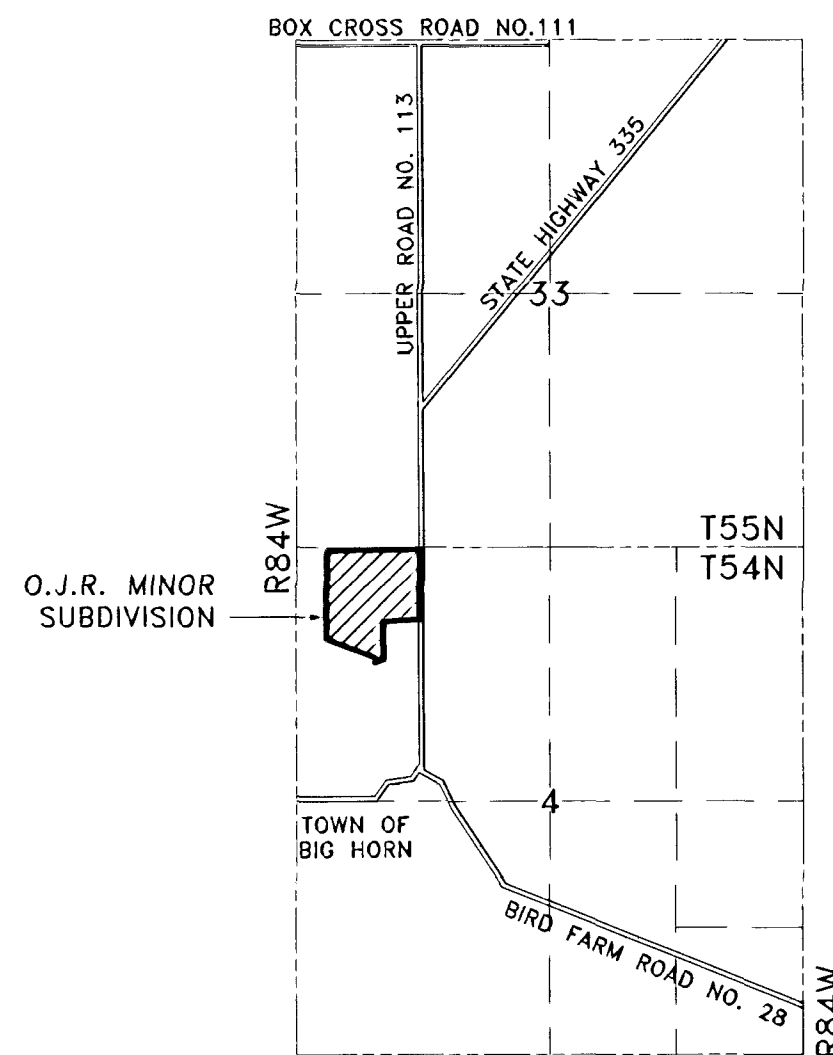
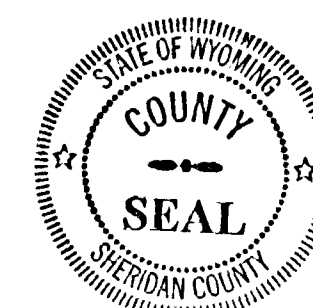
ATTEST:  
Carla J. Raymond COUNTY CLERK  
Special Deputy  
Ray D. Dixon CHAIRMAN

CERTIFICATE OF RECORDER

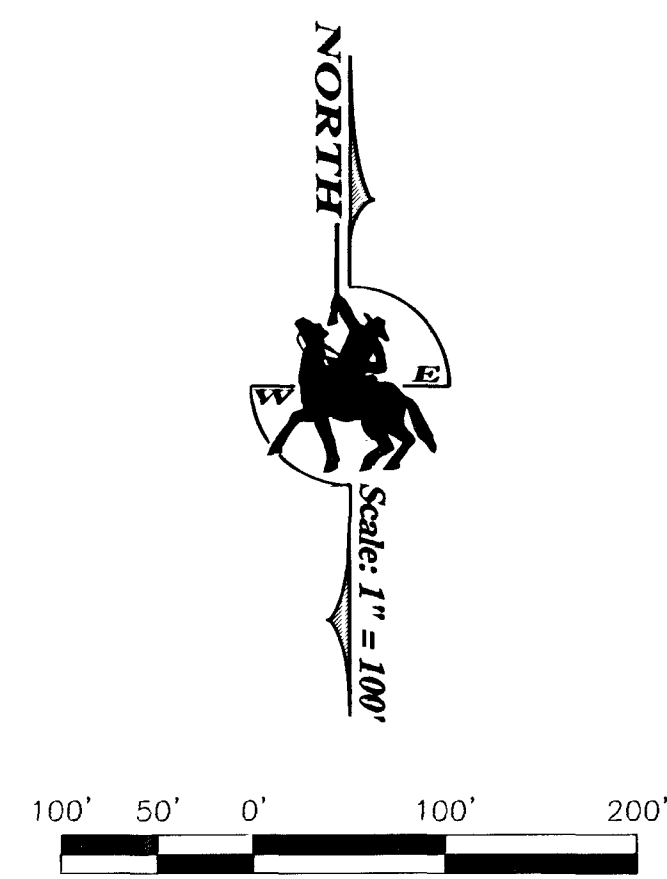
STATE OF WYOMING } ss:  
COUNTY OF SHERIDAN }

I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AT 3:00 O'CLOCK THIS 18 DAY OF OCTOBER, 2004, AND FILED IN DRAWER 0, PLAT NUMBER 10, INSTRUMENT NUMBER 490370, FEE 50.00.

Judith K. Hester COUNTY CLERK  
Dale R. Rawlings DEPUTY COUNTY CLERK



LOCATION MAP  
SCALE: 1"=2000'



NOTES:

1. NO PROPOSED PUBLIC SEWAGE DISPOSAL SYSTEM.
2. NO PROPOSED DOMESTIC WATER SOURCE.
3. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.
4. ANY PURCHASER DOES NOT HAVE THE RIGHT TO THE NATURAL FLOW OF ANY STREAM WITHIN, OR ADJACENT TO THE SUBDIVISION, SINCE WYOMING WATER ADMINISTRATION LAWS DO NOT RECOGNIZE ANY RIPARIAN RIGHTS WITH REGARD TO NATURAL FLOW FOR PERSONS LIVING ON THE BANK OF OF ANY STREAM OR RIVER.
5. ALL NEW CONSTRUCTION, REMODELING, ADDITIONS OR REPAIRS TO ANY PUBLIC OR PRIVATE BUILDINGS WITHIN THE DIVIDED LAND SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT BUILDING STANDARDS OF THE NEAREST INCORPORATED CITY OR TOWN OF THE COUNTY THAT HAS ADOPTED BUILDING STANDARDS. BUILDING STANDARDS THAT HAVE BEEN ADOPTED BY THE COUNTY SHALL SUPERSEDE AND GOVERN. BUILDING PERMITS AND INSPECTIONS SHALL BE REQUIRED.
6. ZONED RURAL RESIDENTIAL
7. BASIS OF BEARING: WYOMING STATE PLANE, EAST CENTRAL ZONE.

**MENTOCK-WILLEY CONSULTANTS**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
1030 NORTH MAIN STREET  
No. 2 TAYLOR PLACE  
SHERIDAN, WYOMING 82801  
PHONE: (307) 674-1224 FAX: (307) 672-9492

PREPARED BY:  
WILLIAM A. MENTOCK  
PE/LS 3864  
MENTOCK-WILLEY CONSULTANTS  
1030 NORTH MAIN STREET  
SHERIDAN, WY 82801  
PREPARED FOR:  
ROJO TRUST DATED MARCH 20, 1995  
OSCAR J. AND SALLY J. ROJO, TRUSTEES  
262 HIGHWAY #335  
BIG HORN, WYOMING 82833

LEGEND

- SET 2" ALUMINUM CAP PER PE/LS 3864
- FOUND REBAR & ALUMINUM CAP LS 2615
- NOTHING FOUND/ NOTHING SET
- BOUNDARY
- SECTION LINE
- EASEMENT
- RIGHT OF WAY

BOOK 383 PAGE 455  
UNDERGROUND ELECTRIC RIGHT-OF-WAY EASEMENT

EDITH B. JOHNSON, TRUSTEE

STATE HIGHWAY 335

LYLE K. ROLSTON

ANTHONY RAY STROUP

20' STRIP DEDICATED  
AS PART OF ROJO DRIVE  
(0.17 ACRES)

JOHN R. & MARY KEKICH

RICHARD & NANCY MARQUESS

5.12

LANDS HAVING ORIGINAL SUPPLY UNDER THE WEST SIDE DITCH, J.J. WAGNER APPROPRIATION TERRITORIAL PROOF NO. 740, O.R. 1, PG. 240, FROM LITTLE GOOSE CREEK, WITH PRIORITY OF MAY 1, 1884; HAVING SUPPLEMENTAL SUPPLY UNDER THE EVANS DITCH, PERMIT NO. 18317, PROOF NO. 21258, FROM DICK GULCH, WITH PRIORITY OF AUGUST 28, 1935; HAVING SUPPLEMENTAL SUPPLY UNDER ROJO SPRINKLER, PERMIT NO. 29736, FROM JACKSON CREEK, WITH PRIORITY OF AUGUST 12, 1987 16.0 ACRES.

16

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