First American Title™

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Please be advised that any provision contained in this document, or in a document that is attached, linked, or referenced in this document, that under applicable law illegally discriminates against a class of individuals based upon personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or any other legally protected class, is illegal and unenforceable.

406 South Gillette Ave
Gillette, WY 82716
307-682-7262

870769

DISCLOSURE STATEMENT:

BUTTS NO. 1 MINOR SUBDIVISION

This disclosure statement has been prepared in an effort to provide general information to the Public related to the construction and maintenance of improvements and conditions of services that are to be provided within this subdivision. This document shall be recorded in the County Clerk's Office and shall be available upon request to the Public.

Construction, operating and/or maintenance, and financial responsibilities for the following improvements and/or services for this subdivision are described as follows:

1 ROADS

Access is from Wyoming Highway 59. There are no roads within the subdivision.

2 WATER SUPPLY

Water is supplied by Private Well. Any wells shall be installed in accordance with State of Wyoming Engineer's Office Regulations.

3 SEWAGE DISPOSAL

Private Septic installed under DEQ Requirements.

4 RESTRICTIVE COVENANTS

Property is subject to the existing restrictive covenants for the J. Mill Iron Tracts.

5 LANDOWNERS ASSOCIATION FEES OR IMPROVEMENT AND SERVICE DISTRICT

There is not a Landowner's Association or Improvement and Service District.

6 GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner.

7 TELEPHONE SERVICES

Telephone service will be the responsibility of each property owner. Prospective property owners should check with the Telephone Service provider of choice on the actual construction charges prior to purchase within this Subdivision.

8 CABLE TELEVISION SERVICES

Cable service will be the responsibility of each property owner. Prospective property owners should check with the cable provider on the actual construction charges prior to purchase within this Subdivision.

9 ROAD AND TRAFFIC CONTROL SIGNS

There are no road and traffic control signs.

10 STREET LIGHTING

Any outside lighting/street lighting will be the responsibility of the individual landowners.

11 CULVERTS AND DRAINAGE

There are no culverts in this development.

12 ZONING

Prior to purchase, prospective buyers should contact the Campbell County Building and Planning Office to verify permitted use of the lot they intend to purchase and the permitted uses of lots and land surrounding their proposed lot.

13 FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department requires that the street address of each property in this subdivision be prominently displayed at the individual approaches to the roadway.

14 BUILDING CODES

Builders are required to meet the Plumbing, Electrical, Septic, and Building and Fire codes adopted by the County. Permits are available at the Office of the Building and Planning Department.

15 ELECTRICITY

Electricity for this subdivision area is served by Powder River Energy Corporation. Prospective lot owners should check with Powder River Energy Corporation on construction charges for service prior to purchase within this subdivision.

16 POSTAL SERVICE

Postal Service is available upon petition to the Post Office by the individual property owners.

17 MINERAL RIGHTS

Fee Interest in mineral ownership is not held as part of the surface ownership. New surface owners should be aware that upon purchase of any land there may be existing surface use agreements which may result in the drilling and production of oil and gas upon said land.

18 SOILS

General soils information for this subdivision is available through the local soils conservation district. No detailed soils investigation has been performed. It is recommended individual soils investigations be done at each location of any proposed structures.

19 WILDLIFE

The immediate area of the proposed subdivision is Mule Deer and American Pronghorn Antelope range. Prospective purchasers of lots should be aware that damage to ornamental shrubs, trees and gardens can be anticipated and they should be prepared to protect these items with fences and/or repellent sprays The Wyoming Game and Fish Commission does not pay for damages for ornamental shrubs and trees.

20 EASEMENTS

No Structures shall be constructed in the easements.

BE ADVISED THAT CAMPBELL COUNTY, WYOMING ASSUMES NO LIABILITY BY VIRTUE OF THIS DISCLOSURE STATEMENT. CAMPBELL COUNTY HAS REQUIERD THIS DISCLOSURE STATEMENT IN ITS SUBIDVISION APPROVAL PROCESS SOLELY FOR THE PURPOSE OF INFORMING THE CONSUMER. CAMPBELL COUNTY DOES NOT IN ANY MANNER WARRANT OR GUARANTEE TO THE CONSUMER THAT THE AFOREMENTIONED STATEMENTS CONTAINED WITHIN THE DISCLOSURE STATEMENT ARE FACTURAL AS REPRESENTED. BE FURTHER ADVISED THAT THE PROPOER RECOURSE FOR SHORT COMINGS IN THE ABOVE DESCRIBED IMRPOVEMENTS LIES BETWEEN THE CONSUMER AND THE DEVELOPER WHO MADE THIS DISCLOSURE STATEMENT.

THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVIALABLE AT THE OFFICE OF THE COUNTY CLERK OR ENGINEER UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

IN TESTIMONEY WHEREOF: the undersigned owners have caused these presents to be signed:

Kyle G Butts

Kyle G. Butts, owner

Cindy Butts

Cindy Butts, owner

STATE OF WYOMING)
) ss.
COUNTY OF CAMPBELL)

Subscribed and sworn before me on the 31ST day of March, 2006, by Kyle G. Butts and Cindy Butts, as a free and voluntary act and deed.

WITNESS my hand and official seal.

Lois E. Abrams
Notary Public

LOIS E. ABRAMS - NOTARY PUBLIC
COUNTY OF CAMPBELL
STATE OF WYOMING
My Commission Expires Dec. 30, 2008

My commission expires: 12-30-08

Approved for filing by the Campbell County Planning Commission this 28 day of March, 2006.

Robert L. Hedrick
Chairperson

Attest:
Lois E. Abrams
Clerk of the Board

Approved for filing by the Campbell County Commissioners in and for the County of Campbell, State of Wyoming, this 4 day of April, A. D., 2006.

Roy Edwards
member

member L. Alan Weekly

Craig B. Hunter
member

member Christopher R. Kapp

Attest:

Marilyn Mackey
Chairperson

Teresa Blanford
Deputy Clerk of the Board

STATE OF WYOMING COUNTY CLERK

RECEIVED MAY 09 2006 CAMPBELL COUNTY CLERK

STATE OF WYOMING
Campbell County } ss.

Filed for record this 9th day of May A.D., 2006 at 12:18 o'clock P. M. and recorded in Book 2152 of Photos on page 223-225 Fees $ 14.00 870769

Susan Saunders
County Clerk and Ex-Officio Register of Deeds

RECORDED
ABSTRACTED ✓
INDEXED
CHECKED ✓

By Deputy Linda Grose