

DISCLOSURE STATEMENT  
FOR  
Resubdivision of lot 12 Block 9  
Oriva Hills 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 condition of services that are to be provided within this subdivision, this document shall be recorded at 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 Bald Mountain Road. Road maintenance and snow removal responsibility will be provided by the Oriva Hills Improvement & Service District.
2. WATER SUPPLY  
Private water well will be the responsibility of individual property owners.
3. SEWAGE DISPOSAL  
Private Septic installed under DEQ Requirements will be the responsibility of Individual property owners.
4. RESTRICTIVE COVENANTS  
There are Restrictive Covenants on file at the Campbell County Court House.
5. HOMEOWNERS ASSOCIATION FEES OR IMPROVEMENT AND SERVICE DISTRICT  
Prospective property owners should check with the Improvement & Service District on actual fees prior to purchase within this Subdivision.
6. GARBAGE DISPOSAL  
Garbage disposal will be the responsibility of the property owner.
7. TELEPHONE SERVICES  
Telephone service is provided to the Subdivision corner
8. CABLE TELEVISION SERVICES  
Cable service will be the responsibility of each property owner. Prospective property owners should check with the Cable Television Service on the actual construction charges prior to purchase within this Subdivision.
9. ROAD AND TRAFFIC CONTROL SIGNS  
All road and traffic control signs are in place and maintained by the Improvement & Service District.
10. CULVERTS AND DRAINAGE  
Per Campbell County Subdivisions Regulations, Section 12(d)(XIX), Culverts shall be installed at driveways where crossing drainage is necessary. A minimum of 12 inch diameter culvert with 12 inches of cover maintained over top. Individual property owners will be responsible for installation and maintenance of access improvements.
11. ZONING  
Prior to purchase, prospective buyers should contact the Campbell Count Building Department to verify permitted use of the lot they intend to purchase and the permitted uses of lots and land surrounding their proposed lot.
12. FIRE PROTECTION  
Fire protection is provided by the Campbell county Fire Department. The Fire Department requires that the street address of each property in the Subdivision be prominently displayed at the individual approaches to the roadway. Response time for fires within the Subdivision is estimated to be 10 (ten) minutes.
13. BUILDING CODES  
Builders are required to meet the Plumbing, Electrical, Septic, Building and Fire Codes adopted by the County. Permits are available at the Office of the Building and Planning Department.
14. ELECTRICITY  
Electricity for this Subdivision area is served by Powder River Energy Corporation, Electrical service is to the Subdivision line. Service to individual lots is the responsibility of individual property owners.
15. POSTAL SERVICE  
Postal Service is available upon petition to the Post Office by the individual property owners.
16. MINERAL RIGHTS  
Fee interest in mineral ownership is not held as a part of the surface ownership. New surface owners should be aware that upon purchase of any land there are existing surface use agreements which may result in the drilling and production of oil and gas upon said land.
17. SOILS  
General soils information for this Subdivision is available through the local soils conservation district. No detail soils testing has been performed. It is recommended that individual soils investigations be completed for additional structures.
18. WILDLIFE  
The immediate area of the proposed Subdivision is Mule Deer Yearlong and American Pronghorn Antelope Yearlong 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. Wyoming Game and Fish does not pay for damages for ornamental shrubs and trees.
19. EASEMENT  
No Permanent 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 REQUIRED THIS DISCLOSURE STATEMENT IN ITS SUBDIVISION 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 FACTUAL AS REPRESENTED. BE FURTHER ADVISED THAT THE PROPER RECOURSE FOR SHORTCOMINGS IN THE ABOVE DESCRIBED IMPROVEMENTS 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 AVAILABLE AT THE OFFICE OF THE COUNTY CLERK UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

IN TESTIMONY WHEREOF, the undersigned owners have caused these presents to be signed;

*Bradley Scott Cragle*  
Bradley Scott Cragle      *Jamie Cragle*  
Jamie Cragle

STATE OF WYOMING )  
                                  )SS.  
CAMPBELL COUNTY )

Subscribed and sworn before me on the 19<sup>th</sup> day of July, 2010 by Bradley Scott Cragle and Jamie Cragle as a free and voluntary act and deed.

WITNESS my hand and official seal. *Melissa Shaffer*  
Notary Public

My commissions expires: 11/24/12



Approved for filing by Campbell County Planning Commissions the 17<sup>th</sup> day of June, A.D., 2010.

Attest:  
*Chicki L. Schlemmer*      *Melissa Kershner*  
Chairperson                      Clerk of the Board

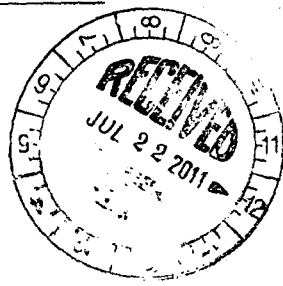
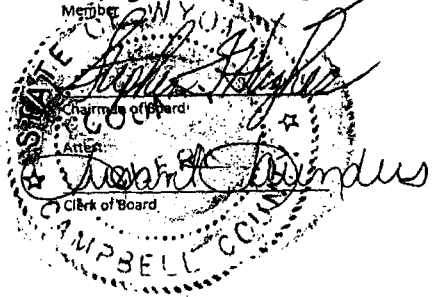
Approved for filing by the undersigned Board of County Commissioners in and for the County of Campbell, State of Wyoming, this \_\_\_\_ day of \_\_\_\_\_, A.D., 2010.

*D. Cragg*  
Member

*Chadwick King*  
Member

*Robert Saunders*  
Member

*Mueky Shobae*  
Member



RECORDED  
ABSTRACTED  
INDEXED  
CHECKED

959332 Recorded on 7/22/2011 at 12.06.00 Fee 11.00  
Book 2640 of PHOTOS Pages 160 to 161  
Susan F. Saunders, Campbell County Clerk by: L. GROSE