

DISCLOSURE STATEMENT – BAKER SS-226

1. The name of this simple subdivision is **BAKER SS-226**.
2. The subdivision is located at 721 County Road 6.
3. Max E. Baker and Nancy A. Baker are the owners of **BAKER SS-226**.
4. Domestic water will be provided by an existing water well to be operated and maintained by the lot owners.
5. Sewage disposal will be by an existing private septic system to be operated and maintained by the lot owners.
6. There are existing water rights on Lot 1, and irrigation water is provided by the Shoshone Irrigation District. The lot owners are responsible for operation and maintenance of the irrigation system.

Shoshone Irrigation District
337 East First
Powell, WY 82435
307-754-5741

7. Cable television is not presently available. Electrical, natural gas and telephone services are existing. Cell phone service is also available.

The addresses and telephone numbers of the utility providers are as follows:

Electrical Service: Garland Light and Power
 755 Highway 14-A
 Powell, WY 82435
 307-754-2881

Natural Gas Service: Montana-Dakota Utilities
 P.O. Box 2546
 Billings, MT 59112
 800-638-3278

Telephone Service: Centurylink 800-366-8201
 Residential (Service) 800-491-0118
 Residential (Repair) 877-348-9007



The property owners are responsible for solid waste disposal. The following is available for solid waste disposal service:

A-1 Sanitation
1775 Lane 15
Powell, WY 82435
307-754-3221

Keele Sanitation
31 Pearson Ave.
Cody, WY 82414
307-587-6616

Two Tough Guys
P.O. Box 2871
Cody, WY 82414
307-587-9651

- 8. Park County Fire District No. 1 is available to this property for fire protection.
- 9. The United States Postal Service currently provides mail delivery service and pickup service at County Road 6.
- 10. There are no public roads proposed as a part of this subdivision.
- 11. Existing and proposed easements are as shown on the plat of BAKER SS-226.
- 12. There are school bus stops/pullouts at various locations along County Road 6.
- 13. Lot 1 of BAKER SS-226 is zoned General Rural – Powell (GR-P).
- 14. Covenants will not be established for this tract. Covenants will not be enforced by Park County.
- 15. A homeowners association will not be created.
- 16. A portion of the property is located within the flood plain as shown on the Flood Insurance Rate Map Panel Number 56029C1450D with the effective date of June 18, 2010. A flood plain analysis was performed from February, 2014 to May, 2014, and approval was obtained from FEMA on May 22, 2014 to remove an additional portion of the property from the flood plain. There are no other known hazardous features located on the lots.
- 17. The lot owners are subject to a noxious weed control plan as required for final subdivision approval.

Max E. Baker

Max E. Baker

6/18/2014

Date

Nancy A. Baker

Nancy A. Baker

6/18/2014

Date

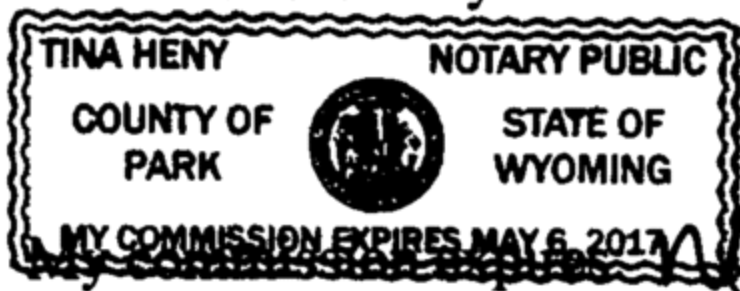


ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF PARK

The foregoing instrument was acknowledged before me by Max E. Baker and Nancy A. Baker this 18th day of June, 2014.

Witness my hand and official seal



Tina Heny
Notary Public

May 6, 2017