

**Disclosure Statement**  
**Bauer Farm Simple Subdivision**

1. Identification of entities responsible for road construction and maintenance including snow removal.

**Lot 1 will have access off of Park County Road 11H.**

2. Description of the domestic water supply including identification of entities responsible for maintenance of any water supply system(s); Statement that wells are required to be registered with the State Engineer.

**Lot 1 will use the existing well. A water quality test has been completed and the results will be submitted to the County separately.**

3. Description of sewage disposal methods and permits required; Identification of entities responsible for maintenance of the sewage disposal system(s).

**Sewage disposal will be by the existing septic system.**

4. Statement concerning the existence of subdivision covenants including where copies of the covenants may be obtained; Statement that Park County does not enforce private subdivision covenants.

**No covenants at this time. Park County does not enforce private subdivision covenants.**

5. Information on the homeowners association, if applicable; this shall include identification of all of the association's maintenance responsibilities and how the association is funded.

**No homeowners association exists, none are planned.**

6. Garbage disposal availability.

**Garbage disposal is the responsibility of the lot owner, and may be obtained through private contractors; owner may dispose of garbage at the county landfill.**

7. Fire protection availability.

**Fire protection is provided by Park County Fire Protection District #1.**

8. Statement if any of the land is subject to flooding. Any known information concerning landslides, steep slopes, rock falls, high water tables, polluted or non-potable water supply, high voltage lines, high pressure gas lines, danger from fire or explosion or other hazardous features on the property.

**This subdivision lies partially within a floodplain. There are no known areas of concern for land slides, steep slopes, or rock falls.**

9. Identification of any codes or covenants relating to construction in the subdivision.

**Any construction will be subject to local and state codes.**

10. Postal service availability and mail delivery points.

**Postal services are available and already being utilized.**



11. School bus stop/pullout locations, where applicable.

**The owner will have to coordinate with Park County School District #1 to establish a suitable bus stop for all parties involved when the need arises.**

12. Statement on status of any water rights in the subdivision; Statement that subdivision purchasers are not allowed to use water out of any ditch or stream without a water right.

**Water rights exist, and we have submitted a water distribution plan to the SEO and Willwood Irrigation District.**

13. Statement concerning the plans for disposal of irrigation wastewater.

**Wastewater disposal is the responsibility of the landowner. A Water Distribution Plan with location of waste ditches will be submitted as a part of this application.**

14. Identification of service providers for cable TV, telephone, gas and electricity with addresses and phone numbers; Statement indicating which of these services have been extended to the lots in the subdivision.

**The following services are currently available:**

**A. Electricity: Garland Light & Power (307) 754-2881**

**755 Highway 14A., Powell, WY 82435**

**B. Gas: Black Hills Energy (307) 587-4281**


**2320 Mountain View Dr., Cody, WY 82414**

**C. Telecommunications: Century Link (866) 882-2889**

**614 14<sup>th</sup> St., Cody, WY 82414**

15. Noxious Weed Plan

**The Park County Weed and Pest has been contacted and the owner is working with the weed and pest to develop an acceptable Noxious Weed Plan. It is the owners and future owners, their heirs and assigns, responsibility to adapt and follow the rules and regulation set forth in the Noxious Weed Plan that will be signed by the current owners.**



Bauer Farm, LLC  
Charlie Reed, agent

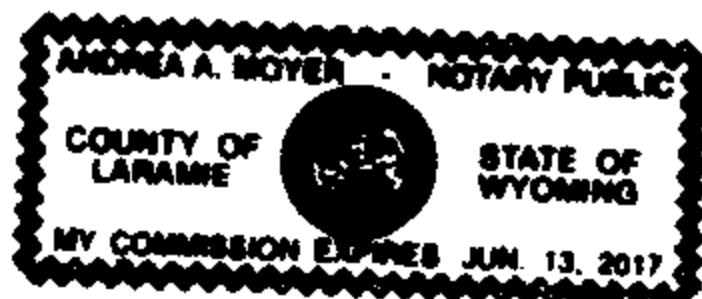
The foregoing was acknowledged before me by Charlie Reed this 28<sup>th</sup> day of November, 2015.

(Wyoming State law requires notary seal to be affixed hereon)



Notary Public

My Commission Expires: June 13, 2017



2015-6787 Park County WY 12/16/2015 3:41 PM