

Browning 55-28

TO: Park County Planning and Zoning  
FROM: Vern Browning and Sondra Pike Browning  
26 Flatt Ranch Road  
PO Box 2430  
Cody, Wyoming 8241

SUBJECT: Disclosure statement for the Browning Simple Subdivision in Crandall  
DATE: September 13, 2005

We will attempt to fully disclose any problems or concerns that will affect the five-acre lot being formed by the simple subdivision.

1. The road to the proposed parcel is a private road leading from Wyoming State Highway 296. This private road is approximately 1/2 mile long and the snow removal will be by private parties or contracted to local equipment operators who remove snow from roads to many cabins in the area. Wyoming State Highway 296 is plowed by the state on a daily basis.
2. The water supply will be from a private well. The water table is approximately 50 feet deep.
3. Sewer disposal will be a septic system.
4. There are no covenants on this parcel.
5. There is no homeowners' association.
6. There is a transfer station for household garbage that is open three days per week. The garbage has to be transported to the landfill in Cody. This garbage transfer station is located approximately 3 miles from the proposed parcel. There is no pick-up garbage service in Crandall.
7. There are two fire trucks located in the Sunlight Basin. This fire station is approximately 18 miles from the proposed parcel. The fire department is manned on a voluntary basis.
8. The land is adjacent to the Clark's Fork River but it is not subject to flooding.
9. There are no codes or covenants relating to construction in this proposed subdivision.
10. The mail is delivered twice a week by a rural mail carrier. The postal box is located on Highway 296.
11. There are no water rights on the proposed five-acre parcel.
12. There is no irrigation on the proposed five-acre parcel.
13. There is no cable television in the area. There is a waiting list to receive a telephone in the area. Plans are underway via Qwest to expand the number of phone lines available in Crandall. Electric is available and we will provide a utility easement for underground electric and telephone service if the property is ever sold.

Vern H. Browning  
VERN H. BROWNING

9/13/05  
SEPTEMBER 13, 2005

See Attached  
NOTARY

DATE

**NOTARY ACKNOWLEDGEMENT FOR THE FOLLOWING DOCUMENT**  
**DISCLOSURE STATEMENT**

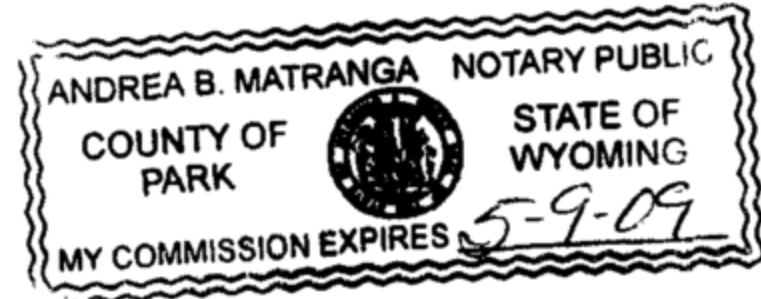
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State of Wyoming     )  
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 County of Park       )

The foregoing instrument was acknowledged before me by                   Vern H. Browning                    
 this 14th day of September 2005.

**Witness my hand and official seal**

  
 \_\_\_\_\_  
 Notary Public



**My commission expires: May 9, 2009**

PARK COUNTY, CODY, WY  
 KAREN CARTER, COUNTY CLERK

REC \$11.00

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