

Disclosure Statement  
Bulkeley Simple Subdivision

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

**Lot 1 will have frontage along Road 6.**

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.

**We are asking a variance for a well on Lot 1 in lieu of connecting to Northwest Rural Water. A water quality test has been completed and results sent to the County.**

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 separate septic systems that will be installed and permitted at the time of home construction. A Percolation Test was performed on Lot 1 and results sent to the County.**

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 (Powell Volunteer Fire Department).**

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 does not lie within a floodplain, nor is it subject to flooding. 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 through rural delivery. Mailbox location will have to be arranged with the USPS or PO Boxes may be obtained.**

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.

**No water rights exist.**

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

**No water rights exist.**

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 available:**

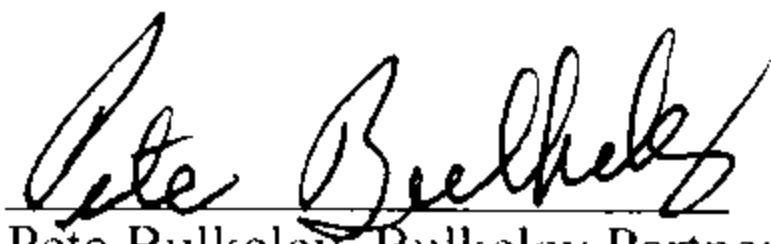
**A. Electricity: Garland Light & Power (307) 754-2881  
755 Highway 14A, Powell, WY 82435**

**B. Gas: Montana-Dakota Utilities (406) 896-4253  
955 East North Street, Powell, WY 82435**

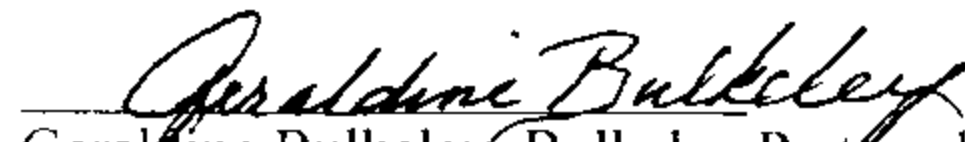
**C. Communication: TCT West (307) 568-3357  
405 S. Bent St. #4, Powell, WY 82435**

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.**



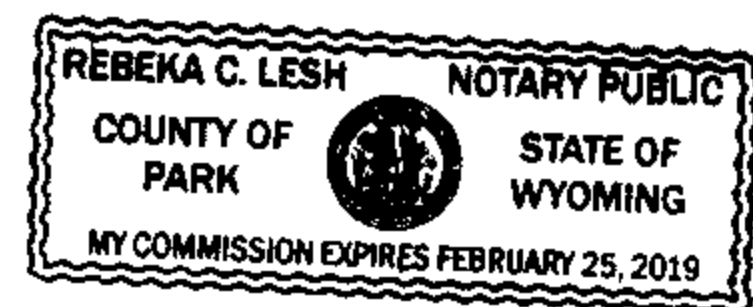
Pete Bulkeley, Bulkeley Partnership



Geraldine Bulkeley, Bulkeley Partnership

The foregoing was acknowledged before me by Pete & Geraldine Bulkeley this 6th day of May, 2015.

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



Notary Public

My Commission Expires: Feb 25 2015

