

DISCLOSURE STATEMENT
CAMPBELL PARTNERS LIMITED PARTNERSHIP SIMPLE SUBDIVISION

1. This subdivision will be accessed from Wyoming Highway 291 using Bull Moose Trail, which is an existing private access and utilities easement. The Diamond Creek Homeowners Association is responsible for the maintenance of the easement.
2. Domestic water is available through the Northwest Rural Water District, which has a distribution line located in Bull Moose Trail and through the property. Lot owners will be responsible for any costs incurred to connect to the Northwest Rural Water District system.
3. Private septic systems will be required on each lot and will be maintained by each lot owner.
4. Covenants will be in force for both lots and are recorded in the Park County Clerk's office. Covenants will not be enforced by Park County.
5. A homeowners association (Diamond Creek Homeowners Association) has been created. See the covenants mentioned above.
6. The property owner is responsible for garbage disposal.
7. Park County Fire District No. 2 is available to this property for fire protection.
8. The entire property is above any flood plain. It has never flooded to the knowledge of the present or previous owners.
9. No specific or unusual codes are known to exist by the present owner. Construction covenants and protective covenants will be in force.
10. The United States Postal Service has a rural mail route in this area and would be able to serve the subdivision at the entrance of Bull Moose Trail with Wyoming State Highway 291.
11. Irrigation water rights exist for this property. The property owner will be responsible for distribution of all irrigation water. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming.
12. At present the property is flood irrigated. As lots are sold, they will be required to convert to sprinkler irrigation within 1 year after purchase (see the covenants mentioned above), which will eliminate any irrigation wastewater from Lots 1 and 2.
13. The following utilities are available to Lots 1 and 2:

Electrical Service:	Pacific Power and Light
	226 W. Yellowstone
	Cody, WY
	307-578-3800

Water Service: Northwest Rural Water District
P. O. Box 2347
Cody, WY 82414
307-527-4426

Telephone Service: Qwest
501 East Monroe
Riverton, WY 82501
307-856-8385

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

CAMPBELL PARTNERS LIMITED PARTNERSHIP

By South and West Land Company, General Partner

C. R. Campbell, President
C. R. Campbell, President

December 27, 2002
Date

ACKNOWLEDGEMENT

STATE OF FLORIDA)
COUNTY OF Escambia) SS

The following instrument was acknowledged before me by CAMPBELL PARTNERS LIMITED PARTNERSHIP by South and West Land Company, General Partner, C.R. Campbell, President this 27th day of December, 2002.

Witness my hand and official seal

Josie L. Johnson
Notary Public

My commission expires:



Josie L. Johnson
MY COMMISSION # CC879944 EXPIRES
October 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

02/03/2003
02:35:40PM

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