

Decker Simple Subdivision Disclosure Statement

1. Name of Subdivision:
 - a. Decker Simple Subdivision.
2. Location:
 - a. Northeast corner of the intersection of Highway 294 and Lane 9.
3. Owners:
 - a. Decker Farms, LLC.
4. Domestic Water:
 - a. The subdivision is not within 400 feet of a NRWD main. Water analysis meets requirements of drinking water standards. A well is located at the existing residence.
5. The lot is served by an individual septic and leach field system that will be the responsibility of the landowners.
6. Name of Irrigation District, contacts, information on irrigation rights:
 - a. Shoshone Irrigation District.
 - i. Dan Larsen, Manager
Heart Mountain Irrigation District
1206 Road 18
Powell, WY 82435
 - b. Surface water rights exist on Lot 1 as shown on the Water Distribution Plan filed with the Wyoming State Engineer's office.
7. Existing utilities are located in the county roads adjoining the south and west lines of this Simple Subdivision. The following utilities may be available:

Electricity:

Garland Light and Power
755 US Hwy 14A
Powell, WY 82435
307-754-2881

OR Rocky Mountain Power
418 Road 1NG
Powell, WY 82435
307-754-2330



Solid Waste:

See "Sanitation Service"
In Yellow Pages

Natural Gas:

Energy West
1-307-587-4281

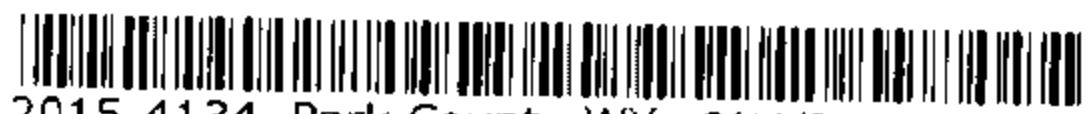
Telephone:

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

Cable/Internet:

None Available

8. Park County Fire District No. 1 is available to this property for fire protection.
9. The United States Postal Service has a mail route in this area and can serve the lots from Powell. An existing address is already established
10. There are no proposed new roads in this Simple Subdivision.
11. This Simple Subdivision is within School District No. 1 and this area is already part of an existing school bus route.
12. Park County Zoning for this area is GR-P (General Rural Powell).
13. There are no covenants or deed restrictions associated with this Simple Subdivision.
14. There is no homeowners association associated with this Simple Subdivision.
15. This Simple Subdivision is not within the 100 year floodplain. High groundwater tables may occur, as evidenced by high-water stains found at a depth of 3 feet below the ground surface.
16. Park County Weed and Pest Control noted a presence of Canada Thistle, Field Bindweed, Russian Knapweed, Shown Milkweed, and Whitetop. A long-term noxious weed plan is in place with Park County Weed and Pest Control District, valid for three (3) years from date of approval (1/29/13).



Lyla J. Carnley
Lyla Carnley, Secretary of Treasure of Decker Farms, LLC

State of Wyoming)
)SS
County of Park)

The foregoing instrument was acknowledged before me by on this 11th Day of August, 2015 by Lyla Carnley, Secretary of Treasure of Decker Farms, LLC.

Witness my hand and official seal.

Amanda Wakley
Notary Public

My Commission Expires: *March 20, 2016*

