

Dutton - York SS-80

**DISCLOSURE STATEMENT
SIMPLE SINGLE LOT SUBDIVISION**

1. **No entity has been established for road maintenance, construction or snow removal. Stagecoach Trail will be the southern boundary and is County maintained. The property owner will be responsible for maintenance of any driveways.**
2. **Domestic water supply will be private well. Any well must be registered with the Wyoming State Engineer's Office.**
3. **Maintenance of this facility is the responsibility of the property owner. Sewage disposal will be by private septic system per county requirements.**
4. **No covenants have been established for this tract. Covenants will not be enforced by Park County.**
5. **No Home Owners Association and no Building Committee exists.**
6. **The property owner is responsible for garbage disposal.**
7. **The Wapiti Volunteer Fire Department is available to this property for fire protection.**
8. **The north boundary of the property is the center of the Northfork of the Shoshone River.**
9. **No codes, covenants for declaration of protective covenants exist regarding this property.**
10. **The United States Postal Services provides mail delivery service and pickup service to this property by giving service along the county road.**
11. **No irrigation water rights exist for this property.**
12. **Cable television service is not presently available. Telephone service exists to the property. Propane service is available to this property. An easement exists from the county road for all utilities. Electrical service from Pacific Power. The address and telephone numbers of the utility companies are as follows:**

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

02/08/2006
01:20:00PM

#2006-1028
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