

55-67

DISCLOSURE STATEMENT
EASUM SIMPLE SUBDIVISION - 67

1. There are no roads proposed as part of this subdivision.
2. Domestic water will be provided by private water well. The lot owner will be responsible for the drilling and maintenance of the water well. Water wells are required to be registered with the State Engineer.
3. A private septic system will be required and will be maintained by the lot owner.
4. No covenants have been established for this tract. Covenants will not be enforced by Park County.
5. No homeowners association exists.
6. The property owner is responsible for garbage disposal.
7. Park County Fire District No. 1 is available to this property for fire protection.
8. The Northerly boundary of the property is the centerline of the Shoshone River. It has not flooded to the knowledge of the present owners.
9. No codes, covenants or declaration of protective covenants exist regarding this property.
10. The United States Postal Service can provide mail delivery service and pickup service to this property by giving service at Lane 11 1/2. Post office boxes would also be available at the Powell Post Office.
Powell Post Office Rural Routes
270 N. Bent
Powell, Wy 82435
(307)754-2952
11. There are no irrigation water rights on this property. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming.
12. The property drains northerly into the Shoshone River. There is an existing wastewater irrigation ditch running west to east through the south front of the property which flows to the adjoining property. The Elk canal also runs west to east through the middle of the property which flows to the adjoining property.
13. Cable television service is not presently available. Electrical, gas, and telephone services are available on Road 11 1/2. Electrical service via Pacific Power is also available across the river.

The addresses and telephone numbers of the utility providers are as follows:

Electrical:	Willwood Light and Power	Pacific Power
	Richard Moore	
	584 Lane 13	418 Road 1ng
	Powell, Wy 82435	Powell, Wy 82435
	(307)754-3200	(307)754-2330

Telephone Service: Qwest
P.O. Box 173754
Denver, CO 80217-3754
(800)244-1111

Natural Gas Service: Montana-Dakota Utilities Co.
PO Box 2546
Billings, MT 59112
(406)896-4226

Sanitation Services: A-1 Sanitation
1775 Lane 15
Powell, WY 82435
(307)754-3221
Keele Sanitation
31 Pearson Ave.
Cody, WY 82414
(307)587-6616

Cody Easum
Cody Easum

7-19-05
Date

ACKNOWLEDGEMENT

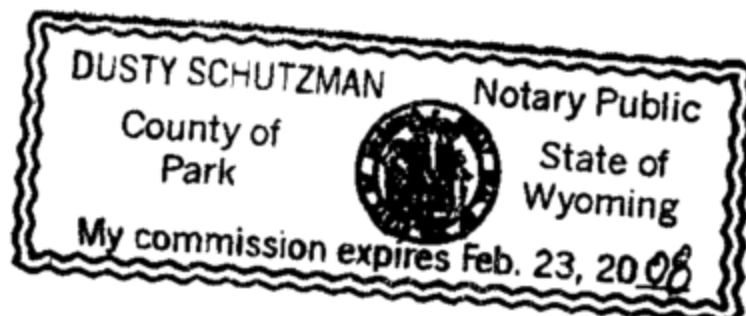
State of Wyoming
County of Park

The following instrument was acknowledged before me by Cody Easum this 19 day of
July, 2005.

Witness my hand and official seal

Dusty Schutzman
Notary Public

My commission expires: 2/23/08



PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

09/28/2005
03:54:00PM

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