

Filler 55-19

**DISCLOSURE STATEMENT
SIMPLE SINGLE LOT SUBDIVISION**

1. There are no roads proposed as a part of this subdivision.
2. Property is currently served by NWRWD for domestic water. The owner of the proposed lot will be responsible for all costs related to tying into NWRWD.
3. A septic system currently serves Lot 1. The owner of Lot 2 will be responsible for that lots' septic system.
4. No covenants have been established or are proposed for this tract of land.
5. No homeowners association and no building committee are proposed
6. The property owners will be responsible for their own garbage disposal. Services are available through Keele and A1 Sanitation.
7. The Volunteer Fire Department District #2 is available to this property for fire protection.
8. Current owner is not aware of any flooding during his ownership since 2000.
9. No codes, covenants or declaration of protective covenants exist or are proposed regarding this property.
10. The United States Postal Service provides mail delivery service and pickup service to this property at the County Road 2 AB.
11. Irrigation rights exist for a portion of both properties. The Doc Smith Water Association 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. Waste water is the responsibility of the property owner using the water. Irrigation supply and wastewater of both lots will follow prescriptive easements.
13. Cable television service is not presently available, telephone service, natural gas and NWRW will be located in the private access easement to Lot 2. The electrical services will have a separate easement from the current easement to the proposed Lot 2 east boundary line.

The address and telephone numbers of the utility companies are as follows:

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|--------------------|--|
| Telephone Service | Qwest 401 North 31st 14th Floor Billings, MT. 59101 (800)244-1111 |
| Electrical Service | Pacific Power and Light <u>P.O. Box 400</u> <u>Portland OR.</u> <u>97207-0400</u> |

Natural Gas Service

Energy West Wyoming
2320 Mountain View Dr.
Cody, WY 82414
(307)587-4281

Sanitation Services:

A-1 Sanitation
1775 Lane 15
Powell, WY 82435

Keele Sanitation
31 Pearson Ave.
Cody, WY 82414
(307) 587-6616

ACKNOWLEDGMENT

STATE OF WYOMING)
)ss.
County of Park)

Shane Filler
Shane Filler
1-21-03

The following instrument was acknowledged before me by *Shane Filler*
this *21st* day of *JANUARY* 200*3*

Witness my hand and official seal.

Christine Algarice

Notary Public

My Commission Expires: *Dec. 18, 2003*

