

DEC 27 2004

DISCLOSURE STATEMENT
SINGLE LOT SIMPLE SUBDIVISION
FRAZIER SS-~~44~~ 65

- 1) There are no new roads proposed or created. Individual property owners shall be responsible for maintenance of roadways, construction and snow removal.
- 2) Domestic water supply is via the Frazier #6 well, Permit # P153463W with the State Engineer's Office. A utility easement is granted to the owners of Lot 1 for the maintenance of the well and delivery system.
- 3) Sewage disposal shall be via the existing septic system and leach field already inspected and permitted by Park County.
- 4) No covenants have been established for this Subdivision. 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 Cody and Southfork Volunteer Fire Departments are available for fire protection on this property.
- 8) This property is not subject to flooding.
- 9) No codes, covenants or protective covenants exist regarding this property.
- 10) The United States Postal Service already provides delivery and pickup service to this property via County Road 6RT.
- 11) Irrigation water rights exist for this property. The property owner shall 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 Sate of Wyoming
- 12) Wastewater is the responsibility of the property owner. Wastewater travels northeast and exits into an existing wastewater ditch.
- 13) Cable Television is not available. Telephone and power service is already installed on this property. The property already has a propane tank for gas service. The addresses of utility providers are as follows:

Telephone: Qwest
401 North 31st Street, 14th Floor
Billings MT. 59101

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

03/10/2005
01:30:00PM

#2005-1689
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