

## DISCLOSURE STATEMENT

1. **Name of Subdivision:** Hawley SS - 247.
2. **Location:** The proposed subdivision is located in part of Tract 13 and Tract 14 of Section 24, Resurvey T.55N., R.100W. of the 6<sup>th</sup> P.M., Park County, WY.
3. **Owners:** Melvin M. Hawley and Peggy M. Hawley, Trustees of the Hawley 1997 Trust dated May 8, 1997.
4. **Domestic Water:** Northwest Rural Water District currently serves water to the existing residence on Lot 1 of Hawley SS - 247. Taps from Northwest Rural Water District are available in this area. Property owners are responsible to install wells and register them with the Wyoming State Engineer's Office.
5. **Wastewater:** An existing permitted septic system exists on Lot 1. Individual future homeowner's will be responsible for permitting and installing on-site septic systems
6. **Irrigation District:** The proposed subdivision falls under the Shoshone Irrigation District. A water distribution plan and authorization to detach water rights under buildings and driveways has been submitted to the Wyoming State Engineer's Office to delineate water distribution, water rights, and waste water pertinent to Hawley SS - 247.
7. **Utilities:** Utilities currently exist for the existing residence on Lot 1. Gas exists on Lot 1 and within County Road 13. Power currently exists on Lot 1. Cellular phone service exists on Lot 1 and Lot 2.
8. **Fire Protection:** The Powell Volunteer Fire Department is available for fire protection on this property.
9. **Postal Service Delivery:** Postal service is available to the proposed subdivision lots.
10. **Roads:** Lot 1 access is currently provided from Highway 14-A. Lot 2 access is provided by a 30' access and utility easement from Park County Road 13.
11. **Easements:** Location and type of easements are as shown on the plat and as recorded in the Park County Clerk's Office
12. **School District/Bus Stop:** No additions or changes will be made as part of the subdivision development.
13. **Zoning:** The proposed subdivision is zoned GR-P and surrounding lands are zoned GR-P in all directions.
14. **Covenants/Deed Restrictions:** Covenants do NOT exist for this subdivision. Park County does not enforce private subdivision covenants.
15. **Homeowners Association:** No homeowners association exists or is planned.
16. **Hazards:** No portion of this subdivision is within the 100-year flood plain. Landowners are responsible to call the Wyoming One Call for utility locates prior to any site excavation. No known landslides, steep slopes, rock falls, high water tables, danger from fire or explosion or other hazardous features exist on the property.
17. **Weeds:** Lot owners are responsible to remove noxious weeds from their property. All lot owners are subject to the noxious weed control plan that was required for the final plat approval of this subdivision.

Acknowledgement:

State of Wyoming )  
County of Park ) SS

The foregoing owner's certificate was acknowledged before me

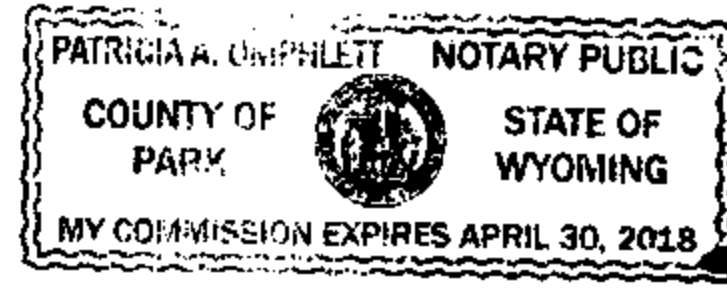
this 27th day of October, 2017 by Melvin M. Hawley and Peggy M. Hawley

Melvin M. Hawley  
Melvin M. Hawley

Peggy M. Hawley  
Peggy M. Hawley

Witness my hand and official seal:

Patricia A. Umphlett (Seal)  
Signature



PATRICIA A. Umphlett  
Notary Public (Printed name of notary)

My Commission expires: 4/18/30

