

## **DISCLOSURE STATEMENT – HEDRICK SPRING SS-225**

1. The name of this simple subdivision is HEDRICK SPRING SS-225.
2. The subdivision is located at approximately 26 Hedrick Spring Road.
3. Western Leaseco, Inc. is the owner of HEDRICK SPRING SS-225, with Maurice P. Solie, JR being the president of the corporation.
4. The Solie No. 2 Pipeline, diverting from Hedrick Spring under Permit No. 33292 with a priority date of June 6, 2005, serves both the residence on Lot 1 of HEDRICK SPRING SS-225 and the residence located on the Solie parcel (Document No. 2007-1141). There is an agreement addressing the shared responsibilities of operating and maintaining the system that will be recorded with the plat of the subdivision. At times of low water supply from the existing pipeline, potable water from an outside source will need to be hauled to the storage tank. Domestic water for Lot 2 will be from a water well to be drilled, operated and maintained by the lot owner. Water wells are required to be permitted by the Wyoming State Engineer. If a water well is not feasible, domestic water will be by a storage tank with pump to be supplied with potable water from an outside source.
5. Sewage disposal for Lot 1 is by an existing private septic system permitted by Park County under Permit No. 1702 and to be operated and maintained by the lot owner. Sewage disposal for Lot 2 will be by a private septic system to be constructed and maintained by the lot owner and to be inspected and permitted by Park County
6. Neither Lot 1 or Lot 2 have any existing irrigation water rights.
7. Cable television service is not presently available. Electrical, propane, and telephone services are existing to Lot 1. There no services to Lot 2. Cell phone service is good in this area.

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

Electrical Service:                      Rocky Mountain Power  
    Business Center  
    1-888-221-7070

Propane Service:                      Blakeman Propane                      V-1 Propane  
    2238 Mountain View Drive                      92 Belfry Highway  
    Cody, WY 82414                      Cody, WY 82414  
    307-587-5183                      307-587-9887

Telephone Service:                      Centurylink 800-366-8201  
    Residential (Service) 800-491-0118  
    Residential (Repair) 877-348-9007

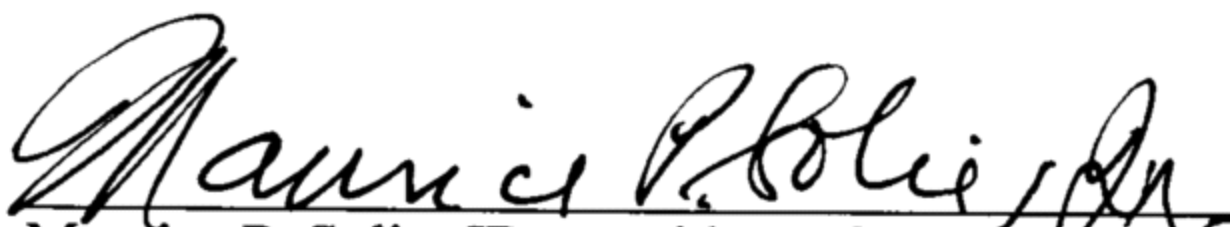


The property owner is responsible for solid waste disposal. The following are available for solid waste disposal service:

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

Two Tough Guys Services  
P.O. Box 2871  
Cody, WY 82414  
307-587-9651

8. Wapiti Volunteer Fire Department is available to this property for fire protection.
9. The United States Postal Service currently provides mail delivery service and pickup service at the entrance of Hedrick Spring Road with Stagecoach Trail.
10. There are no public roads proposed as a part of this subdivision. The lot owners are responsible for maintenance of the existing and proposed access roads. This maintenance will be shared by the owners of the exempt parcel, the owner of the Solie parcel, and the Brumage parcel.
11. Existing and proposed easements are as shown on the plat of HEDRICK SPRING SS-225.
12. There are school bus stops/pullouts along Stagecoach Trail.
13. Lot 1 and Lot 2 of HEDRICK SPRING SS-225 are currently zoned General Rural – 5 Acres (GR-5).
14. Covenants will not be established for this tract. Private subdivision covenants will not be enforced by Park County.
15. No homeowners association exists.
16. The property is well above and away from any flood plain. It has not flooded to the knowledge of the present or previous owners. There are no known hazardous features located on the lots.
17. The lot owners are subject to a noxious weed control plan as required for final subdivision approval.

  
Maurice P. Solie, JR., president of Western Leasco, Inc.  
*President*

9/17/14  
Date

**ACKNOWLEDGEMENT**

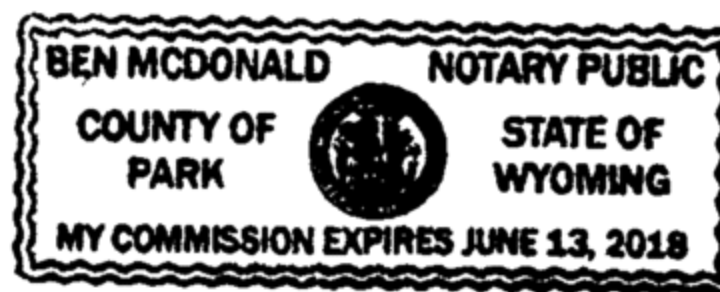
STATE OF WYOMING  
COUNTY OF PARK


The foregoing instrument was acknowledged before me by Maurice P. Solie, JR., president of Western Leasco, Inc. this 17 day of September, 2014.

Witness my hand and official seal

  
\_\_\_\_\_  
Notary Public

My commission expires: JUNE 13, 2018



  
2014-4679 Park County WY 9/23/2014 1:09 PM Fees: \$18.00

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