

DISCLOSURE STATEMENT – HERMAN SIMPLE SUBDIVISION

SS# 54

1. There are no roads proposed as a part of this subdivision.
2. There is an existing water well serving the existing house on Lot 1. The lot owner will be responsible for maintenance of the water well. Water wells are required to be registered with the State Engineer.
3. There is an existing permitted private septic system for the house on Lot 1.
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 property 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 County Road 22.
Powell Post Office Rural Routes
270 N. Bent
Powell, WY 82435
(307) 754-2952
11. Irrigation water rights exist for a portion of this property. The property owner 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. Wastewater is the responsibility of the property owner. Lot 1 wastewater drains southerly and easterly to the southeast corner and then easterly along a wastewater ditch easement provided in Document No. 2005-2950.
13. Cable television service is not presently available. Electrical, gas and telephone service exists to the house on Lot 1.

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

Electrical Service:	Garland Light and Power
	755 Highway 14-A
	Powell, WY 82435
	307-754-2881

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

Natural Gas Service: Energy West Wyoming
 P. O. Box 970
 Cody, WY 82414
 307-587-4281

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

Dale L. Herman

 Dale L. Herman

5-6-05

 Date

Roxanne K. Herman

 Roxanne K. Herman

5-6-05

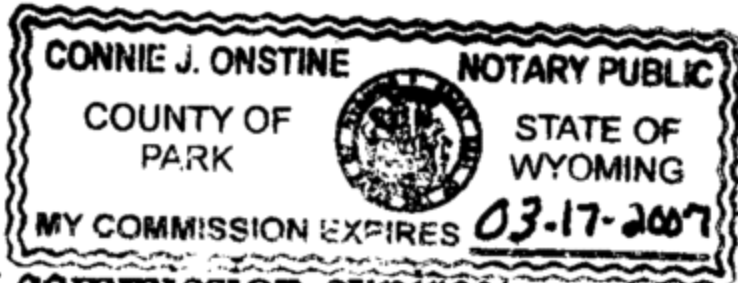
 Date

ACKNOWLEDGEMENT

STATE OF WYOMING
 COUNTY OF PARK

The following instrument was acknowledged before me by Dale L. Herman and Roxanne K. Herman this 6th day of May, 2005.

Witness my hand and official seal



My commission expires: 03-17-2007

Connie J. Onstine

 Notary Public