

**DISCLOSURE STATEMENT**

In consideration of the Park County Board of County Commissioners' approval of the Holly Simple Subdivision as a "subdivision" and "subdivided land" as noted on the plat thereof, the undersigned hereby states the following:

1. Name – The name of the subdivision is Holly SS-246.
2. Location – The subdivision is a portion of Lot 54 (SW1/4NE1/4, Original Section 21), T52N, R102W, 6<sup>th</sup> PM, Park County, Wyoming.
3. Owner – The present parcel owner is Big Bear Motel, LLC, represented by William Holly.
4. Domestic Water – The Northwest Water District has an 8 inch water line on the subject property. As of the date of this statement the District had taps available and the capacity to provide domestic water for this subdivision. If this changes, no water analysis was conducted and the availability and quality of potable water is unknown. Cisterns may be required. If individual water wells are constructed the owner(s) of Lot 1, Lot 2 and the Remainder Parcel A or their successor(s) will be responsible to construct and maintain individual water well(s). These well(s) must be properly registered by said Lot owner(s) with the Wyoming State Engineer's Office, as applicable.
5. Wastewater – The use of individual septic systems may be limited at the site based upon subsurface soil conditions and percolation testing performed. Enhanced individual septic systems may be required or sewage lagoons for each subdivision lot. If constructed the individual lot owner(s) or their successor(s) will be responsible for permitting, construction, and maintenance of their individual septic disposal systems.
6. Irrigation District - Irrigation water is available through the Cody Canal Irrigation District at 113 Lower Southfork Road, Cody, Wyoming 82414 with Jerry Bales District Manager. Sprinkler only irrigation shall be used for Lot 1 and Lot 2 properties. Water rights attached to the subdivision lots are as shown on the Water Right Distribution Plan filed with the Wyoming State Engineer's Office (SEO). Irrigation water may not be diverted by individual lot owner(s) or their successor(s) out of any ditch or stream without an authorized water right. Each individual lot owner(s) or their successor(s) will be responsible for water usage expenses, arranging for irrigation water delivery and disposal of surface water until it is returned to a district drain, ditch, communal waste water return or waters of the State of Wyoming.
7. Utilities – The following utility services are available to the subdivision lot owners.
  - a. Solid Waste – Keele Sanitation, 31 Pearson Avenue, Cody WY, 82414, P(307) 587-6116 or Two Tough Guys Services, P.O. Box 2871, Cody, WY, 82414, P(307) 587-9651.
  - b. Electrical – Rocky Mountain Power, Jeff Kalber, 226 West Yellowstone Avenue, Cody, WY 82414 P(307) 578-3843.
  - c. Cable/Internet/Phone - Century Link, Terry Ferruzza, 614 14<sup>th</sup> Street, Cody, WY 82414 P(307) 587-7159.
  - d. Gas – Black Hills Energy, 2320 Mountain View Road, Cody, WY 82414 P(307) 587-4281



None of the above-referenced utilities have been extended to any of the proposed subdivision lots.


8. Fire Protection - Fire protection is available through the Park County Fire District #2 off of Wyoming State Highway 291 (Southfork Road). Individual lot owners or their successor(s) are responsible to construct and maintain access roads to accommodate said district's equipment.
9. Postal Service - U. S. Postal Service is available. Individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of the said mail boxes in accordance with said postal service or county regulations or requirements.
10. Roads - The individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of access roads off of Wyoming State Highway 291 (Southfork Road) and for drainage facilities and snow removal on to or from their individual lots.
11. Easements - The easements are as shown on the Holly Subdivision Plat and will be in effect as of date that said Plat is recorded at the Park County Clerk and Recorder's Office in Cody, Wyoming. The Cul-De-Sac easement as shown on said plat is to be vacated upon approval of additional subdivision by Park County of the Remainder Parcel A as shown on said plat.
12. School District/Bus Stop - School bus service is available through Park County School District #6. The nearest bus stop is at the intersection of Wyoming State Highway 291 (Southfork Road) and Poley Road.
13. Zoning - The subdivision parcel is in the Park County Zone GR-5 (General Rural with average 5 acres per housing unit).
14. Covenants/Deed Restriction - Private subdivision covenants or special codes are not proposed for this subdivision. If covenants or codes become applicable to this subdivision in the future, it shall be understood that Park County is not responsible for enforcement of such covenants or codes.
15. Homeowners Association - A homeowners association is not proposed for this subdivision. If a homeowners association becomes applicable in the future, the association shall establish maintenance responsibilities and association funding by agreement of association members.
16. Hazards - The nearest flood boundary is located approximately 4600 feet west of the Holly Subdivision site for the Buffalo Bill Reservoir based upon Park County GIS mapping. The subdivision is unaffected by the referenced flood hazard boundary. The area of both lots has historically been used for agricultural, grazing and pasture production with flood irrigation out of a concrete and earth head ditching located along the north side of Lot 1 out of the Cody Canal. So the site is subject to flooding. The anticipated groundwater



level may vary across the site based upon flow in said canal and local irrigation. A pressurized natural gas line runs along the west side of the subdivision site. A pressurized domestic water line extends across the site and is within the proposed access and utility easement between Lots 1 & 2. Electrical power lines runs along the west side of Lot 1 and Lot 2 and along the south side of Lot 2. The existing surface generally slopes down at a grade of 2 to 3% to across the site and is not subject to landslides, steep slopes, or rock falls. No information is known regarding fire or explosion danger on the property of the proposed subdivision.

17. Weeds – The subdivision lots will be subject to a noxious weed control plan as required for Park County Subdivision approval. The individual lot owner(s) or their successor(s) will be responsible for compliance with the week control plan.

In witness thereof, the said owner, Big Bear Motel, LLC as represented by William Holly, has caused his name to hereon be subscribed this 14<sup>th</sup> day of February, 2018.

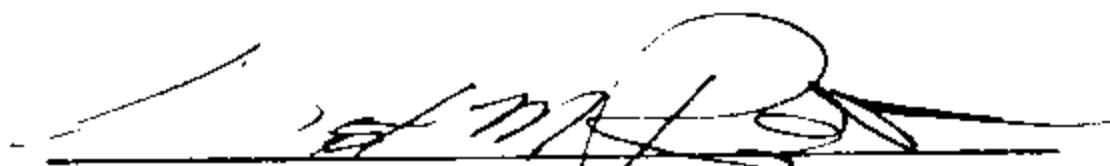
  
Big Bear Motel, LLC representative William Holly

Acknowledgment:

State of Wyoming, County of Park

The foregoing owner's certificate was acknowledged before me this 14<sup>th</sup> day of February, 2018, by William Holly, as the representative of Big Bear Motel, LLC.

Witness my hand and official seal:

  
Signature

Scott M Reimers  
Notary (printed name)

My commission expires: Jan 29, 2022

