

DISCLOSURE STATEMENT – JC MAJOR SUBDIVISION

1. The JC Major Subdivision is located within Lot 57-K and Lot 57-L of Lot 57, T. 55 N., R. 99 W., 6th P.M., Park County, Wyoming.
2. The owners are James R. Cross and Joann L. Cross.
3. Domestic water for Lot 1 is provided by an existing water well to be operated and maintained by the lot owner. Domestic water for Lots 2 through 8 will be provided by private water wells to be permitted and approved by the Wyoming State Engineer's office. The water wells will be drilled, operated and maintained by the individual lot owners.
4. Lot 1 is presently served by a private septic system to be operated and maintained by the lot owner. Lots 2 through 8 will be served by private septic systems to be permitted and approved by Park County. The private septic systems will be constructed, operated and maintained by the individual lot owners.
5. The JC Major Subdivision has existing water rights through the Garland Canal, Permit No. 2111, and is located within the Shoshone Irrigation District. The District's office is located at 337 East First St., Powell, Wyoming, Phone No. 307-754-5741. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming. Disposal of surface water is the lot owner's responsibility until it is returned to a district drain ditch, communal wastewater return or waters of the state.
6. The property owner is responsible for solid waste disposal. A-1 Sanitation and Keele Sanitation are available for solid waste disposal service.

A-1 Sanitation
1775 Lane 15
Powell, WY 82435
307-754-3221

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

Cable television service is not presently available. Electrical, natural gas and telephone service exist to Lot 1. Cell phone service is also available.

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

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

Telephone Service: CenturyLink
P. O. Box 173754
Denver, CO 80217-3754



Natural Gas Service: (800) 244-1111
Montana-Dakota Utilities
P.O. Box 2546
Billings, MT 59112
800-638-3278

7. Park County Fire District No. 1 is available to this property for fire protection.
8. The United States Postal Service will be able to provide mail delivery service and pickup service along County Road 10.
9. There are no roads proposed as a part of this subdivision. Lot 1 has an existing access from County Road 10. Lots 2 through 8 will individually have access from County Road 10. Individual access permits will have to be applied for and approved by Park County Public Works.
10. Easements are as shown on the recorded plat of JC Major Subdivision.
11. There are school bus stops/pullouts located in the vicinity at the intersection of County Road 10 and County Lane 10 and at the intersection of County Road 10 and County Lane 11.
12. Covenants are not anticipated for this tract at this time. Covenants will not be enforced by Park County.
13. At the request of the Shoshone Irrigation District manager, James Cross will be responsible to coordinate the operation and maintenance of irrigation water facilities.
14. The entire tract is well above and away from any flood plain. There is an existing overhead power line and buried natural gas pipeline located along the right of way of County Road 10. There are no other known hazards located on the tract.
15. The lot owners are subject to a noxious weed control plan as required for final subdivision approval.


James R. Cross

2-12-16
Date


Joann L. Cross

7-12-16
Date

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF PARK

The foregoing instrument was acknowledged before me by James R. Cross and Joann L. Cross
this 12 day of July, 2016.

Witness my hand and official seal

Jennifer Hieb
Notary Public

My commission expires: 04-27-2017

