

**DISCLOSURE STATEMENT – McGOVERN MINOR SUBDIVISION NO. 17**

1. The name of this subdivision is McGOVERN MINOR SUBDIVISION NO. 17.
2. The subdivision is located at 465 County Road 6NS.
3. BAR MC, LLC is the owner of the McGOVERN MINOR SUBDIVISION NO. 17.
4. Domestic water for Lot 1 is provided by an existing water well located on Lot 1 of BAR MC LLC SS-195. Operation and maintenance of the water well and appurtenances will be performed by the lot owner of Lot 1 of McGOVERN MINOR SUBDIVISION NO. 17.
5. There is an existing permitted private septic system serving the existing home on Lot 1 to be operated and maintained by the lot owner.
6. There are surface water rights existing on this property. 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.
7. Cable television service is not presently available. Electrical, propane and telephone service exist to Lot 1.

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

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

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

Propane Service:	V-1 Propane	Blakeman Propane
	P.O. Box 2473	2338 Mountain View Drive
	Cody, WY 82414	Cody, WY 82414
	307-587-9887	307-587-5183

The property owner is responsible for solid waste disposal. Keele Sanitation and Two Tough Guys Services 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. Park County Fire District No. 2 is available to this property for fire protection.



9. The United States Postal Service can provide mail delivery service and pickup service at the existing approach for the home at Park County Road 6NS.
10. There are no public roads proposed as a part of this subdivision. Lot 1 has an existing access to County Road 6NS.
11. Existing and proposed easements are as shown on the plat of McGOVERN MINOR SUBDIVISION NO. 17.
12. There are school bus stops/pullouts at various locations along County Road 6NS.
13. Lot 1 of McGOVERN MINOR SUBDIVISION NO. 17 is zoned General Rural – 20 acres (GR – 20).
14. Covenants will not be established for this tract. Covenants will not be enforced by Park County.
15. No homeowners association exists.
16. None of Lot 1 of McGOVERN MINOR SUBDIVISION NO. 17 is located in the flood plain (Zone A as surveyed in March, 2010). There is no knowledge or evidence of any past flooding of the existing buildings on Lot 1. There are no other known hazards located on Lot 1.
17. The lot owner is subject to a noxious weed control plan as required for final subdivision approval.

*Lisa P McGovern*  
 Lisa P. McGovern, Manager, BAR MC LLC

8/19/2014  
 Date

**ACKNOWLEDGEMENT**

STATE OF WYOMING  
 COUNTY OF PARK

The foregoing instrument was acknowledged before me by Lisa P. McGovern, manager, this 19<sup>TH</sup> day of August, 2014.

Witness my hand and official seal

*Patricia A. Umphlett*  
 Notary Public



My commission expires: 4/30/18