

## O'Brien SS-214 Subdivision Disclosure Statement

1. Name of Subdivision:
  - a. O'Brien SS-214 Subdivision.
  
2. Location:
  - a. Approximately 2.7 miles southeast of Powell, southwest of the intersection of Lane 11H and Road 7.
  
3. Owners:
  - a. Brandon Robert O'Brien and Gary George O'Brien.
  
4. Domestic Water:
  - a. The subdivision is not within 400 feet of a NRWD main. Water analysis meets requirements of drinking water standards. A well is planned.
  
5. The lots will be served by individual septic and leach field systems that will be the responsibility of the landowners.
  
6. Name of Irrigation District, contacts, information on irrigation rights:
  - a. Shoshone Irrigation District.
    - i. Bryant Startin, Manager  
Shoshone Irrigation District  
337 East 1<sup>st</sup> Street  
Powell, WY 82435
  - b. Surface water rights exist on Lot 1 and Lot 2 as shown on the Water Distribution Plan filed with the Wyoming State Engineer's office.
  
7. Existing utilities are located in the county roads adjoining the north and east lines of this Simple Subdivision. The following utilities maybe available:

### Electricity:

Garland Light and Power  
755 US Hwy 14A  
Powell, WY 82435  
307-754-2881

OR Rocky Mountain Power  
418 Road 1NG  
Powell, WY 82435  
307-754-2330



**Solid Waste:**

See "Sanitation Service"  
In Yellow Pages

**Natural Gas:**

Energy West  
1-307-587-4281

**Telephone:**

Qwest  
501 East Monroe  
Riverton, WY 82501  
307-856-8385

**Cable/Internet:**

None Available

8. Park County Fire District No. 1 is available to this property for fire protection.
9. The United States Postal Service has a mail route in this area and can serve the lots from Powell.
10. There are no proposed new roads in this Simple Subdivision.
11. Easements exist on Lot 1 and Lot 2 of this Simple Subdivision, as shown on the Plat.
12. This Simple Subdivision is within School District No. 1 and this area is already part of an existing school bus route.
13. Park County Zoning for this area is GR-P (General Rural Powell).
14. There are no covenants or deed restrictions associated with this Simple Subdivision.
15. There is no homeowners association associated with this Simple Subdivision.
16. This Simple Subdivision is not within the 100 year floodplain. High groundwater tables may occur, as evidenced by high-water stains found at a depth of 3 feet below the ground surface.
17. Park County Weed and Pest Control noted a presence of Canada Thistle, Field Bindweed, Russian Knapweed, Shown Milkweed, and Whitetop. A long-term noxious weed plan is in place with Park County Weed and Pest Control District, valid for three (3) years from date of approval (1/29/13).



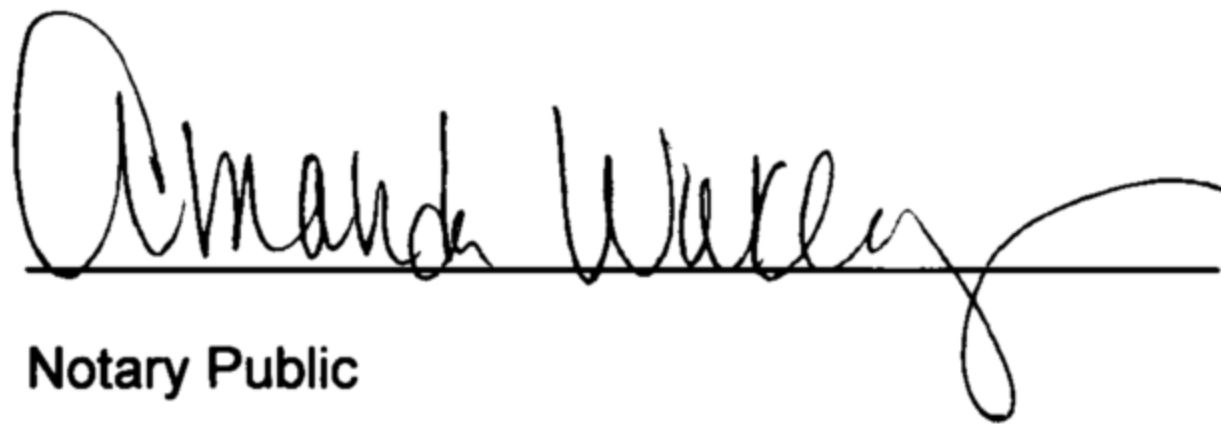
  
Brandon Robert O'Brien

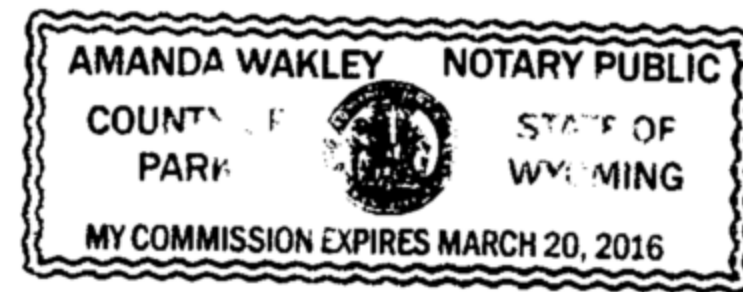
STATE OF WYOMING )

COUNTY OF Park )SS.

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day  
of April, 2013, by Brandon Robert O'Brien.

Witness my hand and official seal.

  
Notary Public



My Commission expires: March 20, 2016

