

**DISCLOSURE STATEMENT – PARHAM SIMPLE SUBDIVISION** SS-72

1. There are existing access easements to the subdivision from the intersection of Park County Road 13 and Park County Lane 13. See Documents No. 2004-7356 and 2005-9235.
2. Domestic water for Lots 1 and 2 will be provided by private water wells. Each lot owner will be responsible for the drilling and maintenance of their own water well. Water wells are required to be registered with the State Engineer.
3. Private septic systems will be required for Lots 1 and 2, and each system will be constructed and maintained by each lot owner.
4. Covenants have been established for this property. 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. This property has not flooded to the knowledge of the present owner.
9. No special codes exist regarding this property. A declaration of protective covenants has been established for this property.
10. The United States Postal Service can provide mail delivery and pickup service to this property by giving service at the intersection of County Road 13 and County Lane 13. Post office boxes may also be available at the Powell Post Office.  
Powell Post Office Rural Routes  
270 N. Bent  
Powell, WY 82435  
(307) 754-2952
11. Irrigation rights exist for a portion of this property, which is within the Willwood Irrigation District. Each lot owner will be responsible for distribution of their 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. At present the property is flood irrigated, and the wastewater drains northerly into the Shoshone River.
13. Cable television service is not presently available. Electrical, telephone and natural gas service are available.

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

Electrical Service: Pacific Power and Light  
226 W. Yellowstone  
Cody, WY 82414  
307-578-3800

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

Royal Construction, Inc.  
*Bryan Parham*  
Bryan Parham, President

3/8/06  
Date

**ACKNOWLEDGEMENT**

STATE OF WYOMING  
COUNTY OF PARK

The foregoing instrument was acknowledged before me by Bryan Parham, President of Royal Construction, Inc. this 8th day of March, 2006.

Witness my hand and official seal

*Mary C. Wiener*  
Notary Public

My commission expires:  
November 4, 2008



PARK COUNTY, CODY, WY  
KAREN CARTER, COUNTY CLERK

REC \$11.00

03/20/2006  
11:36:00AM

#2006-1966  
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