

DISCLOSURE STATEMENT – RODRIGUEZ SIMPLE SUBDIVISION

SS-46

1. There are no roads proposed as a part of this subdivision.
2. There are 3 existing registered water wells on Lot 1. Domestic water for Lot 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. There is an existing private septic system for the house on Lot 1. A private septic system will be required for Lot 2, and each private septic system will be maintained by each lot owner.
4. No covenants have been established for this tract. 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. The northeasterly boundary of the property is the centerline of Alkali Creek and most of the northwesterly boundary is the centerline of an existing drain ditch. Neither has flooded to the knowledge of the present owners.
9. No codes, covenants or declaration of protective covenants exist regarding this property.
10. The United States Postal Service can provide mail delivery service and pickup service to this property by giving service at County Road 16. Post office boxes would also be available at the Ralston Post Office.

Powell Post Office Rural Routes	Ralston Post Office
270 N. Bent	P. O. Box 9998
Powell, WY 82435	Ralston, WY 82440
(307) 754-2952	(307) 754-3712
11. Irrigation water rights exist for a portion of this property. The property owner will be responsible for distribution of all 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. There is an existing drain pipeline running northerly along the west right of way line of County Road 16 that flows into Alkali Creek for the benefit of the fields in Lot 1 and west and south of Lot 1. The natural drainage of Lot 2 flows northeasterly into Alkali Creek. There is a drain pipeline from the west boundary of Lot 2 northwesterly into the existing drain ditch for the benefit of the fields west of Lot 2.
13. Cable television service is not presently available. Electrical, gas and telephone service exists to the house on Lot 1.

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

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

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

Paul Rodriguez, Jr.
Paul Rodriguez, Jr.

2/14/05
Date

Elizabeth Ann Rodriguez
Elizabeth Ann Rodriguez

2/14/05
Date

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF PARK

The following instrument was acknowledged before me by Paul Rodriguez, Jr. and Elizabeth Ann Rodriguez this 14th day of February 2005.

Witness my hand and official seal

Mary C. Wiener
Notary Public

My commission expires:
November 4, 2008

