

SESSIONS SUBDIVISION  
DISCLOSURE STATEMENT

13451-PS

In consideration of the Park County Board of County Commissioners' approval of the Sessions Subdivision as a "subdivision" and "subdivided land" as noted on the plat thereof, we hereby state the following:

1. The individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of:
  - a. access roads off of Park County Road 5 and Lane 9.
  - b. drainage facilities and snow removal.
2. Domestic water is available to the lots of this subdivision from the Northwest Rural Water District (NRWD) by agreement. Each individual lot owner(s) or their successor(s) will be responsible for construction and maintenance of water supply system(s) service lines beyond the tap to their lot.
3. Individual septic systems are proposed for each subdivision lot. The individual lot owner(s) or their successor(s) will be responsible for permitting, construction, and maintenance of their individual septic disposal systems. Due to seasonal high groundwater during the irrigation season, it is anticipated that the septic system will have to be elevated or mounded to provide the minimum required separation between the bottom of the leachfield and the top of the seasonally high groundwater level.
4. Private subdivision covenants or special codes are not proposed for this subdivision. If covenants or codes become applicable to this subdivision in the future, it shall be understood that Park County is not responsible for enforcement of such covenants or codes.
5. A homeowners association is not proposed for this subdivision. If a homeowners association becomes applicable in the future, the association shall establish maintenance responsibilities and association funding by agreement of association members.
6. Sanitation pickup and disposal is available through Keele Sanitation by agreement.
7. Fire protection is available through the Park County Fire District #1 off of Park County Road 5 or Lane 9. Individual lot access roads must be constructed and maintained to accommodate said district's equipment.
8. U. S. Postal Service is available based upon mail boxes being placed along the west side of Park County Road 5 adjacent to the property and the south side of Lane 9 across the lane from the property. Individual lot owner(s) or their



successor(s) will be responsible for construction and maintenance of the said mail boxes in accordance with said postal service regulations or requirements.

9. School bus stop or pull-out, as applicable, may be along Park County Road 5 and Park County Lane 9, subject to approval by the Park County School District #1 and Park County in accordance with established district policies or state statutes which currently are as follows:

“School buses shall travel only on city, county, state and federally maintained streets and roads. County roads shall be high priority maintained roads as designated by the County.

- i) The local board of trustees may take official action to not operate on these roads based on safety concerns and cost effectiveness.
  - ii) The local board of trustees may take official action to travel on other roads and driveways for safety concerns.
  - iii) Official board action must be on a route-by-route-basis and renewed yearly.”
10. Water rights are attached to the subdivision lots as shown on the Water Right Distribution Plan for the subdivision. Irrigation water is available through the Shoshone Irrigation District. Irrigation water may not be used by individual lot owner(s) or their successor(s) out of any ditch or stream without an authorized water right. Each individual lot owner(s) or their successor(s) will be responsible for water usage expenses, arranging for irrigation water delivery and disposal of surface water until it is returned to a district drain, ditch, communal waste water return or waters of the State of Wyoming.

11. The following utilities are available to serve the proposed subdivision:

<u>UTILITY</u>	<u>OWNER</u>	<u>CONTACT</u>	<u>ADDRESS</u>
Telephone	Qwest	Terry Ferruzza PH: 307-587-7159	614 14 <sup>th</sup> St. Cody, WY 82414
Natural Gas	Montana-Dakota Utility Co.	Rob Lunder PH: 406-896-4233	5181 Southgate Dr. Billings, MT 59101
Electricity	Rocky Mountain Power	Jodee Bassett PH: 888-221-7070	226 West Yellowstone Cody, WY 82414

All of the above-referenced utilities have been extended to Lot 2 of the subdivision. None of the above-referenced utilities have been extended to Lot 1 of the subdivision.



12. Based upon the FHBM Flood Hazard Boundary Map No. 560085 0012C, this subdivision is not located within a known flood hazard boundary. The area of the subdivision has historically been used for agriculture production and is subject to flood irrigation out of a concrete head ditch located along the west side of the subdivision. The anticipated water level is approximately 4 to 10 feet below the existing ground surface during the irrigation season. A pressurized natural gas and electrical power line runs along Park County Road 5 and along Lane 9. The existing surface is relatively flat and not subject to landslides, steep slopes, or rock falls. No information is known regarding fire or explosion danger within the area of the planned subdivision.
13. This subdivision and individual lot owner(s) or their successor(s) are subject to a noxious weed control plan as required for Park County subdivision approval.

In witness whereof, the said owner(s), Edwin S. Sessions, or his successor(s), have caused his name to hereon be subscribed this 27<sup>th</sup> day of MARCH, 2009.

Edwin S. Sessions  
Edwin S. Sessions

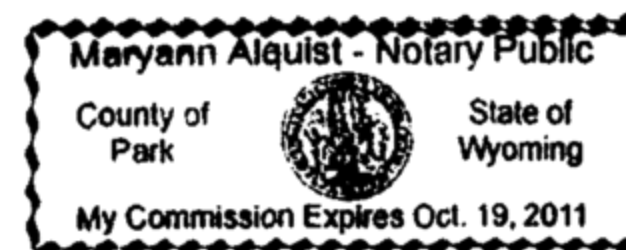
Acknowledgment:

State of Wyoming, County of Park

The foregoing owner's certificate was acknowledged before me this 27<sup>th</sup> day of March, 2009, by Edwin S. Sessions.

Witness my hand and official seal:

Maryann Alquist  
Signature



MARYANN ALQUIST  
Notary (printed name)

My commission expires: Oct. 19, 2011

