

DISCLOSURE STATEMENT
FOR SIMPLE SUBDIVISION
SHULER SS-88

- 1) Both parcels created are accessed off County Road 19. There are no new roads proposed or created. Individual property owners shall be responsible for maintenance of roadways, construction and snow removal from private access drives.
- 2) Domestic water will be supplied by individual well-type systems. There is currently an existing residence on the property with a domestic well in place and in use. Therefore, only one new domestic well-type system is proposed. It is the responsibility of each property owner to maintain individual wells and to register said wells with the State Engineers Office.
- 3) Sewage disposal shall be via septic systems and leach fields inspected and permitted by Park County. The existing residence on the property currently uses an existing septic and leach field system previously permitted with Park County. Therefore, only one new septic and leach field system is proposed.
- 4) There are no existing covenants attached to this property nor are any new covenants proposed. Covenants will not be enforced by Park County.
- 5) No Home Owners Association exists for this property, nor is there an Association proposed for the subdivision.
- 6) The individual Lot owner is responsible for garbage disposal.
- 7) The Cody and Powell Volunteer Fire Departments are available for fire protection on this property.
- 8) This property is bisected by the Eaglenest Creek and its corresponding flood plain. Therefore, a potential for flooding exists. However, it is proposed that any residences should be built on the surrounding hills and out of the flood plain.
- 9) No codes, covenants or protective covenants exist regarding this property.
- 10) The United States Postal Service provides delivery and pickup service to these properties via the State Highway.
- 11) Irrigation water rights exist for this property. The property owner shall 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.

13) Cable Television is not available in this area. The existing residence currently has telephone, electric, and natural gas services. The new parcel created will need to tap into each of these utilities. The addresses of utility providers are as follows:

Telephone: Qwest
401 North 31st Street, 14th Floor
Billings, MT 59101

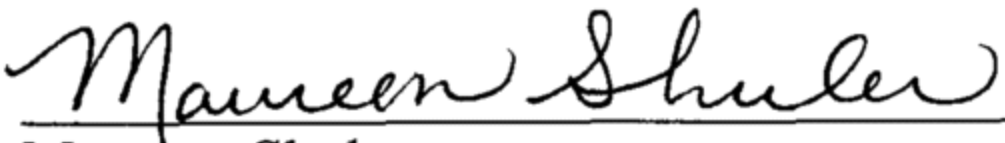
Electrical: Garland Light & Power
755 HWY 14
Powell, WY 82435

Natural Gas: Energy West of Wyoming
P.O. Box 970
Cody, WY 82414



Ted Shuler

Date: 7-18-06



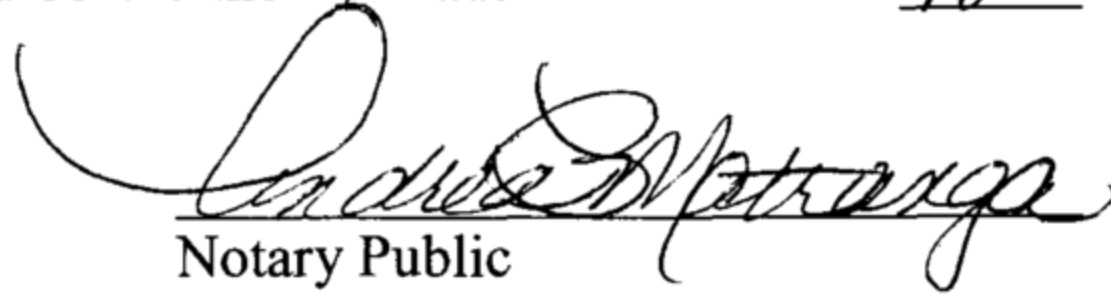
Maureen Shuler

Date: 7-18-06

ACKNOWLEDGEMENT

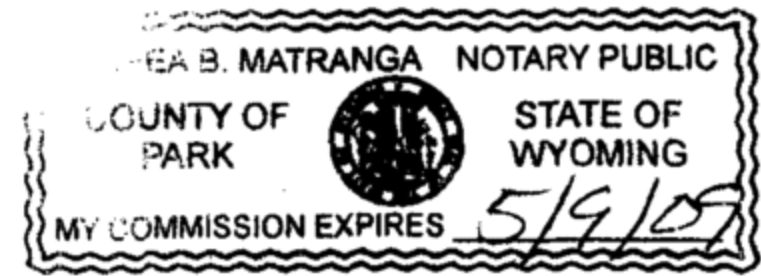
STATE OF WYOMING)
) ss
County of Park)

The following instrument was acknowledged before me by Maureen Shuler this 18th
day of July, 2006.



Notary Public

My Commission Expires: 5/9/09



PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

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