

## DISCLOSURE STATEMENT

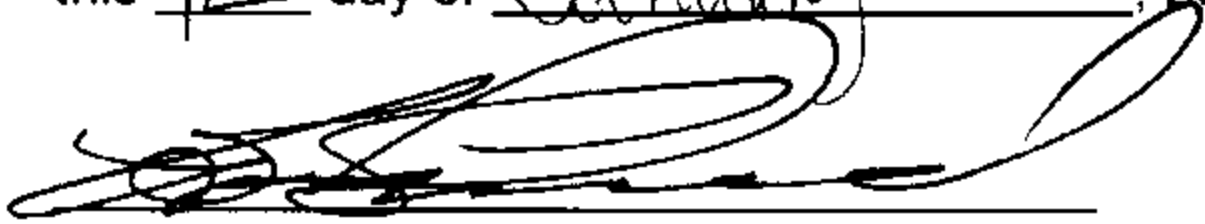
1. **Name of Subdivision:** Stage Station SS - 249.
2. **Location:** The proposed subdivision is located in part of Lots 48 & 53, Resurvey T.54N., R.100W. of the 6<sup>th</sup> P.M., Park County, WY.
3. **Owner:** 2Visions LLC, 2825 Big Horn Ave, Cody, WY 82414
4. **Domestic Water:** Existing Well Permit No. U.W. 206656 – 2Visions #1
5. **Utilities:** Utilities currently exist for the existing barn on the Remainder Parcel. MDU Gas currently exists along the east side of Hwy 14A. Garland L&P Power is installed along the north boundary of the subdivision, as well as along the east edge of Hwy 14A, and south side of the subdivision. Cellular phone service exists on all Lots.
6. **Wastewater:** Individual future homeowners will be responsible for permitting and installing on-site septic systems; Percolation rate expected to be +/- 5 mins per inch.
7. **Fire Protection:** The Cody Volunteer Fire Department is available for fire protection on this property.
8. **Irrigation District:** The proposed subdivision falls under the Shoshone Irrigation District. A Water Distribution Plan has been submitted to the Wyoming State Engineer's Office to delineate water distribution, water rights, and waste water pertinent to Stage Station SS - 249.
9. **Postal Service Delivery:** Postal service is available to the proposed subdivision lots from Powell.
10. **Roads:** The Remainder Parcel and the Russ Francis parcel to the east have access from Hwy 14A along a private road on the south edge of the subdivision. Lots 1 & 2 accesses are currently provided from Highway 14A, as approved by WYDOT.
11. **Easements:** Location and type of easements are as shown on the plat.
12. **School District/Bus Stop:** No additions or changes will be made as part of the subdivision development.
13. **Zoning:** The proposed subdivision is zoned GR-P and surrounding lands are zoned GR-P in all directions.
14. **Covenants/Deed Restrictions:** Covenants do NOT exist for this subdivision. Park County does not enforce private subdivision covenants.
15. **Homeowners Association:** No Homeowners Association exists or is planned for this subdivision.
16. **Hazards:** No portion of this subdivision is within the 100-year flood plain. Landowners are responsible to call the Wyoming One Call for utility locates prior to any site excavation. No known landslides, steep slopes, rock falls, high water tables, danger from fire or explosion or other hazardous features are known to exist on the property.
17. **Weeds:** Lot owners are responsible to remove noxious weeds from their property. All lot owners are subject to the noxious weed control plan that has been approved for this subdivision by Park County Weed & Pest Control.

Acknowledgement:

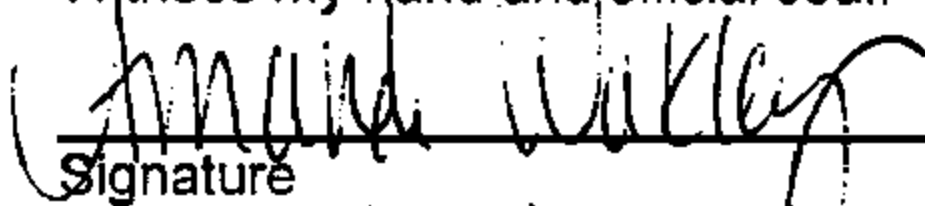
State of Wyoming )  
County of Park ) SS

The foregoing Disclosure Statement was acknowledged before me

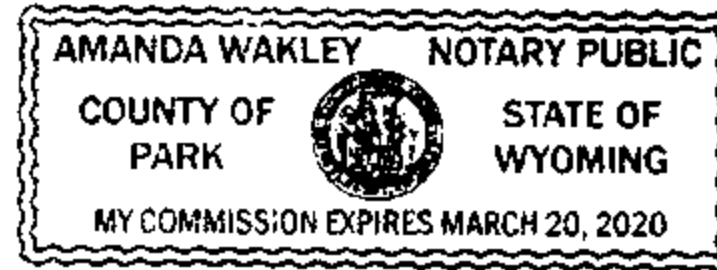
this 12 day of January, 2018 by 2Visions, LLC.

  
\_\_\_\_\_  
Brian Shumard, Manager

Witness my hand and official seal:

  
\_\_\_\_\_  
Signature (Seal)

Amanda Wakley  
\_\_\_\_\_  
Notary Public (Printed name of notary)



My Commission expires: March 20, 2020