

DISCLOSURE STATEMENT
SIMPLE SINGLE LOT SUBDIVISION
CAROL LAWSON

1. There are no roads proposed as a part of this subdivision.
2. Property is currently served by a well for water. Have had this well since 1957. Wyoming permit #20140 P. It is the responsibility of the property owner to maintain and service the well. Wells are required to be registered with the Wyoming State Engineer.
3. A septic system currently serves the property. Maintenance of the septic system shall be the responsibility of the property owner.
4. No covenants have been established for this 4.4 acre tract. Covenants will not be enforced by Park County.
5. No Home Owners Association and no Building Committee exist.
6. The property owner is responsible for garbage disposal. Services are available through Keele and A-1 Sanitation.
7. The Powell Volunteer Fire Department is available to this property for fire protection.
8. Current owner is not aware of any flooding during her ownership since 1957.
9. No codes, covenants or declaration of protective covenants exist regarding this property.
10. The United States Postal Service provides mail delivery service and pickup service to this property at the county road.
11. Irrigation 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. Wastewater, if any, travels south into a cement ditch on the southeast corner of property into a major drainage ditch owned by Heart Mountain Irrigation. Cleaning and maintenance of the ditches is the responsibility of the property owners.
13. Cable television service is not presently available. Telephone service exists to the property. Natural gas service currently exists to this property. Electrical service from Garland Light & Power Company, Certificate of Membership #4096 in service since 1959. The address and telephone numbers of the utility companies are as follows:

Electrical Service:	Garland Light & Power 765 Highway 14 Powell, WY 82435 (307) 754-2881
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Telephone Service:	Qwest 401 North 31 st Street, 14 th Floor Billings, MT 59101 (800) 244-1111
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