

**DISCLOSURE STATEMENT – FOOTHILL DRIVE SS-227**

1. The name of this simple subdivision is FOOTHILL DRIVE SS-227.
2. The subdivision is located at 12 Foothill Drive.
3. Dwane Edwards is the owner of FOOTHILL DRIVE SS-227.
4. Domestic water service exists and is provided by the existing Northwest Rural Water District system in Foothill Drive.
5. Sewage disposal is by an existing private septic system to be operated and maintained by the lot owner.
6. There are existing water rights on Lot 1, and irrigation water is provided by the Lakeview Irrigation District. The lot owner is responsible for the operation and maintenance of the irrigation system appurtenant to Lot 1.

Lakeview Irrigation District  
2387 Southfork Road  
Cody, WY 82414  
307-587-4003

7. Cable television and natural gas service are not presently available. Electrical, domestic water and telephone services exist to the residence. Cell phone service is also available.

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

Electrical Service: Rocky Mountain Power  
Business Center  
1-888-221-7070

Domestic Water Service: Northwest Rural Water District  
P.O. Box 2347  
Cody, WY 82414  
307-527-4426

Telephone Service: Centurylink 800-366-8201  
Residential (Service) 800-491-0118  
Residential (Repair) 877-348-9007

The property owner is responsible for solid waste disposal. The following are available for solid waste disposal service:

Keele Sanitation  
31 Pearson Ave.  
Cody, WY 82414  
307-587-6616

Two Tough Guys Services  
P.O. Box 2871  
Cody, WY 82414  
307-587-9651

8. Park County Fire District No. 2 is available to this property for fire protection.
9. The United States Postal Service can provide mail delivery service and pickup service at County Road 6UU (Diamond Basin Road).
10. There are no public roads proposed as a part of this subdivision. The lot owner is responsible for maintenance of the existing access road.
11. Existing and proposed easements are as shown on the plat of FOOTHILL DRIVE SS-227.
12. There are school bus stops/pullouts at various locations along County Road 6UU (Diamond Basin Road).
13. Lot 1 of FOOTHILL DRIVE SS-227 is zoned General Rural – 5 Acres (GR-5).
14. Covenants will not be established for this tract. Covenants will not be enforced by Park County.
15. A homeowners association will not be established for this tract.
16. The property is well above and away from any flood plain. It has not flooded to the knowledge of the present or previous owners. There are no known hazardous features located on the lot.
17. The lot owner is subject to a noxious weed control plan as required for final subdivision approval.

Dwane Edwards  
Dwane Edwards

MAY 7, 2014  
Date

**ACKNOWLEDGEMENT**

STATE OF WYOMING  
COUNTY OF PARK

The foregoing instrument was acknowledged before me by Dwane Edwards this 7th day of May, 2014.

Witness my hand and official seal

Kristina Randolph  
Notary Public

My commission expires: August 9, 2014

