

**DISCLOSURE STATEMENT – DOUGLAS G. HUNTER SIMPLE SUBDIVISION** *AKA*  
*APPLE JACK RANCH SS - 232*

1. There are no roads proposed as a part of this subdivision. The lot owners are responsible for maintenance of the existing access road.
2. Domestic water for Lot 1 is provided by the Northwest Rural Water District. Domestic water will be provided by Northwest Rural Water District to Lot 2. Water wells are required to be registered with the State Engineer.
3. Lot 1 is served by an existing private septic system to be operated and maintained by the lot owner. Lot 2 will be served by existing private septic system to be operated and maintained by the lot owner.
4. Covenants will not be established for this tract. Covenants will not be enforced by Park County.
5. No homeowners association exists.
6. The property owner is responsible for garbage disposal. The following are available for garbage disposal service:

Keele Sanitation	Two Tough Guys Services
31 Pearson Ave.	P.O. Box 2871
Cody, WY 82414	Cody, WY 82414
307-587-6616	307-587-9651
7. Park County Fire District No. 2 is available to this property for fire protection.
8. The United States Postal Service currently provides mail delivery service and pickup service at Wyoming State Highway 291 (Southfork Highway).
9. There is no school bus stop/pullout location in the near vicinity.
10. There are no water rights on the proposed lot. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming. Disposal of surface water is the lot owner's responsibility until it is returned to a district drain ditch, communal wastewater return or waters of the state.
11. Cable television service is not presently available. Electrical, domestic water, telephone and propane services are existing.

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: Qwest  
P. O. Box 173754  
Denver, CO 80217-3754  
(800) 244-1111

Propane Service: V-1 Propane  
P.O. Box 2473  
Cody, WY 82414  
307-587-9887

12. The entire lot 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 hazards located on the lot.

13. The lot owners are subject to a noxious weed control plan as required for final subdivision approval.

Douglas G. Hunter  
Douglas G. Hunter

Date 12/9/14

**ACKNOWLEDGEMENT**

STATE OF WYOMING  
COUNTY OF PARK

The foregoing instrument was acknowledged before me by Douglas G. Hunter this 9 day of DECEMBER, 2014.

Witness my hand and official seal

Ben McDonald  
Notary Public

My commission expires:  
JUNE 13, 2018

