

SCHUTZMAN SS-49

DISCLOSURE STATEMENT

ABARR & SCHUTZMAN SINGLE LOT SIMPLE SUBDIVISION

1. There are no roads proposed as a part of this subdivision.
2. Domestic water will be provided by a private water well. The lot owner will be responsible for the drilling and maintenance of the water well. Water wells are required to be registered with the State Engineer.
3. A private septic system will be required and will be maintained by the lot owner.
4. No covenants have been 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.
7. Park County Fire District No. 1 is available to this property for fire protection.
8. The northerly boundary of the property is the centerline of Alkali Creek. It has not flooded to the knowledge of the present owners.
9. No codes, covenants or declaration of protective covenants exist regarding this property.
10. The United States Postal Service can provide mail delivery service and pickup service to this property by giving service at County Road 16. Post office boxes would also be available at the Ralston Post Office.

Powell Post Office Rural Routes	Ralston Post Office
270 N. Bent	P. O. Box 9998
Powell, WY 82435	Ralston, WY 82440
(307) 754-2952	(307) 754-3712
11. There are no irrigation water rights on this property. Subdivision purchasers are not allowed to use water out of any ditch or stream without a water right from the State of Wyoming.
12. The property drains northerly into Alkali Creek. There is an existing irrigation wastewater ditch running northerly through the west end of the property and dumping into Alkali Creek that serves the property to the south.
13. Cable television service is not presently available. Electrical, gas and telephone service are available along County Road 16.

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

Electrical Service.

Garland Light and Power
755 Highway 14-A
Powell, WY 82435
307-754-2881

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

Natural Gas Service: Energy West Wyoming
P. O. Box 970
Cody, WY 82414
307-587-4281

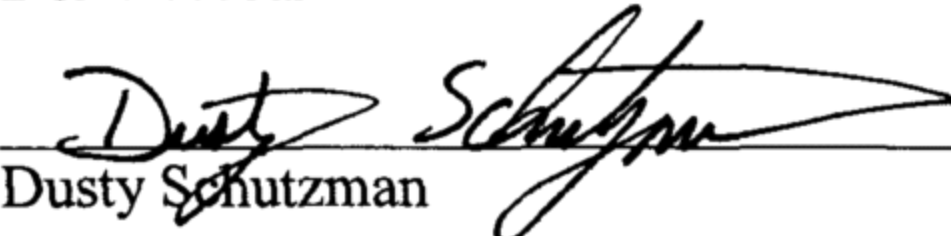
Sanitation Services: A-1 Sanitation
1775 Lane 15
Powell, WY 82435
307-754-3221
Keele Sanitation
31 Pearson Ave.
Cody, WY 82414
307-587-6616



Don H. Abarr

2/18/05

Date



Dusty Schutzman

2/18/05

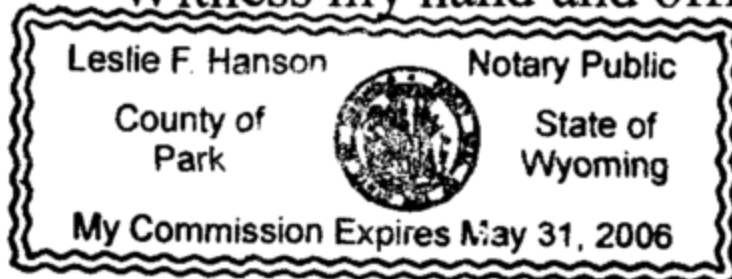
Date

ACKNOWLEDGEMENT

STATE OF WYOMING
COUNTY OF PARK

The following instrument was acknowledged before me by Don H. Abarr and Dusty Schutzman this 18th day of Feb., 2005.

Witness my hand and official seal





Notary Public

My commission expires:

May 31, 2006

PARK COUNTY, CODY, WY
KAREN CARTER, COUNTY CLERK

REC \$11.00

04/21/2005
09:50:00AM

#2005-2750
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