

Taylor 55-84

DISCLOSURE STATEMENT

Bruce B. and Norma M. Taylor
269 Road 6RT
Cody, W Y 82414

The purpose of this application for a simple subdivision is to allow the current Owners, named above, to sell 5.08 acres, house, and outbuildings from a larger parcel of 164.3 acres, described as T.51 N., R. 103 W, (resurvey) Lots 67 -O, 67-P, 67-Q, and 67-R; which will leave 159.22 acres in agricultural production now and in the foreseeable future.

DECLARATIONS

1. The 5.08 acres are accessed off Road 6RT. There are no new roads proposed. Fire Marker #155 marks the driveway.
2. A private septic system currently services this home.
3. Domestic water is from an existing well and a spring which has been tested ;for Potability.
4. There no covenants proposed for this subdivision. Park Co. does not enforce Private subdivision covenants.
5. There is no Homeowners Association proposed for this subdivision.
6. Garbage disposal is currently available and utilized, from a commercial hauler .
7. Fire protection is available and provided by Southfork volunteer fire co., the Station of which is approximately 5.4, miles from this property.
8. This land is above the flood plain and not subject to flooding.
9. There are no codes or covenants relating to construction in this subdivision.
10. The U.S. postal service is currently serving this address.
11. Irrigation water rights exist for this property and are expected to be transferred if and when a sale is consummated. Any new owner shall be responsible for distribution of irrigation water and disposal of waste water. Purchasers are not allowed to use water out of any ditch or stream without a water right.
12. Cable television is not available. Telephone and power service is already installed to the home on this property. Propane is available from several sources, but not currently used to heat this home. The following utilities are presently servicing this property:

PACIFIC POWER
1033 N.E. 6th Ave.
Portland, Oregon 97256 - 0001

Quest Communications
P.O. Box 173754
Denver, CO ;80217-3754

