

DISCLOSURE STATEMENT

1. **Name of Subdivision:** Umphlett MS - 24.
2. **Location:** The proposed subdivision is located in part of Lot 43-A of Lot 43, Resurvey T.52N., R.101W. of the 6th P.M., Park County, WY.
3. **Owner:** Justin T. Umphlett
4. **Domestic Water:** Northwest Rural Water District currently serves water to the existing residence on Lot 3 of Umphlett MS – 24. Limited taps are available in this area, and may be available to Lot 1 and Lot 2 at the time of recording of the Umphlett MS – 24 plat. Property owners are responsible to install wells and register them with the Wyoming State Engineer’s Office.
5. **Wastewater:** Individual future homeowner’s will be responsible for permitting and installing on-site septic systems
6. **Irrigation District:** The proposed subdivision falls under the Cody Canal Irrigation District. A water distribution plan has been submitted to the Wyoming State Engineer’s Office to delineate water distribution, water rights, and waste water pertinent to Umphlett MS – 24.
7. **Utilities:** Utilities currently exist for the existing residence on Lot 3. Gas currently exists within County Road 3FX on Lot 1 and Lot 2. Power is installed on Lot 1 and adjacent to Lot 2 with an easement for connection by Lot 2. Cellular phone service exists on all Lots.
8. **Fire Protection:** The Cody Volunteer Fire Department is available for fire protection on this property.
9. **Postal Service Delivery:** Postal service is available to the proposed subdivision lots.
10. **Roads:** Lot 3 access is currently provided from the Greybull Highway. Lot 1 and Lot 2 have access to Park County Road 3FX.
11. **Easements:** Location and type of easements are as shown on the plat and as recorded in the Park County Clerk’s Office
12. **School District/Bus Stop:** No additions or changes will be made as part of the subdivision development.
13. **Zoning:** The proposed subdivision is zoned GR-5 and surrounding lands are zoned GR-5 in all directions, with lands to the Northwest being zoned RR-2.
14. **Covenants/Deed Restrictions:** Covenants do NOT exist for this subdivision. Park County does not enforce private subdivision covenants.
15. **Homeowners Association:** No homeowners association exists or is planned
16. **Hazards:** No portion of this subdivision is within the 100-year flood plain. Landowners are responsible to call the Wyoming One Call for utility locates prior to any site excavation. No known landslides, steep slopes, rock falls, high water tables, danger from fire or explosion or other hazardous features exist on the property.
17. **Weeds:** Lot owners are responsible to remove noxious weeds from their property. All lot owners are subject to the noxious weed control plan that was required for the final plat approval of this subdivision.



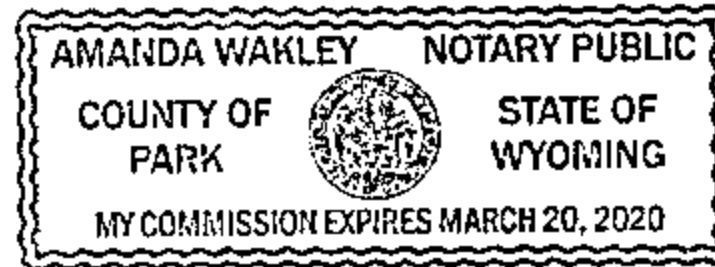
Acknowledgement:

State of Wyoming)
County of Park) SS

The foregoing owner's certificate was acknowledged before me

this 4th day of August, 2017 by Justin T. Umphlett

Justin T. Umphlett
Justin T. Umphlett



Witness my hand and official seal:

Amanda Wakley (Seal)
Signature

Amanda Wakley
Notary Public (Printed name of notary)

My Commission expires: March 20, 2020

State of Wyoming)
County of Park) SS

The foregoing owner's certificate was acknowledged before me

this _____ day of _____, 2017 by

Witness my hand and official seal:

_____ (Seal)
Signature

Notary Public (Printed name of notary)

My Commission expires: _____