

Disclosure Statement
For
Fox Ridge Subdivision

900380

Legal Description
Fox Ridge Subdivision

A tract of land located in portions of the NW 1/4 and the N 1/2 of the SW 1/4 of Section 23, T. 49 N, R. 73 W. of the 6th P.M., Campbell County, Wyoming, being more particularly described as follows:

Beginning at the northwest corner of said Section 23, monumented with a 1991 BLM brass cap; thence N 89° 04' 06" E, 1331.91 feet along the north line of said Section 23 to the west sixteenth corner, monumented with an aluminum cap, PLS 6811; thence continuing along the said north line of Section 23, N 89° 04' 06" E, 1331.91 feet to the north quarter corner of said Section 23, monumented with a 1991 BLM brass cap; thence S 0° 14' 53" E, 1332.72 feet along the north-south center quarter line to the north center sixteenth corner, monumented with an aluminum cap, PLS 6811; thence continuing along the said north-south center quarter line S 0° 14' 53" E, 1332.72 feet to the center quarter corner of said Section 23, monumented with an aluminum cap, PLS 6811; thence continuing along the said north-south center quarter line, S 0° 14' 53" E, 1331.96 feet to the south center sixteenth corner of said Section 23, witnessed 41.71 feet northerly with an aluminum cap, PLS 6811 set in the north right-of-way line of the Lewis Road, being 100 feet wide; thence S 88° 58' 25" W, 1323.55 feet to the southwest sixteenth corner of said Section 23, witnessed 56.32 feet northerly with an aluminum cap, PLS 6811 set in the said north right-of-way line of the Lewis Road; thence S 88° 58' 25" W, 1323.55 feet to the south sixteenth corner on the west line of said Section 23, witnessed 71.00 feet northerly with an aluminum cap, PLS 2333 set in the said north right-of-way line of the Lewis Road; thence N 0° 41' 33" W, 1333.84 feet along the said west line of said Section 23 to the west quarter corner of said Section 23, monumented with a 1991 BLM brass cap; thence continuing along the said west line of Section 23, N 0° 23' 10" W, 1333.89 feet to the north sixteenth corner, monumented with an aluminum cap, PLS 6811; thence continuing along the said west line of Section 23, N 0° 23' 10" W, 1333.89 feet to the point of beginning at the said northwest corner of Section 23; said tract of land containing 244.02 acres more or less.

This disclosure statement has been prepared in an effort to provide general information to the Public related to the construction and maintenance of improvements and condition of services that are to be provided within this subdivision. This document shall be kept at the County Clerk's Office and shall be available upon request to the Public.

Construction, operation and/or maintenance, and financial responsibilities for the following improvements and/or services for this subdivision are described as follows:

ROADS

Subdivision access is by Lewis Road off of Highway 50 as referenced on the Fox Ridge Subdivision plat. No individual lot shall be directly accessed from Lewis Road. The Wyoming Department of Transportation maintains Highway 50. The County maintains Lewis Road. The subdivision roads will be maintained by the improvement and service district.

ROAD AND TRAFFIC CONTROL SIGNS

All road and traffic control signs will be installed by the developer and maintained by the improvement and service district.

GAS BASEMENTS

No structures shall be placed within the gas easements as shown on plat. Water and fully enclosed sewer lines may cross easements. A 100' diameter, no build zone surrounds all wells. Attached to this disclosure statement is a list of exceptions from the Owner & Encumbrance Report.

WATER SUPPLY

Windy Ridge Development, LLC, owns the well and the waterlines that supply the proposed subdivision. Lot owners shall pay a base fee of \$50/month for water service. Windy Ridge Development, LLC retains the right to meter water volume. The developer will install water meter pits for each lot, owners shall pay \$1.50/1000 gallons over 15,000 gallons per month in addition to the flat fee. The water system owner has the right to increase base and volume water rates not more than 10% per year.

SEWAGE DISPOSAL

Sewage disposal in this subdivision will be by onsite leach fields.

RESTRICTIVE COVENANTS

There are covenants recorded. Prospective owners can receive a copy of the covenants from the Land Records in the County Clerks Office.

IMPROVEMENT AND SERVICE DISTRICT FEES

The improvement and service district may charge a special assessment for water, sewer and street system improvements and maintenance. The Improvement and Service District will initially charge fees of \$500 per year for the cost of street maintenance and reconstruction. Rates will vary depending upon actions taken by the Improvement and Service District Board of Directors. The Campbell County Assessors Office levies special assessments for public improvements within the district.

GARBAGE DISPOSAL

Garbage disposal will be the responsibility of the property owner.

TELEPHONE SERVICE

Telephone service will be the responsibility of each property owner. Prospective property owners should check with the local telephone service on the actual construction charges prior to purchase within this subdivision.

CABLE TELEVISION SERVICE

Cable television service will be the responsibility of each property owner. Prospective property owners should check with the local cable company on availability of service and on the actual construction charges prior to purchases within this subdivision.

CULVERTS AND DRAINAGE

The individual property owners will be responsible to provide and install culverts for drainage at their respective lot approaches to the roadway. Culverts shall be installed at street intersections and driveways where cross drainage is necessary. Culvert sizes shall be adequate to accommodate a 25 year, 24 hour frequency storm run-off on local streets and a 50 year frequency storm run-off on collector and major streets. However, in no case shall they be less than 12" in diameter or an equivalent pipe arch cross-sectional area. A minimum of 12" shall be maintained over all culverts.

Flood Boundary Review

The construction of streets using relatively small culverts, not intended to pass the 100-year storm will cause areas upstream of the crossings to inundate. At least one flood cross section was evaluated on inundated lots. This provides one elevation for the sloping flood surface. Flash floods will occur through the subdivision and are a safety concern.

An existing reservoir on lots 31, 32, and 33 will be removed, a resultant 100' wide drainage easement will allow a trapezoidal ditch 12' wide at the bottom, 3:1 side slopes 10' deep to pass flood flows.

We recommend that all properties immediately above the major drainage culvert crossings be evaluated by a professional engineer for more exact flood boundaries after building construction sites are chosen. Other lots with extensive flooding should also be evaluated for flooding cross sections:

Lots: 16, 17, 21, 22, 23, 24, 25, 31, and 33.

Lots 23, 24, 25, 31, and 35 may have driveways crossing the flood plain. If any driveway fills exceed 2' in depth for more than 25', the crossing will be required to pass the flood and be evaluated by a professional engineer. Otherwise we recommend low water crossings with no more than 18" culverts. These lot owners need to be aware of driveway damage resulting from these low water crossings. Any grading in the flood plain will affect flood patterns.

ZONING

The subdivision is zoned R-R.

FIRE PROTECTION

Fire protection is provided by the Campbell County Fire Department. The fire department requires that the street address of each property in this subdivision be prominently displayed at the individual approaches to the roadway. Response time for fires within the subdivisions estimated to be (30) thirty minutes.

BUILDING CODES

Builders are required to meet codes adopted by Campbell County. Permits are available at the Campbell County Building and Planning Office.

ELECTRICITY

Electric service exists at each lot line from Powder River Energy Corp. as made available by the developer. Construction of service from lot line to dwelling is responsibility of the buyer. Prospective property owners should check with Powder River Energy Corp. on the actual construction charges prior to purchase within this subdivision.

POSTAL SERVICE

Postal Service is available upon petition to the Post Office by the individual property owners.

MINERAL RIGHTS

Fcc Interest in mineral ownership held separately from surface ownership. Mineral exploration of subsurface minerals may occur.

WILDLIFE MANAGEMENT

The immediate area of the proposed subdivision is Mule Deer yearlong and American Pronghorn Antelope yearlong range. Prospective purchasers of lots should be aware that damage to ornamental shrubs, trees and gardens can be anticipated and they should be prepared to protect these items with fences and/or repellent sprays. Potential homeowners should be aware that the Game and Fish Department does not pay homeowners for damage to ornamental shrubs and trees. Prospective homeowners should obtain the brochure, Living in the Country, from the Campbell County Conservation District. This guide has a number of ideas to assist country residents with wildlife concerns, planting recommendations, and other useful suggestions.

SCHOOLS

The Campbell County School District provides school facilities and transportation for all students for all students living in this subdivision. Currently students attend the following schools:

<u>Grades</u>	<u>School Name</u>
K through 6	Pronghorn Elementary
7 through 9	Sage Valley Jr. High
10 through 12	Campbell County High School

The Campbell County School Board reserves the Authority to revise school attendance as school population fluctuates. Transportation to and from class is provided to all students by the School District. The School Board designates bus stop locations and schedules each school year.

Be advised that Campbell County, Wyoming assumes no liability by virtue of this Disclosure Statement. Campbell County has required this Disclosure Statement in its Subdivision approval process solely for the purpose of informing the consumer. Campbell County does not in any manner warrant or guarantee to the consumer that the aforementioned statements contained within this Disclosure Statement are factual as represented. Be further advised that the proper recourse for shortcomings in the above described improvements lies between the consumer and the developer who made this Disclosure Statement.

The Public is invited and encouraged to obtain or review copies of this document and all other documents previously mentioned. Copies of all documents are available at the office of the County Clerk or Building & Planning Department upon request and receipt of payment for reproduction of cost.

IN TESTIMONY WHEREOF, the undersigned owners have caused these presents to be signed:

Jeff Deimling member
Jeff Deimling, Member Windy Ridge Development, LLC.

STATE OF WYOMING)
)SS.
County of Campbell)

Subscribed and sworn before me this 17th day of September, 2007, by Jeff Deimling, Member Windy Ridge Development, LLC. as a free and voluntary act and deed.

WITNESS my hand and official seal.

Pamela M. Beck
Notary Public

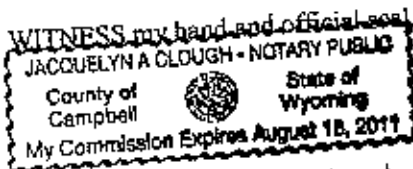
My Commission Expires:



Amir Sanchez
Amir Sanchez

STATE OF WYOMING)
)SS.
County of Campbell)

Subscribed and sworn before me this 17 day of September, 2007, by Amir Sanchez, as a free and voluntary act and deed.



My Commission Expires: 8/18/2011

Jacquelyn A. Clough
Notary Public

APPROVAL BY THE CAMPBELL COUNTY PLANNING COMMISSION.

APPROVED FOR FILING BY THE CAMPBELL COUNTY PLANNING COMMISSION,
THIS 19th DAY OF April, A.D. 2007.

Susan McKay
CHAIRPERSON

Pauline Lois Abrams
CLERK OF THE BOARD

APPROVAL BY THE CAMPBELL COUNTY COMMISSIONERS

APPROVED FOR FILING BY THE UNDERSIGNED BOARD OF COUNTY
COMMISSIONERS IN AND FOR THE COUNTY OF CAMPBELL, STATE OF WYOMING,
THIS 17th DAY OF September, A.D. 2007.

Roy Edwards
MEMBER

abstain
MEMBER

D. Coz
MEMBER

[Signature]
MEMBER

Grant Holden
CHAIRPERSON

ATTEST: [Signature]
CLERK OF THE BOARD

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND
RECORDER AT _____ O'CLOCK, _____ M., 20_____, AND IS DULY RECORDED
IN BOOK _____, PAGE NO. _____

COUNTY CLERK



900380 Recorded on 10/02/2007 at 12.06.00 Fee 28.00
Book 2304 of PHOTOS Pages 160 to 166
Susan F. Saunders, Campbell County Clerk by: P. SPARLINO

RECORDED ✓
ABSTRACTED ✓
INDEXED ✓
CHECKED ✓