

**DISCLOSURE STATEMENT**

**For  
Cornerstone MS-59**

- 1) The Cornerstone MS-59 is accessed directly from County Road 14 from the northeast of Ralston, WY, onto private road "Forgiveness Drive"
- 2) Owner: Kevin D. & Allison M. French
- 3) Domestic water to all Lots will be water wells. All water wells will be permitted with the Wyoming State Engineers Office.
- 4) Wastewater: no existing individual septic system are in-place per the Park County Records. All proposed individual septic systems will be permitted with Park County Planning and Zoning office. No central sewage systems are proposed.
- 5) The property is within the bounds of the Shoshone Irrigation District, (307) 754-5741. Irrigation water rights are distributed as represented on the water distribution plan recorded with the plat.
- 6) Utilities: Black Hills Energy has installed a mainline for each lot to tie into along Forgiveness Drive. Rocky Mountain Power has installed power to each lot. TCT has terrestrial wireless available in the area. There is also sufficient cellular network coverage in this area. The contact information for utility providers are as follows:

Electric:	Rocky Mountain Power 226 West Yellowstone Ave. Cody, WY 82414 888-221-7070
Gas:	Black Hills Energy 888-890-5554
TCT:	TCT 401 S. Bent Street #4 Powell, WY 82435 (307) 754-9160
- 7) The Park County Fire Department (District 1) has stated they can provide fire protection to all lots within the subdivision.
- 8) The United States Postal Service provides delivery and pickup service to the property, and has stated they can assist the new lots within the subdivision.
- 9) There will be a shared driveway and road agreement regarding access with all lots within the subdivision.
- 10) See final plat regarding all easements within the subdivision.



- 11) Park County School District #1 is able to provide school bus service to this subdivision.
- 12) There are proposed covenants to the subdivision. See plat for recorded document number.
- 13) There is proposed Homeowner's Association for this subdivision. See plat for recorded document number.
- 14) There are no known flooding issues on this property and is classified as Zone X (Area of Minimal Flood Hazard).  
No known landslides, steep slopes, rock falls, high water tables, polluted or non-potable water supply, high voltage lines, high pressure gas lines, danger from fire or explosion or other hazardous features are known to exist on the property.
- 15) Weeds: Park County Weed & Pest determined there was a need for a Long Term Noxious Weed Management Plan. See document \_\_\_\_\_ for the approved plan.

Kevin D. French  
Kevin D. French

Date: 3/28/2022

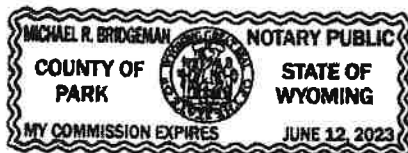
Allison M. French  
Allison M. French

Date: 3/28/22

**ACKNOWLEDGEMENT**

STATE OF WYOMING     )  
  ) ss  
County of Park            )

The following instrument was acknowledged before me by Kevin D. & Allison M. French this 28<sup>th</sup> day of MARCH, 2022.



Michael R. Bridgeman  
Notary Public

My Commission Expires: 6/12/23

