

**College Minor Subdivision  
Disclosure Statement**

**A. ROADS**

No roads are proposed to be constructed within the subdivision. The lot is proposed to be accessed off of the existing Highway 50. Street maintenance is provided by WYDOT.

**B. WATER SUPPLY**

Water is expected to be obtained from the City of Gillette water system. Depending on the scale of future construction additional approvals may be required from the City of Gillette. Tap fees are the responsibility of individual lot owners.

**C. SEWAGE DISPOSAL**

Sewage disposal is expected to be through the City of Gillette sanitary sewer system. Depending on the scale of future construction additional approvals may be required from the City of Gillette. Tap fees are the responsibility of individual lot owners.

**D. GARBAGE DISPOSAL**

Garbage Disposal is the responsibility of the individual lot owners.

**E. TELEPHONE SERVICES**

Telephone services are available in the area. Prospective property owners should check with the telephone companies on the actual construction charges prior to purchase within the subdivision.

**F. CABLE TELEVISION**

Cable service will be the responsibility of the property owner. Prospective property owners should check with the Cable Television Service on the actual construction charges prior to purchase in the subdivision.

**G. ZONING**

College Minor Lot 1 is zoned A. Future construction may require rezoning of the lot which may or may not be approved by the City of Gillette at their sole discretion. Prior to purchase, prospective buyers should contact the City of Gillette Planning Department Office to verify permitted use of the lot they intend to purchase and the permitted uses of lots and land surrounding their proposed lot.

**H. FIRE PROTECTION**

Fire protection is provided by the Gillette/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.

**I. BUILDING CODES**

Buildings are required to meet the Plumbing, Electrical, Building, and Fire Codes adopted by the City of Gillette. Permits are available at the Office of the Planning Division.

**J. ELECTRICITY**

Electricity services shall be installed to the lot line by the developer. Electricity will be provided by the City of Gillette.

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

Fee interest in mineral ownership is not held as part of the surface ownership. Mineral exploration of subsurface minerals may occur. Prior to any excavating or fencing being done the lot owner or prospective owner should call One Call of Wyoming to locate and mark any underground installations.

General soils information for this subdivision is available through the local soil conservation district. No detailed soils investigation has been performed. It is recommended that individual soils investigations be done at each location of any proposed structures.

The immediate area of the proposed subdivision is Mule Deer and American Pronghorn Antelope year long range. Prospective purchasers of lots should be aware that damage to ornamental shrubs, trees and gardens should be anticipated and they should be prepared to protect those items with fences and/or repellent sprays. Wyoming Game and Fish does not pay for damages to ornamental shrubs, trees, and gardens.

**No permanent structures shall be placed in easements.**

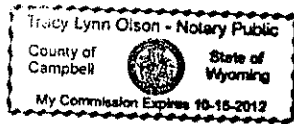
THE PUBLIC IS INVITED AND ENCOURAGED TO OBTAIN OR REVIEW COPIES OF THIS DOCUMENT AND ALL OTHER DOCUMENTS PREVIOUSLY MENTIONED. COPIES OF ALL DOCUMENTS ARE AVAILABLE AT THE OFFICE OF THE COUNTY CLERK OR CITY BUILDING AND PLANNING DEPARTMENTS UPON REQUEST AND RECEIPT OF PAYMENT FOR REPRODUCTION COSTS.

  
Craig G. Mader, Managing Partner

STATE OF WYOMING )  
 )ss  
COUNTY OF CAMPBELL )

The foregoing instrument was acknowledged before me by Craig G. Mader  
This 10<sup>th</sup> day of December, 2008.  
as Managing Partner  
of Western Skyline Properties, LLC TLC

Witness my hand and official seal.



Tracy Lynn Olson  
Notary Public

My Commission Expires: Oct. 15, 2012



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NOT RECORDED  
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