

Name of Utility: Elm Hills Utility Operating Company, Inc.  
Service Area: Parts of Unincorporated Clay, Clinton, Johnson, Pettis and  
Ray Counties\*

Rules Governing Rendering of Sewer Service	
Elm Hills Utility Operating Company, Inc.  Schedule of Rates, Rules and Regulations And Conditions of Service Governing the Provision and Taking of Sewer Service	

\*indicates new rate or text  
+indicates change

DATE OF ISSUE June 4, 2020 DATE EFFECTIVE July 4, 2020

ISSUED BY – Josiah Cox – President 1650 Des Peres Rd., Ste 303, St. Louis, MO 63131

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Rules Governing Rendering of  
Sewer Service

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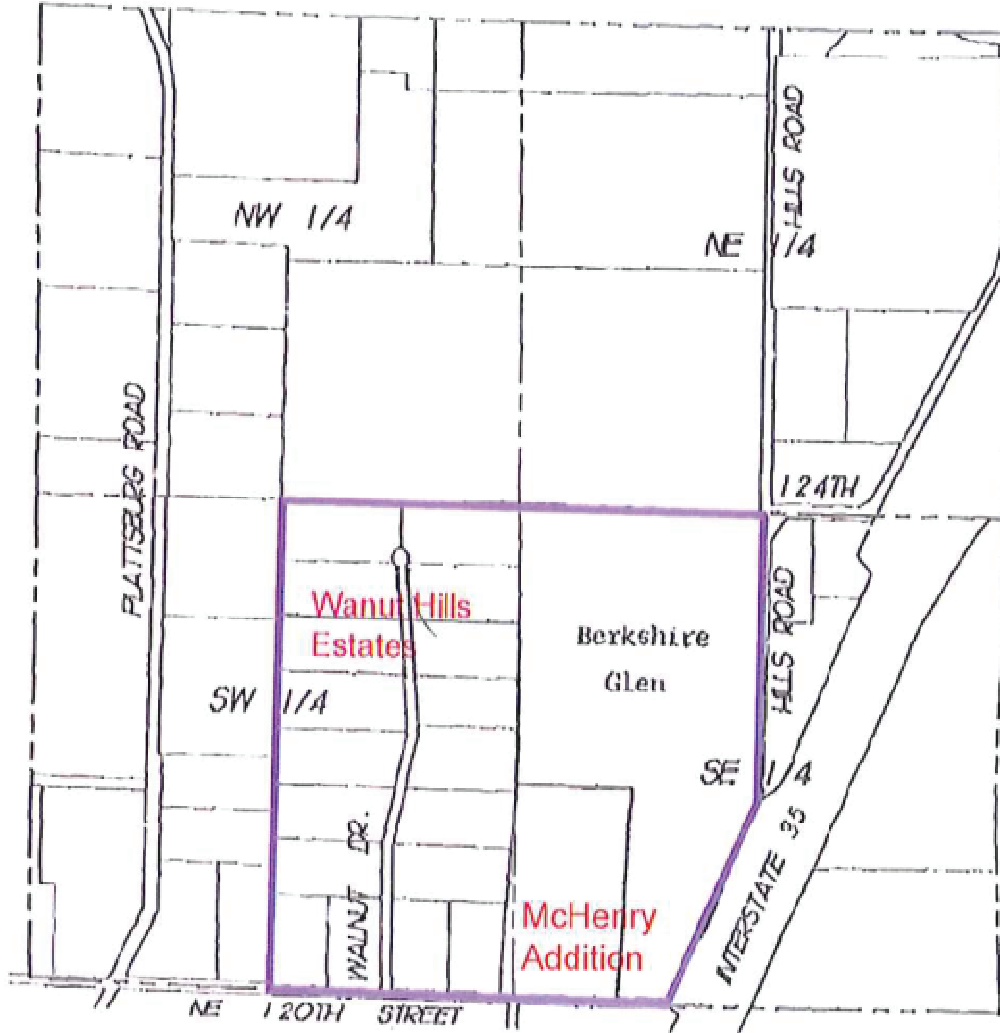
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**Map of Berkshire Glen/Walnut Hills Estates Service Area**

As modified in Case No. SA-2017-0013



Location Map  
SEC. 17-52-31

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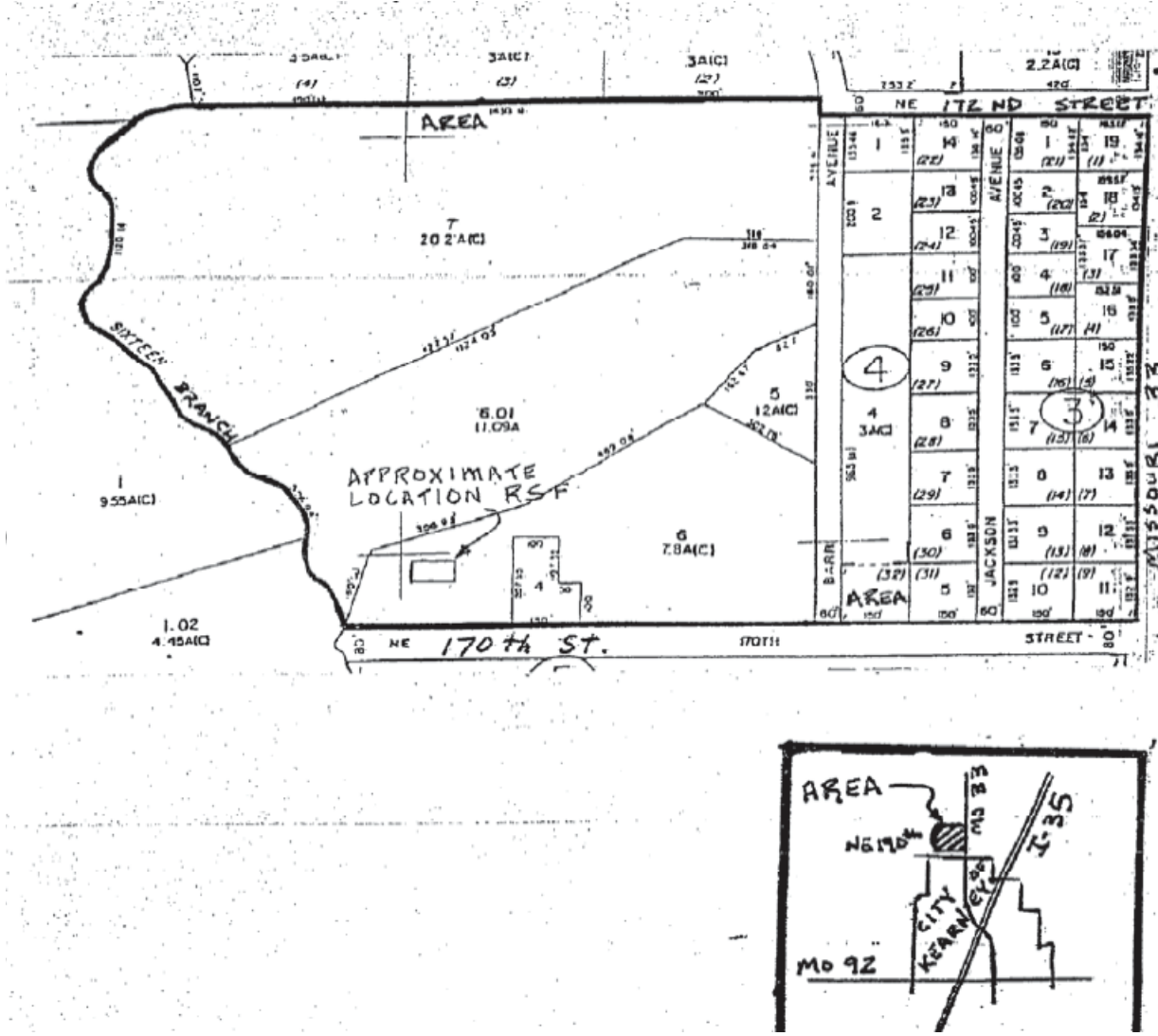
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**Map of BAR-B Acres Service Area**



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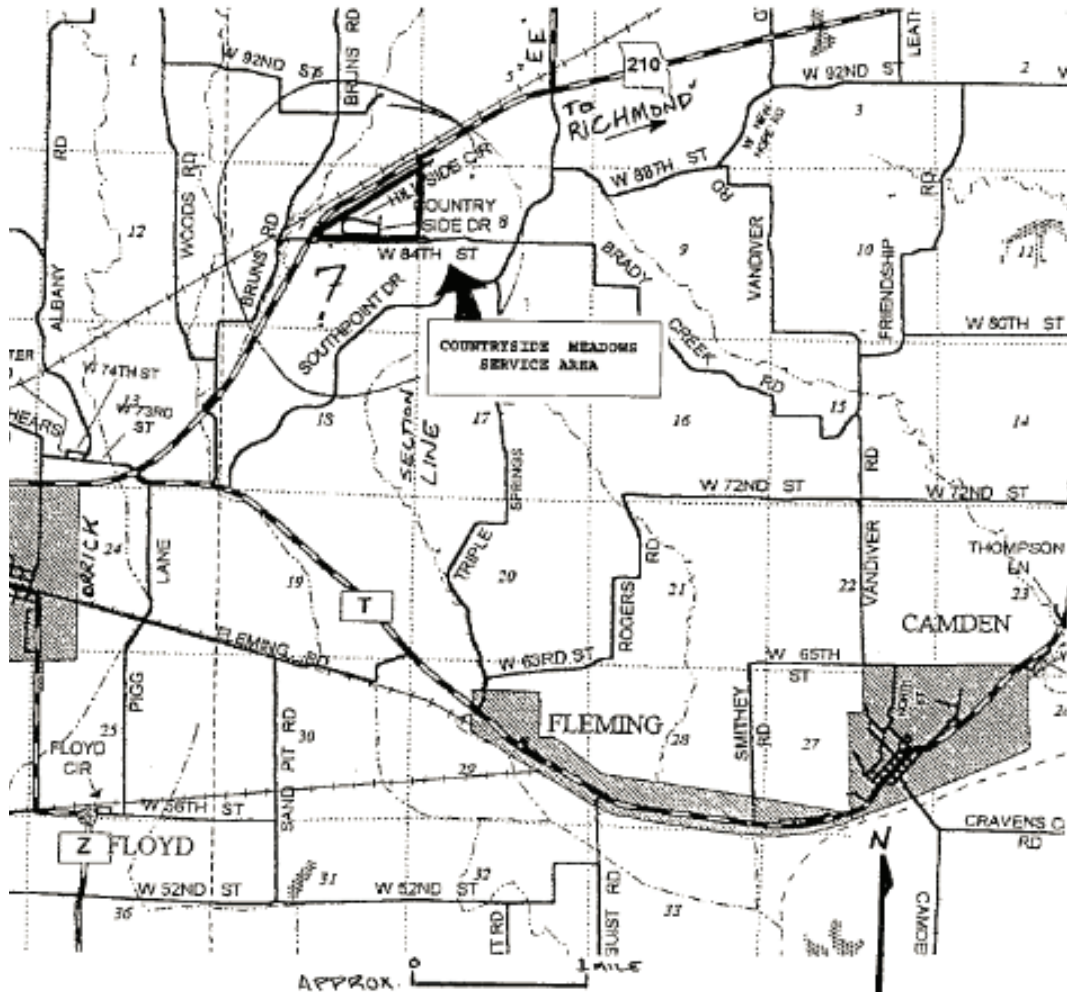
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**Map of Countryside Meadows Subdivision Service Area**



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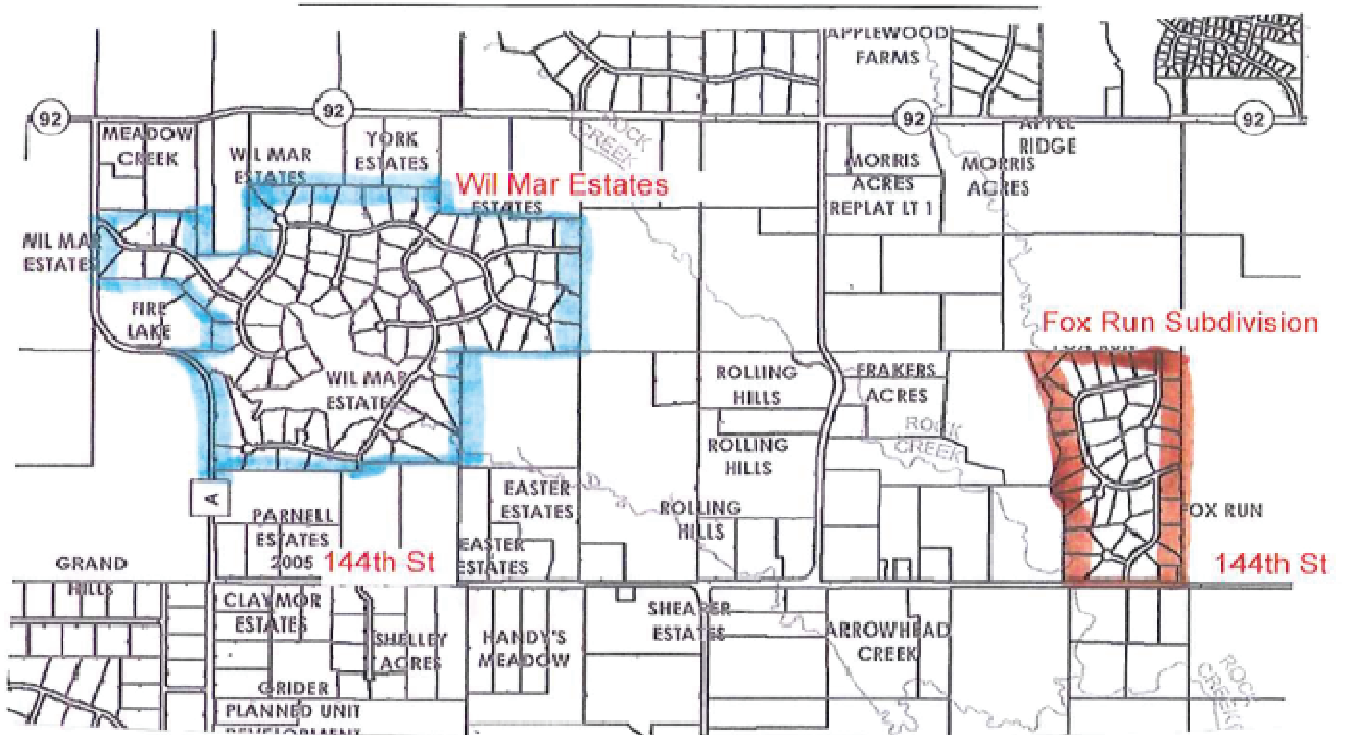
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**Map of Wil-Mar Estates and Fox Run Subdivision Service Areas**

As modified in Case No. SA-2017-0013



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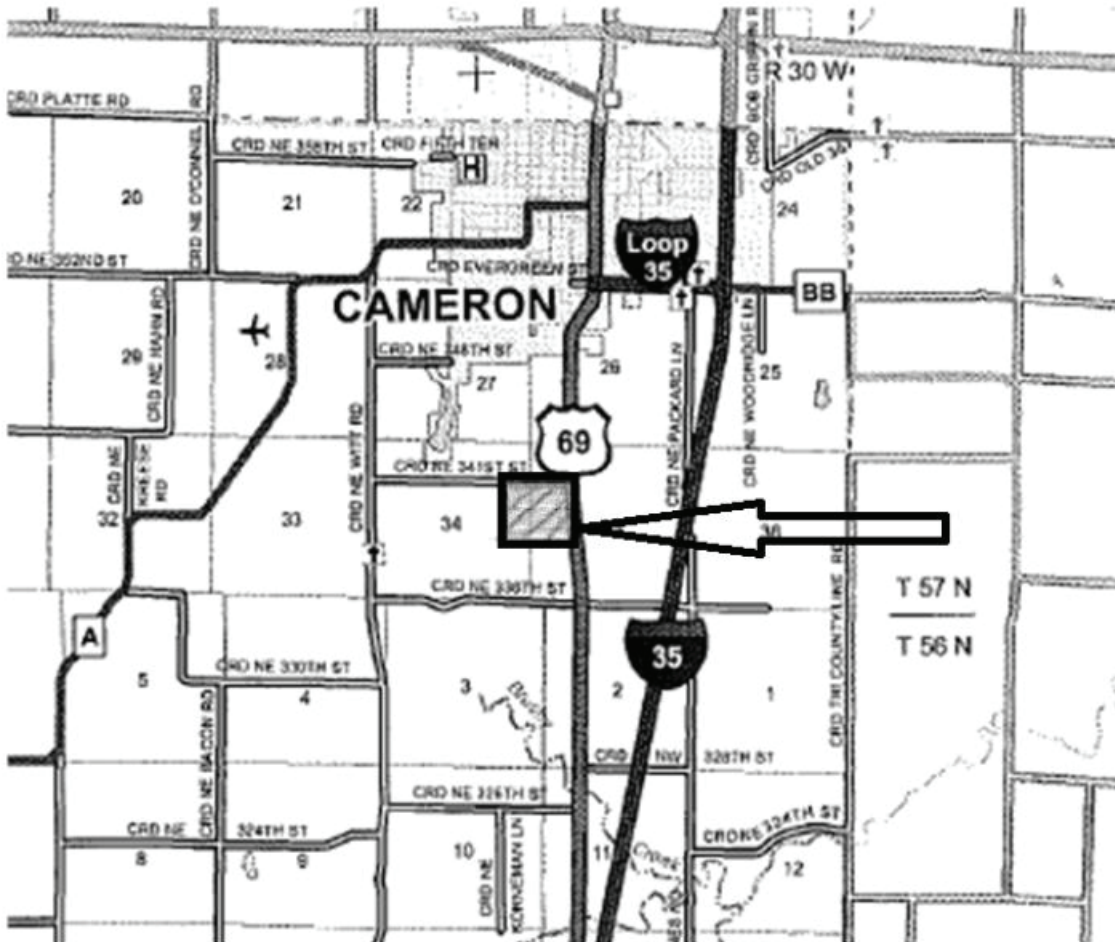
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**Map of Country Hills Service Area**



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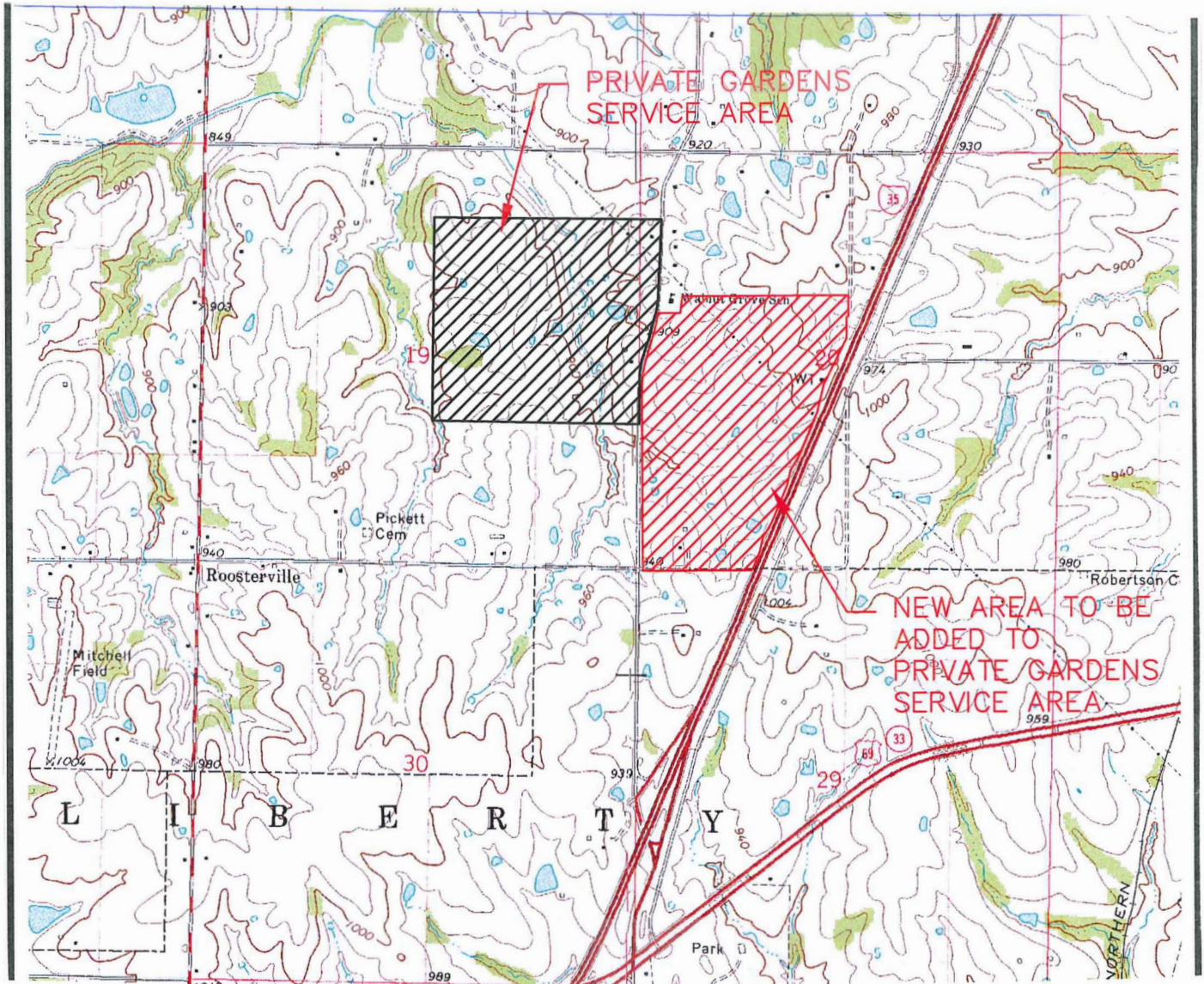
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Map of Private Gardens-Prairie Field Service Area



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### Description of Service Areas

#### **BERKSHIRE GLEN/WALNUT HILLS ESTATES**

Generally includes all of the W 1/2 of the SE 1/4 of section 17, and, the East 1/2 of the SW 1/4 of Section 17, T52N, R31W, Clay County, Missouri, Lying west of Interstate I-35 highway and North of 120th Street, containing about 153 acres. This service area is about 1.5 miles North of Liberty, MO.

More particularly described as: Beginning at the Center of said Section 17, thence North 89° 31' 56" East 1303.1 feet; thence South 0° 08' 01" West 1626 feet; thence South 22° West 1107 feet (generally along the I-35 Right-of-Way); thence West along 120<sup>th</sup> Street approximately 2186 feet; thence North 2647 feet; thence East 1323 feet to the Point of Beginning.

#### **BAR-B ACRES**

An area located approximately 2.5 miles north of Kearney, Missouri, in Clay County, generally described as that portion of the north half of the southwest quarter of Section 15, Township 53 North, Range 31 West, which is north of 170th Street, west of State Route 33, south of 172nd Street, and east of Sixteen Branch tributary to Clear Creek.

More specifically described as follows: Beginning at the northeast corner of the Southwest Quarter of Section 15, Township 53 North, Range 31 West, thence due west (in line with 172nd Street) approximately 2400 feet to the center of Sixteen Branch tributary to Clear Creek, thence meandering south and east along said Sixteen Branch to 170th Street, thence due east approximately 1800 feet to State Route 33, thence due north along State Route 33 to the Point-of-Beginning (also the junction of State Route 33 and 172nd Street), encompassing approximately 63 acres in Clay County, Missouri.

#### **COUNTRYSIDE MEADOWS SUBDIVISION**

Generally includes all of the area south of Missouri State Route 210 and north of West 84<sup>th</sup> Street and West of the eastern section line of Section 7, Township 51 North, Range 28 West, Ray County, Missouri. All that portion of the N1/2 NE1/4, of Section 7, Township 51 North, Range 28 West, 5<sup>th</sup> Principal Meridian, Ray County, Missouri, lying Southwesterly of a line drawn parallel with and distant 150.0 feet Southeasterly of Burlington Northern Railroad Company's Main Track Centerline, as now located and constructed.

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**Description of Service Area**

**WIL-MAR ESTATES SUBDIVISION**

General Description:

A subdivision located approximately three miles West of Kearney Missouri, South from Missouri State Highway 92 on State Highway A ½ mile to the entrance of subdivision. This service area includes platted lots of Wil Mar Estates and Wil Mar Estates First Plat.

Legal Description:

Those portions of Section 36 T53N, R32W and Section 31, T53N, R31 W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the E ¼ corner of said Section 36 (also the W ¼ corner of said Section 31), thence N00-23-23E, 406.78 feet along the East line of said Section 36 (also the West line of said Section 31), thence N47-57-00W, 620.51 feet; thence S89-55-28W, 810.59 feet to the Easterly right of way line of Missouri Highway "A"; thence N00-02-35E, 614.49 feet along said r.o.w. line; thence N00-03-00E, 174.61 feet along said r.o.w. line; thence N89-55-28E, 1106.74 feet; thence S00-23-23 W, 496.42 feet; thence N89-55-01E, 550.00 feet; thence N00-23-23E, 791.44 feet; thence S89-00-27E, 2096.26 feet; thence South 285.56 feet; thence East 783.20 feet; thence S00-04-00W, 49.11 feet; thence S89-05-15E, 764.29 feet to the East line of the W ½ of the NE ¼ of said Section 31; thence S00-04-00W, 1517.95 feet along said East line to the SE corner of said W ½ NE ¼; thence S89-54-12W, 1317.50 feet to the center of said Section 31; thence S00-00-10W, 1281.28 feet along the East line of the SW ¼ of said Section 31; thence N89-46-58W, 1060.40 feet; thence South 100.00 feet; thence N89-46-58W, 1615.01 feet to the Easterly right of way line of Missouri Highway "A"; thence N00-06-49W, 793.93 feet along said r.o.w. line; thence along a curve to the left having a radius of 607.96 feet, through a central angle of 70-27-13, an arc distance of 747.58 feet along said r.o.w. line to the North line of the SE ¼ of said Section 36; thence N89-55-28E, 367.91 feet along said North line to the point of beginning.

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**Description of Service Area**

**FOX RUN SUBDIVISION**

General Description:

A subdivision located approximately ½ Mile West of Kearney Missouri on Missouri Highway 92, south on Nations Road 1 Mile, East on 144th street to the entrance of a 40 lot subdivision. This area generally includes the East ½ of the S.E. Quarter of Section 32, township 53N, Range 31W in Clay County Missouri.

Legal Description:

All that part of the Southeast Quarter of Section 32, Township 53, Range 31 in Clay County, Missouri described as follows: Beginning at the Southeast corner of the Southeast Quarter of said Section 32; thence North 89 degrees 45 minutes 16 seconds West along the South line of the Southeast Quarter of said Section 32, a distance of 50.00 feet; thence North 00 degrees 08 minutes 21 seconds West, a distance of 208.71 feet; thence North 89 degrees 45 minutes 18 seconds West, a distance of 208.71 feet; thence South 00 degrees 08 minutes 21 seconds East, a distance of 208.71 feet to a point on the South line of the Southeast Quarter of said Section 32; thence North 80 degrees 45 minutes 16 seconds West along the South line of the Southeast Quarter of said Section 32, a distance of 1024.48 feet; thence North 00 degrees 57 minutes 15 seconds West, a distance of 944.34 feet; thence North 50 degrees 12 minutes 27 seconds West, a distance of 180.72 feet; thence North 26 degrees 06 minutes 49 seconds West, a distance of 115.00 feet; thence North 21 degrees 34 minutes 02 seconds East, a distance of 196.46 feet; thence North 13 degrees 11 minutes 28 seconds East, a distance of 88.35 feet; thence North 78 degrees 19 minutes 20 seconds East, a distance of 287.04 feet; thence Northwesterly along a curve to the right, having an initial tangent bearing of North 12 degrees 15 minutes 28 seconds West and a radius of 480.00 feet, an arc distance of 4.86 feet; thence North 11 degrees 40 minutes 40 seconds West, a distance of 87.22 feet; thence North 78 degrees 19 minutes 20 seconds East, a distance of 285.00 feet; thence North 57 degrees 31 minutes 40 seconds East, a distance of 195.14 feet; thence South 11 degrees 40 minutes 40 seconds East, a distance of 331.84 feet; thence North 64 degrees 48 minutes 34 seconds East, a distance of 213.17 feet; thence North 00 degrees 09 minutes 34 seconds West, a distance of 133.92 feet; thence South 80 degrees 28 minutes 55 seconds East, a distance of 416.71 feet to a point on the East line of the Southeast Quarter of said Section 32; thence South 00 degrees 08 minutes 21 seconds East along the East line of the Southeast Quarter of said Section 32, a distance of 1566.06 feet to the Point of Beginning. Said tract of land contains 46.71 acres more or less.

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**Description of Service Area**

**COUNTRY HILLS SUBDIVISION**

This service area in Clinton County, Missouri approximately a mile south of Cameron, Missouri, is Located in Sections 34 and 35 Township 57 North, Range 30 West and contains approximately 180 acres.

Generally described as:

Having a North boundary of the NE 341 Street, an East boundary of Missouri Highway 69, a South boundary of the south line (extended) of the north half of the southwest quarter of Section 35, and a West boundary of west line (extended) of northeast quarter of the southeast quarter of Section 34.

Specifically described as:

The Point of Beginning is the intersection of the centerline of U.S. Highway 69 and the south line of the north half of the southwest quarter of section 35, township 57 north, range 30 west; thence west along the south line of said north half of the southwest quarter of section 35 and continuing along the south line of the north half of the southeast quarter of section 34, township 57 north, range 30 west approximately 2,940 feet to the southwest corner of the northeast quarter of the southeast quarter of Section 34, township 57 north, range 30 west; thence north along the quarter quarter section line approximately 2,700 feet to the centerline of NE 341 Street; thence east along the centerline of said NE 341 Street approximately 2,800 feet to centerline of U.S. Highway 69; thence South along the centerline of U.S. Highway 69 approximately 2,700 feet to the south line of the north half of the southwest quarter of Section 35 and the point of beginning.

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**Description of Service Area**

**PRIVATE GARDENS-PRAIRIE FIELD**

**Private Gardens**

An area generally located in the East Half of Section 19, Township 52 North, Range 31 West, south of NE 120th Street, west of Plattsburg Road, north of NE 112th Street, and platted as Private Gardens in Clay County, Missouri.

More specifically described as follows: All that part of the East one half of Section 19 and a part of the Northeast Quarter of Section 20, both in Township 52, Range 31, Clay County, Missouri described as follows: Commencing at the Southeast corner of said Section 19; thence North 0 degrees, 01 minutes, 51 seconds West along the East line of said Section 19, also being the East Line of SHAVERS HEAVEN CREST, a subdivision of land in Clay County, Missouri, a distance of 1814.97 feet to the Point of Beginning of the tract herein to be described; thence North 89 degrees, 41 minutes, 46 seconds West along the North line of said SHAVERS HEAVEN CREST and its Westerly prolongation thereof, a distance of 2624.80 feet to the West Line of the Southeast Quarter of said Section 19; thence North 0 degrees, 25 minutes, 41 seconds East along said West line, a distance of 828.16 feet to the center of said Section 19; thence North 0 degrees, 24 minutes, 01 seconds East along the West line of the Northeast Quarter of said Section 19, a distance of 1493.20 feet: thence South 89 degrees, 37 minutes, 34 seconds East a distance of 2858.21 feet to a point on the centerline of Lightburne-Plattsburg Road, (the following 5 courses are along said road centerline): thence South 2 degrees, 51 minutes, 39 seconds West, a distance 782.98 feet; thence Southwesterly along a curve to the right being tangent to the last described course, and having a radius of 1300.00 feet, an arc distance of 310.33 feet; thence South 16 degrees, 32 minutes, 18 seconds West, a distance of 339.19 feet; thence Southerly along a curve to the left being tangent to the last described course, and having a radius of 1510.00 feet, an arc distance of 436.57 feet; thence South 0 degrees, 01 minutes, 51 seconds East, a distance of 473.59 feet to the Point of Beginning. Said tract of land contains 145.84 Acres more or less.

Service area addition with Case No. SA-2017-0013: Part of the East half of the Northwest Quarter of Section 19, Township 52, Range 31 in Clay County, Missouri described as follows: Beginning at the Northeast corner of said East half; thence West along the North line of said East half and along NE 120<sup>th</sup> Street a distance of 660.0 feet; thence South at right angles a distance of 650.0 feet; thence Southwest along a line that deflects 14 degrees 48 minutes 19 seconds to the right (from said line produced) a distance of 200.0 feet; thence South along a line which deflects 14 degrees 48 minutes 19 seconds to the left (from said line last produced) a distance of 1,770.72 feet to a point on the South line of said East half; thence East along said South line a distance of 697.40 feet to the Southeast corner of said East half; thence North along the East line of said East half a distance of 2,617.62 feet to the point of beginning.

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Prairie Field

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 Ray Counties

**(Prairie Field cont.)**

Commencing at the Northwest Corner of the Southwest Quarter of said Section 20; thence S00°01'53" E along the west line of said Southwest Quarter, 288.15 feet; thence departing said west line, N 89°58'07" E, 2077.11 feet to the Point of Beginning; thence N 15°15'11" E, 128.70feet; thence along a curve to the right having a radius of 60.00 feet, an arc length of 93.41 feet and a chord which bears N 59°51'20" E, 84.26 feet; thence S 75°32'40" E, 75.98 feet; thence along a curve to the left having a radius of 65.00 feet, an arc length of 24.04 feet and a chord which bears S 86°08'39" E, 23.90 feet; thence N 19°44'38" E, 22.63 feet; thence N 23°44'32" E,97.22 feet; thence N 34°03'35" E, 129.89 feet; thence N 27°20'34" E, 184.65 feet; thence N 12°23'28" E, 191.60 feet; thence N 06°33'29" E, 114.41 feet; thence N 02°59'31" E, 271.58 feet; thence N 89°45'55" E, 75.77 feet to the east line of said West Half; thence S 00°04'54" W along said east line, 269.28 feet to the westerly right of way line of Interstate 35; thence along said westerly right of way line, along the following four courses; thence S 80°36'04" W, 29.17 feet; thence S 04°38'31" E, 224.96 feet; thence S 25°42'49" W, 701.03 feet; thence S 14°28'35" W, 57.48 feet; thence departing said right of way line, N 78°35'32" W, 241.42 feet to the Point of Beginning, containing 3.270 acres, more or less.

\*indicates new rate or text

+indicates change

DATE OF ISSUE

June 4, 2020

DATE EFFECTIVE

July 4, 2020

ISSUED BY – Josiah Cox – President 1650 Des Peres Rd., Ste 303, St. Louis, MO 63131



Name of Utility: Elm Hills Utility Operating Company, Inc.  
 Service Area: Parts of Unincorporated Clay, Clinton, Johnson, Pettis and Ray Counties

**SCHEDULE OF RATES FOR SEWER SERVICE**

Schedule of Rates for Berkshire Glen/Walnut Hills Estates, Bar-B Acres, Countryside Meadows Subdivision, Wil-Mar Estates Subdivision, Fox Run Subdivision, Country Hills Subdivision, and Private Gardens-Prairie Field

**AVAILABILITY:**

Any Customer adjacent to the Company’s collecting sewer or other Customer who can deliver sewage to a Company-owned collecting sewer within the Company’s certified area in a manner compatible with the company’s sewage collection and treatment system.

**Sewer Service Rates:**

Single Family Rate: \$44.81 per month  
 Single family, duplex unit or unit of a multi-unit building where water utility service is or is not provided through individual water meters.

Commercial Rate:  
 \$44.81 per month plus \$2.50 per thousand gallons used over 6500 gallons/month

Any applicable Federal, State or Local taxes, or other applicable fees applied on a per customer or a billing basis, shall be added as separate items in rendering each bill.

\*indicates new rate or text  
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Name of Utility: Elm Hills Utility Operating Company, Inc.  
 Service Area: Parts of Unincorporated Clay, Clinton, Johnson, Pettis and Ray Counties

**SCHEDULE OF SERVICE CHARGES**

Schedule of Service Charges for Berkshire Glen/Walnut Hills Estates, Bar-B Acres, Countryside Meadows Subdivision, Wil-Mar Estates Subdivision, Fox Run Subdivision, Country Hills Subdivision, and Private Gardens-Prairie Field

**SERVICE CONNECTION CONSTRUCTION**

For STEP, STEG or gravity service - includes installation of new saddle, or new wye or tee, as appropriate, installed on the collecting sewer, construction and connection of the Company-owned service connection pipeline to the saddle, wye, or stub, as applicable, any miscellaneous materials, and all labor and equipment required to complete the connection. This charge does not apply if a pre-existing existing service connection is used, or if a service connection was constructed as a stub-out along with a collecting sewer extension **\$690.00**

**INSPECTION CHARGES**

STEP system installation customer service line installation, connection inspection, and startup/operation inspection pursuant to Rule 5B and/or Rule 6H includes inspection of - collection tank; repairable parts; electrical connections and wiring from the house to the pump controls at the tank including circuit breaker box; service sewer from the house plumbing to the collection tank as applicable; and service sewer from the collection tank to the service connection or to service sewer stub from the collecting sewer if one exists.

STEG system installation and connection inspection – includes inspection of – collection tank, service sewer from the house plumbing to the collection tank, and service sewer from the collection tank to the service connection or to service sewer stub. **\$125.00**

Gravity service sewer inspection – includes inspection of – service sewer from the house plumbing to the service connection or to service sewer stub from the collecting sewer if one exists. **\$125.00**

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Name of Utility: Elm Hills Utility Operating Company, Inc.  
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**SCHEDULE OF SERVICE CHARGES (cont.)**

Schedule of Service Charges for Berkshire Glen/Walnut Hills Estates, Bar-B Acres, Countryside Meadows Subdivision, Wil-Mar Estates Subdivision, Fox Run Subdivision, Country Hills Subdivision, and Private Gardens-Prairie Field

**TAXES**

**Sales, Gross Receipts, Occupation or Franchise Taxes:**

There shall be added to the customer's bill as a separate item an amount equal to the proportionate part of any sales, license, occupation, franchise or other similar fee or tax now or hereafter imposed upon the Company by any municipality or any other governmental authority, whether imposed by statute, ordinance, franchise or otherwise, in which the fee or tax is based upon a percentage of gross receipts, net receipts, revenue or income from the provision of service by the Company. When such tax or fee is a stated amount, a pro rata portion of such tax or fee shall be included as a separate item on the customer's bill and shall be calculated by applying thereto the same percentage factor as the total annual amount of that tax bears to the gross receipts of the Company from the provision of service during the preceding calendar year to customers located within the boundaries of the taxing entity. These tax or fee amounts shall be added to the customer's bill only within the boundaries of the entity imposing the tax or fee. This provision does not apply to the "assessment" rendered by the Missouri Public Service Commission to the Company. Any applicable Federal, State or Local taxes computed on billing basis shall be added as separate items in rendering each bill.

**LATE PAYMENT CHARGE:** \$6.50 per notice per month

Applies when payment is delinquent (according to Rule 9, Sheet No. 20) +

**RETURN CHECK CHARGE:** \$25.00

Only one charge per returned check.

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