

LAW OFFICE
WITHERS, BRANT, IGOE & MULLENNIX

A PROFESSIONAL CORPORATION
TWO SOUTH MAIN STREET
LIBERTY, MISSOURI 64068
816-781-4788
FAX 816-792-2807

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* ALSO ADMITTED IN KANSAS
** RETIRED

September 21, 1999

FILED³

SEP 22 1999

Mr. Dale Hardy Roberts
Secretary/Chief Regulatory Law Judge
Missouri Public Service Commission
PO Box 360
Jefferson City, Missouri 65102

SA-2000-248

Missouri Public
Service Commission

Re: Central Rivers Wastewater Utility, Inc./Wil-Mar Estates Subdivision

Dear Mr. Roberts:

Enclosed for filing on behalf of Central Rivers Wastewater Utility, Inc., please find an original and fourteen (14) copies of the Affidavit and Application for Certificate of Convenience for Wastewater's treatment system for the above-referenced subdivision. Would you please see that this filing is brought to the attention of the appropriate Commission personnel.

If there are any questions regarding the filing, please direct them to the undersigned. I thank you in advance for your attention to and cooperation in this matter.

Sincerely,



Mark E. Kelly

MEK/adb
Enclosures

cc: Mr. Kevin Hawthorne
Mr. Mark Geisinger

FILED³

SEP 22 1999

Missouri Public Service Commission

BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

In the matter of the application of Central Rivers Wastewater Utility, Inc., a certificate of convenience and necessity authorizing it to construct, install, own, operate, control, manage and maintain sewer system for the public, located on an unincorporated area in Clay County, Missouri.

Case No. SA-2000-248

APPLICATION

Comes now Central Rivers Wastewater Utility, Inc. (Applicant), pursuant to Section 393.170, RSMo. (1986), and 4 CSR 240-2.060(2) and, for its application for a certificate of convenience and necessity authorizing it to construct, install, own, operate, control, manage and maintain a sewer system for the public in an unincorporated area of Clay County, Missouri, states to the Missouri Public Service Commission (Commission) as follows:

- 1. Applicant is a Missouri corporation duly organized and existing under the laws of the State of Missouri with its principal office and place of business located at 205 S. Spartan Drive, Richmond, Missouri 64085. A certified copy of its certificate of incorporation and articles of incorporation were filed with the Commission under previous application, namely for Case No. SA-98-530. By this Application, Applicant proposes to provide sewer service to the public as a public utility pursuant to the jurisdiction, regulation and supervision of the Commission.

2. Correspondence, communications, orders and decisions regarding this matter should be addressed to:

Mark Geisinger
205 S. Spartan Drive
Richmond, MO 64085
Telephone No. (816) 470-3300
Facsimile No. (816) 470-9955

With copies to:

Kevin Hawthorne
1114 N. Walrond
Kansas City, MO 64120
Telephone No. (816) 483-3888
Facsimile No. (816) 483-3990

And

Withers, Brant, Igoe & Mullennix, P.C.
Attn: Mark Kelly
2 South Main Street
Liberty, MO 64068
Telephone No. (816) 781-4788
Fax No. (816) 792-2807

3. By this application, Applicant seeks permission, approval and a certificate of public convenience and necessity authorizing it to construct, install, own, operate, control, manage and maintain a sewer system for the public in an unincorporated area of Clay County, Missouri, as set forth on the map attached to this application as Exhibit 1 and legally described by metes and bounds attached to this application as Exhibit 2.

4. Marked as Exhibit 3A-3E, attached hereto and made a part of hereof for all purposes, is a feasibility study containing:
 - a) A narrative. (Exhibit 3A)
 - b) An overall plan for the installation of a STEP system and recirculating sand filter wastewater treatment system. (Exhibit 3B and Exhibit 3C)
 - c) Estimated operational cost of the facilities in the area proposed to be served including the proposed rates, charges, revenues and expenses for the estimated number of customers in the proposed area. (Exhibit 3D and Exhibit 3E)
5. There are currently no persons residing in the proposed service area.
6. There are no municipalities located within the proposed areas. Applicant has complied with all known legal requirements of the Clay County Commission to operate in said county. A copy of a letter from Clay County Planning and Zoning Commission is attached to this application and made a part hereof as Exhibit 4.
7. Said sewer system will meet all requirements of the Commission and the Department of Natural Resources. A copy of the operating permit from the Department of Natural Resources will be forwarded to the Commission as soon as it is available. Application for a construction permit is currently under review by the Department of Natural Resources.

8. There are no other public utilities or governmental bodies operating or rendering sewer service within the area proposed to be served.
9. The area proposed to be served is rapidly being developed into a subdivision by a developer. The majority of the soils in the subdivision are not well suited for on-site disposal systems. Therefore, a public need exists for adequate sewer service within the area proposed to be served and the public convenience and necessity will be promoted by the granting of the authority herein requested. A central collection and treatment system that is operated and maintained in a safe and orderly manner is the best suited wastewater system for this subdivision and for the Citizens of Missouri in general. Central Rivers will be under contract to contract for the installation of the sewer system in order to ensure high quality construction of all parts of the system.
10. The granting of this application is in the public interest because it will present an opportunity for the public in the area proposed to be served to obtain and utilize sewer service which is otherwise unavailable, and make the area more attractive to develop, with the corresponding benefits of temporary and permanent jobs and, in general, better livelihood for citizens of Clay County and the State of Missouri.

WHEREFORE, Applicant respectfully requests that the Commission issue its order:

- (a) Granting Applicant permission, approval and a certificate of convenience and necessity authorizing it to construct, install, own, operate, control, manage and maintain a sewer utility system for the public in an unincorporated area in Clay County, Missouri, as more particularly described herein;
- (b) Granting such further relief as the commission deems appropriate.

Respectfully submitted,



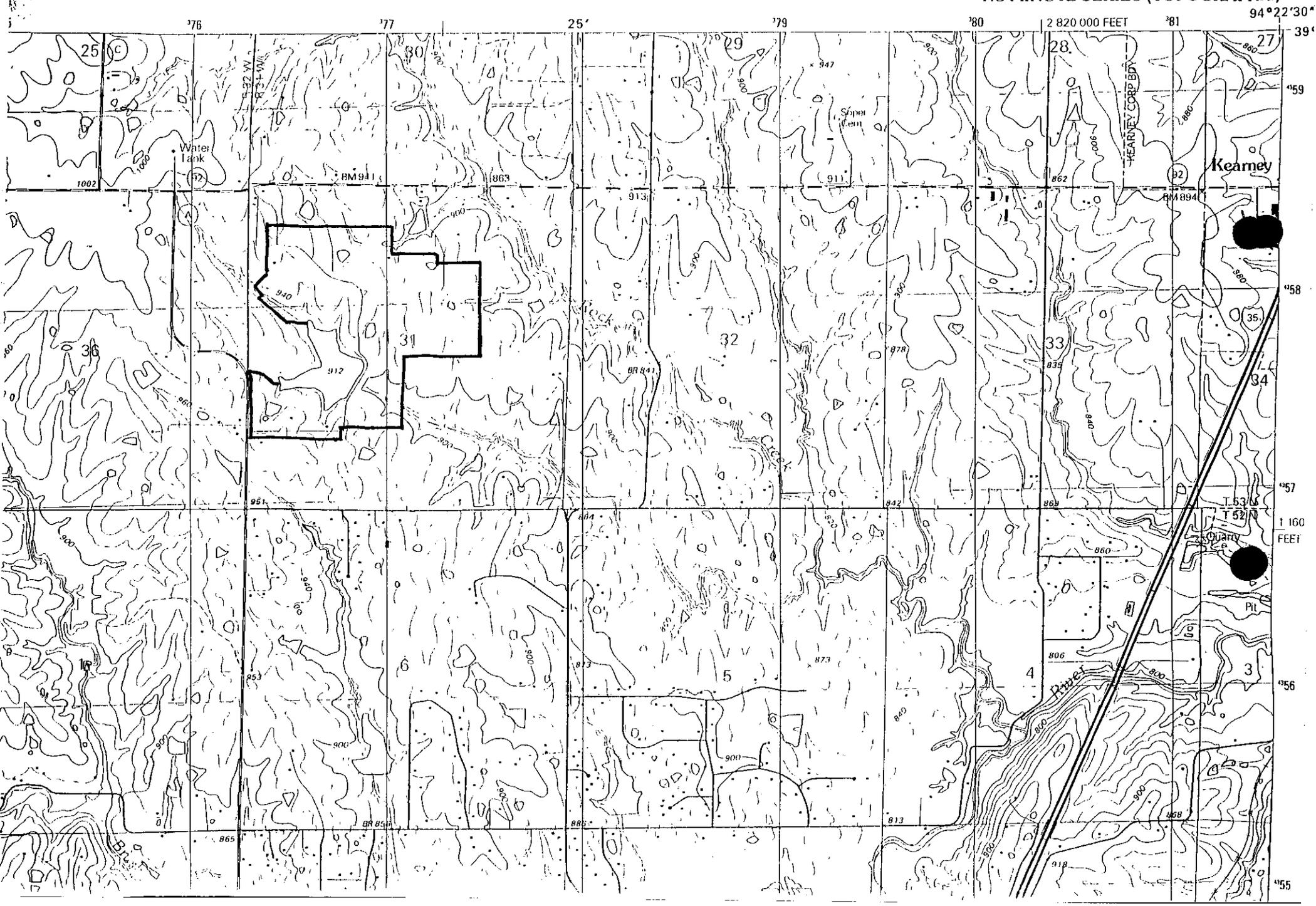
Mark Kelly #33984
Withers, Brant, Igoe & Mullennix, P.C.
2 South Main Street
Liberty, MO 64068
Telephone No. (816) 781-4788
Facsimile No. (816) 792-2807

ATTORNEY FOR CENTRAL RIVERS
WASTEWATER UTILITY, INC.

EXHIBIT 1

NTS

KEARNEY SW QUADRANGLE
MISSOURI-CLAY CO.
7.5-MINUTE SERIES (TOPOGRAPHIC)



**Commonwealth**

COMMONWEALTH LAND TITLE INSURANCE COMPANY

~~APPENDIX A~~

Those portions of Section 36 T53N, R32W and Section 31, T53N, R31W of the 5th P.M., Clay County, Missouri, described as follows: Beginning at the E 1/4 corner of said Section 36 (also the W 1/4 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 S00-23-23W, 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 1/2 of the NE 1/4 of said Section 31; thence S00-04-00W, 1517.95 feet along said East line to the SE corner of said W 1/2 NE 1/4; 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 1/4 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 1/4 of said Section 36; thence N89-55-28E, 367.91 feet along said North line to the point of beginning, EXCEPT all that portion platted as WIL MAR ESTATES FIRST PLAT, a subdivision of land in Clay County, Missouri, according to the recorded plat thereof, said plat having been filed August 23, 1994 and recorded in Plat Cabinet D, at Sleeve 57.

EXHIBIT Z

EXHIBIT 3A

FEASIBILITY STUDY

For

WASTEWATER COLLECTION AND TREATMENT SYSTEM

at

WIL-MAR ESTATES SUBDIVISION

CLAY COUNTY, MISSOURI

by

**CENTRAL RIVERS WASTEWATER UTILITY, INC.
205 S. Spartan
Richmond, MO 64085**

Background

The rural areas of the rapidly developing Kansas City metropolitan region have been growing as more and more people find that the area offers many benefits and high quality of life. As this metropolitan area has developed and grown, wastewater treatment for these developments has become a primary concern. Due to soils that are not well suited for on-site wastewater disposal systems and higher density, central wastewater collection and treatment that is well operated and maintained has become a growing need. However, economic factors make a single large scale central collection and treatment facility in outlying subdivisions and communities impractical. Sound technological advances in how wastewater is collected and treated lead to a more practical approach. Cluster type treatment and collections systems, each serving a single subdivision or small group of subdivisions can be economically installed and economically maintained and can provide high quality wastewater treatment. Quality installation, operation and maintenance are essential for this type of system to consistently produce safe and effective wastewater treatment. Therefore, operation and maintenance should be handled by professionals that are well trained and have financial incentives to provide safe wastewater treatment facilities. The operation and maintenance authority should also be well regulated to ensure that the public good is served. A Missouri Public Service regulated private utility company is very well suited for this approach.

Central Rivers Wastewater Utility, Inc., upon final approval of its Tariff currently under review by the Missouri Public Service Commission, will maintain and operate a central wastewater collection and treatment facility in Ray County, Missouri (Case No. SA-98-530). Central Rivers Wastewater Utility, Inc. is also planning to provide wastewater treatment and collection system operation and maintenance for a new subdivision currently being developed in Clay County, Missouri. The new subdivision is known as Wil-Mar Estates Subdivision.

Purpose of serving Wil-Mar Estates Subdivision

Due to experience Central Rivers Wastewater Utility, Inc. is well suited to provide an operation and maintenance authority for this subdivision. The company can provide dependable wastewater collection and treatment service for this subdivision at a reasonable cost while at the same time provide a financial incentive to the owners of the company.

meet Department of Natural Resources administered regulations and will be expanded as necessary to continue to do so.

Customers

There are currently no customers within the proposed service area. The newly constructed homes will each have an individual 1,500 gallon watertight septic tank located near the residence but within an easement granted to the utility company. The subdivision plan is to have 80 homes when completely, with an ultimate design of 90 homes. All of the customers will be single family residences. It is anticipated that at least 60% of the customers will be connected within 5 years.

System Construction

The Phase I treatment facility will be constructed for approximately half of the design flow of the subdivision. The Phase I construction of the collection system will be constructed for approximately 1/3 of the development. The other phases of the project will be constructed as necessary to complete the system. Approval of the final plans prepared by a professional engineer registered in the State of Missouri will be obtained from the Missouri Department of Natural Resources.

Operation

The management of the company will be furnished by the owners, Mr. Mark Geisinger and Mr. Kevin Hawthorne. The company will contract with Accurate Boring and Construction, Inc. for service calls and treatment plant operation and maintenance of this facility. Billing will be done on a contract basis and time sheets will be maintained for the purpose of determining cost to the utility.

The utility company will keep in stock a new pump and controls for the residential pumping installation as well as repairable parts. One pump of each make will be kept for each fifty customers it has on the force main sewer system. The company will inspect the customer's pumping facilities once per year to assure that they are functioning properly. All maintenance will be provided by the utility company. The company will also replace the customer's pump and controls, as well as repairable parts, when necessary as part of the rate structure provided the customer does not purposefully or willfully cause intentional harm to the system through negligence or sabotage.

Financing

Costs to provide engineering documents necessary to obtain a Missouri Department of Natural Resources Construction Permit will be paid by the subdivision developer. The developer will pay for costs for installation of the collection system's main collection lines. The developer will pay for initial costs for the installation of the wastewater treatment facility.

Central Rivers Wastewater Utility, Inc. will reimburse the developer \$500 for each customer that takes service from Central Rivers Wastewater Utility, Inc.

The \$500 investment by this utility will be financed through \$500 equity. The rate of return on the equity investment is 10%. This rate is recommended based on current money market conditions. The company realizes that final interest and equity return rates must be approved by the Missouri Public Service Commission.

A contract between the subdivision developer and the utility in which the developer has agreed to fund the difference between revenue collected through rates and the required revenue has been signed and agreed upon by both parties. The developer has obtained an Irrevocable Letter of Credit from a reputable bank that the utility company will draw upon if the developer, for any reason, is unable or unwilling to pay the agreed upon difference. This agreement ensures that utility company will have sufficient revenue to operate the wastewater collection and treatment system in the initial stages of the development.

Plan

A map of the area is attached as Exhibit 3B and Exhibit 3C of the company's application. On the map is a preliminary layout of the collection system and proposed treatment plant location. Wastewater from the homes will initially be collected in 1,500 gallon septic tanks located near the residence. The effluent will be screened and pumped into a force main that eventually will tie into the treatment facility. The treatment facility for the Phase I construction (approximately half of the development) will be a 14,800 gpd recirculating sand filter. Initial indications are that the treatment facility for Phase II of the construction will likely be the same as Phase I, although technological advances may dictate another type of system. The treatment plant will be constructed to

Tariff and Rules

The company's Tariff will be amended to include a service area that includes this subdivision. The rules governing the customers' responsibilities and the company's responsibilities will be those filed with its Tariff and approved by the Missouri Public Service Commission.

The base single family wastewater rate will likely be \$32.00/month. This rate is consistent with other similar wastewater collection and treatment facilities and reasonable for the area.

Conclusion

The proposed services by Central Rivers Wastewater Utility, Inc. for this proposed subdivision is feasible because the rates are within an acceptable range for this area and the style of homes to be constructed. The agreement between the developer and the company satisfies the financial obligation the company will need to remain viable until several customers are connected. By providing this service the developer is better able to market the lots in the subdivision and the County and subdivision are benefited by increased temporary and permanent jobs and better and safer overall living conditions for the residents.

Central Rivers Wastewater Utility Rate Structure for:

ANY SUBDIVISION OR SERVICE AREA

5

year build-out (100%)

Based on serving

80

residences

Rate Base:

Customer base use

30 residences (equivalent)

\$

40,000 Rate base¹

\$500.00

rate base/customer

100.0% equity² and

0.0% debt²

EXPENSE ITEM				AMOUNT/MONTH	NOTES
The following values are for buildout at:		90	residences.		See Attached Sheets
ITEM	TYPE OF SERVICE	ESTIMATED COST/HOUR	ESTIMATED AVERAGE HOURS	ESTIMATED MONTHLY COST	Yearly Hours
Billing:	CLERICAL	\$ 25.00	6.4	\$ 160.00	76.8
Paper cost	SUPPLIES	#N/A		\$ 10.00	
Postage	POSTAGE	#N/A		\$ 29.05	
Filing/Miscellaneous Office	CLERICAL	\$ 25.00	3.2	\$ 80.00	38.4
Telephone/Customers	CLERICAL	\$ 25.00	1	\$ 25.00	12
Telephone/Other	CLERICAL	\$ 25.00	1	\$ 25.00	12
Operator-time	OPERATOR	\$ 40.00	12.75	\$ 510.00	153
Lab Services	REGULATORY	#N/A		\$ 40.00	
Treatment Plant:		#N/A			
routine maintenance	OPERATOR	\$ 40.00	1	\$ 40.00	12
electricity	UTILITIES	#N/A		\$ 108.00	
equipment	SUPPLIES	#N/A		\$ 30.00	
chemicals	SUPPLIES	#N/A		\$ 10.00	
water	UTILITIES	#N/A		\$ 20.00	
Office Equipment:					
Telephone	OFFICE EQUIPMENT	#N/A		\$ 9.60	
Copies	SUPPLIES	#N/A		\$ 11.20	
Rent	OFFICE RENT	#N/A		\$ 30.00	
Office Equipment	OFFICE EQUIPMENT	#N/A		\$ 32.00	
electricity & water	UTILITIES	#N/A		\$ 4.80	
Service Area Management	MANAGEMENT	\$ 50.00	4.50	\$ 225.00	54
Insurance	INSURANCE	#N/A		\$ 50.00	
Legal Services	LEGAL	\$ 100.00	1.15	\$ 115.00	13.8
Accounting	ACCOUNTING	\$ 100.00	1.15	\$ 115.00	13.8
Other Professional Services	OTHER SERVICES	\$ 50.00	1.68	\$ 84.00	20.16
Collection System:					
Sludge Removal	MAINTENANCE	#N/A		\$ 115.00	
Collection System Re	MAINTENANCE	#N/A		\$ 38.33	
Emergency Repair	REPAIR	#N/A		\$ 38.33	
Depreciation	DEPRECIATION	\$ 40,000.00	4.00%	\$ 133.33	4% per year
Debt Interest	DEBT	\$ -	8.00%	\$ -	
Investment Interest	INVESTMENT	\$ 40,000.00	12.00%	\$ 400.00	
Income tax	TAXES			\$ 6.00	
PSC Assessment	REGULATORY			\$ 17.30	
Operations Cost: @ 100% participation				\$ 2,511.95	
Operations Cost: per Customer/Month				\$ 31.40	
Proforma Rate for 85% build-out				\$ 32.00	

NOTE: costs are not linear (i.e. 85% * cost at 100% participation is not correct) and may be slightly different than detailed itemized costs. See detailed spreadsheet for cost breakdown. These are Pro-Forma estimates only.

EXHIBIT 3D

Insidibilities	STEP Unit & Collection System Maintenance	Management	Depreciation Treatment Plant	Income Tax	Assessment PSC	Cost of Operation of Wastewater Collection and Treatment	Cost per Month per EDU	Number of Customers	Rate/Monthly Customer Estimate
Other Professional Services	Sludge Removal from Septic Tanks	Routine & Emergency STEP Unit Maintenance	General Service Area Management	Depreciation of Plant Based	Income Tax	Assessment @ 3.44% of Total Exoencitures	System/Month		
\$ 25.00	\$ 1.85	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.08	\$ 8.82	\$ 1,263.80	\$ 1,263.60	\$ 32.00
\$ 25.00	\$ 3.70	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.15	\$ 9.88	\$ 1,271.29	\$ 635.64	\$ 32.00
\$ 25.00	\$ 5.56	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.23	\$ 9.93	\$ 1,278.81	\$ 426.20	\$ 32.00
\$ 25.00	\$ 7.41	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.30	\$ 9.98	\$ 1,285.94	\$ 321.48	\$ 32.00
\$ 25.00	\$ 9.26	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.38	\$ 9.03	\$ 1,293.39	\$ 258.68	\$ 32.00
\$ 25.00	\$ 11.11	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.45	\$ 9.08	\$ 1,300.94	\$ 218.81	\$ 32.00
\$ 25.00	\$ 12.96	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.53	\$ 9.13	\$ 1,308.30	\$ 188.90	\$ 32.00
\$ 25.00	\$ 14.81	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.60	\$ 9.19	\$ 1,315.87	\$ 164.28	\$ 32.00
\$ 25.00	\$ 16.67	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.68	\$ 9.24	\$ 1,323.47	\$ 147.05	\$ 32.00
\$ 25.00	\$ 18.52	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.75	\$ 9.29	\$ 1,331.06	\$ 133.11	\$ 32.00
\$ 25.00	\$ 20.37	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.83	\$ 9.34	\$ 1,338.65	\$ 121.70	\$ 32.00
\$ 25.00	\$ 22.22	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.90	\$ 9.40	\$ 1,346.25	\$ 112.19	\$ 32.00
\$ 25.00	\$ 24.07	\$ 76.67	\$ 50.00	\$ 133.33	\$ 0.98	\$ 9.45	\$ 1,353.84	\$ 104.14	\$ 32.00
\$ 25.00	\$ 25.93	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.05	\$ 9.50	\$ 1,361.44	\$ 97.25	\$ 32.00
\$ 25.00	\$ 27.78	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.13	\$ 9.55	\$ 1,369.03	\$ 91.27	\$ 32.00
\$ 25.00	\$ 29.63	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.20	\$ 9.61	\$ 1,376.63	\$ 86.04	\$ 32.00
\$ 25.00	\$ 31.48	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.28	\$ 9.66	\$ 1,384.22	\$ 81.42	\$ 32.00
\$ 25.00	\$ 33.33	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.35	\$ 9.71	\$ 1,391.81	\$ 77.32	\$ 32.00
\$ 25.00	\$ 35.19	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.43	\$ 9.76	\$ 1,399.41	\$ 73.65	\$ 32.00
\$ 25.00	\$ 37.04	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.50	\$ 9.82	\$ 1,407.00	\$ 70.35	\$ 32.00
\$ 25.00	\$ 38.89	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.58	\$ 9.87	\$ 1,414.60	\$ 67.36	\$ 32.00
\$ 25.00	\$ 40.74	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.65	\$ 9.92	\$ 1,422.19	\$ 64.65	\$ 32.00
\$ 25.00	\$ 42.59	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.73	\$ 9.97	\$ 1,429.79	\$ 62.16	\$ 32.00
\$ 25.20	\$ 44.44	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.80	\$ 10.03	\$ 1,437.38	\$ 59.90	\$ 32.00
\$ 28.25	\$ 46.30	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.88	\$ 10.09	\$ 1,444.97	\$ 57.85	\$ 32.00
\$ 27.30	\$ 48.15	\$ 76.67	\$ 50.00	\$ 133.33	\$ 1.95	\$ 10.16	\$ 1,452.56	\$ 56.03	\$ 32.00
\$ 28.35	\$ 50.00	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.03	\$ 10.24	\$ 1,460.15	\$ 54.25	\$ 32.00
\$ 29.40	\$ 51.85	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.10	\$ 10.31	\$ 1,467.74	\$ 52.79	\$ 32.00
\$ 30.45	\$ 53.70	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.18	\$ 10.38	\$ 1,475.33	\$ 51.34	\$ 32.00
\$ 31.50	\$ 55.56	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.25	\$ 10.46	\$ 1,482.92	\$ 49.99	\$ 32.00
\$ 32.55	\$ 57.41	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.33	\$ 10.53	\$ 1,490.51	\$ 48.72	\$ 32.00
\$ 33.60	\$ 59.26	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.40	\$ 10.61	\$ 1,498.10	\$ 47.53	\$ 32.00
\$ 34.65	\$ 61.11	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.48	\$ 10.68	\$ 1,505.69	\$ 46.41	\$ 32.00
\$ 35.70	\$ 62.96	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.55	\$ 10.75	\$ 1,513.28	\$ 45.36	\$ 32.00
\$ 36.75	\$ 64.81	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.63	\$ 10.83	\$ 1,520.87	\$ 44.38	\$ 32.00
\$ 37.80	\$ 66.67	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.70	\$ 10.91	\$ 1,528.46	\$ 43.48	\$ 32.00
\$ 38.85	\$ 68.52	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.78	\$ 11.00	\$ 1,536.05	\$ 42.63	\$ 32.00
\$ 39.90	\$ 70.37	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.85	\$ 11.08	\$ 1,543.64	\$ 41.83	\$ 32.00
\$ 40.95	\$ 72.22	\$ 76.67	\$ 50.00	\$ 133.33	\$ 2.93	\$ 11.17	\$ 1,551.23	\$ 41.07	\$ 32.00
\$ 42.00	\$ 74.07	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.00	\$ 11.25	\$ 1,558.82	\$ 40.34	\$ 32.00
\$ 43.05	\$ 75.93	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.08	\$ 11.34	\$ 1,566.41	\$ 39.66	\$ 32.00
\$ 44.10	\$ 77.78	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.16	\$ 11.42	\$ 1,574.00	\$ 39.02	\$ 32.00
\$ 45.15	\$ 79.63	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.23	\$ 11.51	\$ 1,581.59	\$ 38.40	\$ 32.00
\$ 46.20	\$ 81.48	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.30	\$ 11.60	\$ 1,589.18	\$ 37.81	\$ 32.00
\$ 47.25	\$ 83.33	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.38	\$ 11.68	\$ 1,596.77	\$ 37.24	\$ 32.00
\$ 48.30	\$ 85.19	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.45	\$ 11.77	\$ 1,604.36	\$ 36.70	\$ 32.00
\$ 49.35	\$ 87.04	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.53	\$ 11.85	\$ 1,611.95	\$ 36.19	\$ 32.00
\$ 50.40	\$ 88.89	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.60	\$ 11.94	\$ 1,619.54	\$ 35.69	\$ 32.00
\$ 51.45	\$ 90.74	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.68	\$ 12.03	\$ 1,627.13	\$ 35.22	\$ 32.00
\$ 52.50	\$ 92.59	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.75	\$ 12.11	\$ 1,634.72	\$ 34.76	\$ 32.00
\$ 53.55	\$ 94.44	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.83	\$ 12.21	\$ 1,642.31	\$ 34.34	\$ 32.00
\$ 54.60	\$ 96.30	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.90	\$ 12.30	\$ 1,649.90	\$ 33.94	\$ 32.00
\$ 55.65	\$ 98.15	\$ 76.67	\$ 50.00	\$ 133.33	\$ 3.98	\$ 12.39	\$ 1,657.49	\$ 33.55	\$ 32.00
\$ 56.70	\$ 100.00	\$ 76.67	\$ 151.88	\$ 133.33	\$ 4.05	\$ 13.20	\$ 1,665.08	\$ 33.08	\$ 32.00
\$ 57.75	\$ 101.85	\$ 76.67	\$ 194.89	\$ 133.33	\$ 4.13	\$ 13.32	\$ 1,672.67	\$ 32.74	\$ 32.00
\$ 58.80	\$ 103.70	\$ 76.67	\$ 157.50	\$ 133.33	\$ 4.20	\$ 13.43	\$ 1,680.26	\$ 32.41	\$ 32.00
\$ 59.85	\$ 105.56	\$ 76.67	\$ 160.31	\$ 133.33	\$ 4.28	\$ 13.57	\$ 1,687.85	\$ 32.15	\$ 32.00
\$ 60.90	\$ 107.41	\$ 76.67	\$ 163.13	\$ 133.33	\$ 4.35	\$ 13.72	\$ 1,695.44	\$ 31.95	\$ 32.00
\$ 61.95	\$ 109.26	\$ 76.67	\$ 165.94	\$ 133.33	\$ 4.43	\$ 13.88	\$ 1,703.03	\$ 31.76	\$ 32.00
\$ 63.00	\$ 111.11	\$ 76.67	\$ 168.75	\$ 133.33	\$ 4.50	\$ 14.04	\$ 1,710.62	\$ 31.58	\$ 32.00
\$ 64.05	\$ 112.96	\$ 76.67	\$ 171.56	\$ 133.33	\$ 4.58	\$ 14.20	\$ 1,718.21	\$ 31.40	\$ 32.00
\$ 65.10	\$ 114.81	\$ 76.67	\$ 174.38	\$ 133.33	\$ 4.65	\$ 14.38	\$ 1,725.80	\$ 31.23	\$ 32.00
\$ 66.15	\$ 116.67	\$ 76.67	\$ 177.19	\$ 133.33	\$ 4.73	\$ 14.51	\$ 1,733.39	\$ 31.06	\$ 32.00
\$ 67.20	\$ 118.52	\$ 76.67	\$ 180.00	\$ 133.33	\$ 4.80	\$ 14.67	\$ 1,740.98	\$ 30.90	\$ 32.00
\$ 68.25	\$ 120.37	\$ 76.67	\$ 182.81	\$ 133.33	\$ 4.88	\$ 14.83	\$ 1,748.57	\$ 30.74	\$ 32.00
\$ 69.30	\$ 122.22	\$ 76.67	\$ 185.63	\$ 133.33	\$ 4.95	\$ 14.99	\$ 1,756.16	\$ 30.59	\$ 32.00
\$ 70.35	\$ 124.07	\$ 76.67	\$ 188.44	\$ 133.33	\$ 5.03	\$ 15.14	\$ 1,763.75	\$ 30.44	\$ 32.00
\$ 71.40	\$ 125.93	\$ 76.67	\$ 191.25	\$ 133.33	\$ 5.10	\$ 15.30	\$ 1,771.34	\$ 30.30	\$ 32.00
\$ 72.45	\$ 127.78	\$ 76.67	\$ 194.06	\$ 133.33	\$ 5.18	\$ 15.46	\$ 1,778.93	\$ 30.16	\$ 32.00
\$ 73.50	\$ 129.63	\$ 76.67	\$ 196.88	\$ 133.33	\$ 5.25	\$ 15.62	\$ 1,786.52	\$ 30.03	\$ 32.00
\$ 74.55	\$ 131.48	\$ 76.67	\$ 199.69	\$ 133.33	\$ 5.33	\$ 15.79	\$ 1,794.11	\$ 29.92	\$ 32.00
\$ 75.60	\$ 133.33	\$ 76.67	\$ 202.50	\$ 133.33	\$ 5.40	\$ 15.96	\$ 1,801.70	\$ 29.81	\$ 32.00
\$ 76.65	\$ 135.19	\$ 76.67	\$ 205.31	\$ 133.33	\$ 5.48	\$ 16.13	\$ 1,809.29	\$ 29.71	\$ 32.00
\$ 77.70	\$ 137.04	\$ 76.67	\$ 208.13	\$ 133.33	\$ 5.55	\$ 16.30	\$ 1,816.88	\$ 29.60	\$ 32.00
\$ 78.75	\$ 138.89	\$ 76.67	\$ 210.94	\$ 133.33	\$ 5.63	\$ 16.46	\$ 1,824.47	\$ 29.50	\$ 32.00
\$ 79.80	\$ 140.74	\$ 76.67	\$ 213.75	\$ 133.33	\$ 5.70	\$ 16.63	\$ 1,832.06	\$ 29.41	\$ 32.00
\$ 80.85	\$ 142.59	\$ 76.67	\$ 216.56	\$ 133.33	\$ 5.78	\$ 16.80	\$ 1,839.65	\$ 29.31	\$ 32.00
\$ 81.90	\$ 144.44	\$ 76.67	\$ 219.38	\$ 133.33	\$ 5.85	\$ 16.97	\$ 1,847.24	\$ 29.22	\$ 32.00
\$ 82.95	\$ 146.30	\$ 76.67	\$ 222.19	\$ 133.33	\$ 5.93	\$ 17.14	\$ 1,854.83	\$ 29.13	\$ 32.00
\$ 84.00	\$ 148.15	\$ 76.67	\$ 225.00	\$ 133.33	\$ 6.00	\$ 17.30	\$ 1,862.42	\$ 29.04	\$ 32.00

A RESOLUTION
OF THE CLAY COUNTY COMMISSION
CLAY COUNTY, MISSOURI

ATTEST A TRUE COPY
PAMELA S. MASON, CLERK
CLAY COUNTY COMMISSION
BY Ruth Tingle
DEPUTY CLERK

99-172
IN THE MATTER OF SUBDIVISION APPROVAL
WIL MAR ESTATES, SECOND PLAT
Case No: MAR. 99-115F

BE IT ORDERED BY THE CLAY COUNTY COMMISSION OF CLAY COUNTY, MISSOURI, THAT on this 10th day of May, 1999, the matter of subdividing of land described below, comes before the Commission as required by law, and

It is shown to the Commission that, upon application filed on the 1st day of February, 1999, and after due consideration and deliberation by the Clay County Planning & Zoning Commission at a duly scheduled public hearing on the 2nd day of March, 1999, and

The report of the Planning Commission presented to the County Commission for APPROVAL of the request. The final vote of the Planning and Zoning Commission for this request is 6-0.

A condition of approval for this final plat is as follows: 1) Per Water District #6 comments, utility easements along roadways to be 30 feet in width. 2) Place notation on plat about general lake boundary line. If lake level will encroach onto adjoining lots, include private lake easement on lots. 3) Street names need to be changed to match 911 Emergency addressing system. 4) A drainage study shall be completed by the developer in accordance with County Highway Department requirements; such study to also include detailed runoff analysis, an initial dam inspection, and a breach flood routing study for possible dam failure. All improvements recommended by such study shall be construction in accordance with County standards. 5) Will pond on proposed Lot 27 remain? If so, how much area will drain into pond and how will area be graded? Please elaborate. 6) Need drainage easement on Lot 37 for structure. 7) revise numbering sequence on eith plat or construction plans. 8) Increase cul-de-sac paving radius to 46 feet back to back of curb. 9) Before recording plat, a construction permit for the central sewer treatment system shall have been issued by the Department of Natural Resources to Central River Wastewater Utility or the developer. 10) Revise subdivision location map to match legal description.

IT IS THEREFORE ORDERED, THAT THE SUBDIVISION TITLED WIL MAR ESTATES, SECOND PLAT is hereby DENIED ___ (FOR THE FOLLOWING REASON: _____) or APPROVED X in accordance with the prescribed Subdivision Regulations of Clay County, and the Director of Planning and Zoning is hereby instructed to record the plat after appropriate road bonding or road construction is approved.

(DESCRIBE PROPERTY)

OWNER: Robertson Properties, Inc.

PROPERTY WILL HAVE A TOTAL OF 43 acres divided into 17 lots.

PROPERTY IS LOCATED AT APPROXIMATELY 11608 Wil Mar Drive

SEE ATTACHED FOR LEGAL DESCRIPTION

APPROVED AS TO FORM AND LEGALITY:

Kevin A. Gruba
Assistant County Counselor

Tom Gruba
Presiding Commissioner

ATTEST:
Pamela S. Mason
County Clerk
Ruth Tingle

Gene Owen
Western Commissioner

Ray Lawton
Eastern Commissioner

EXHIBIT 4