

Carriage Oaks Service Area Map

How to Find and Download Products

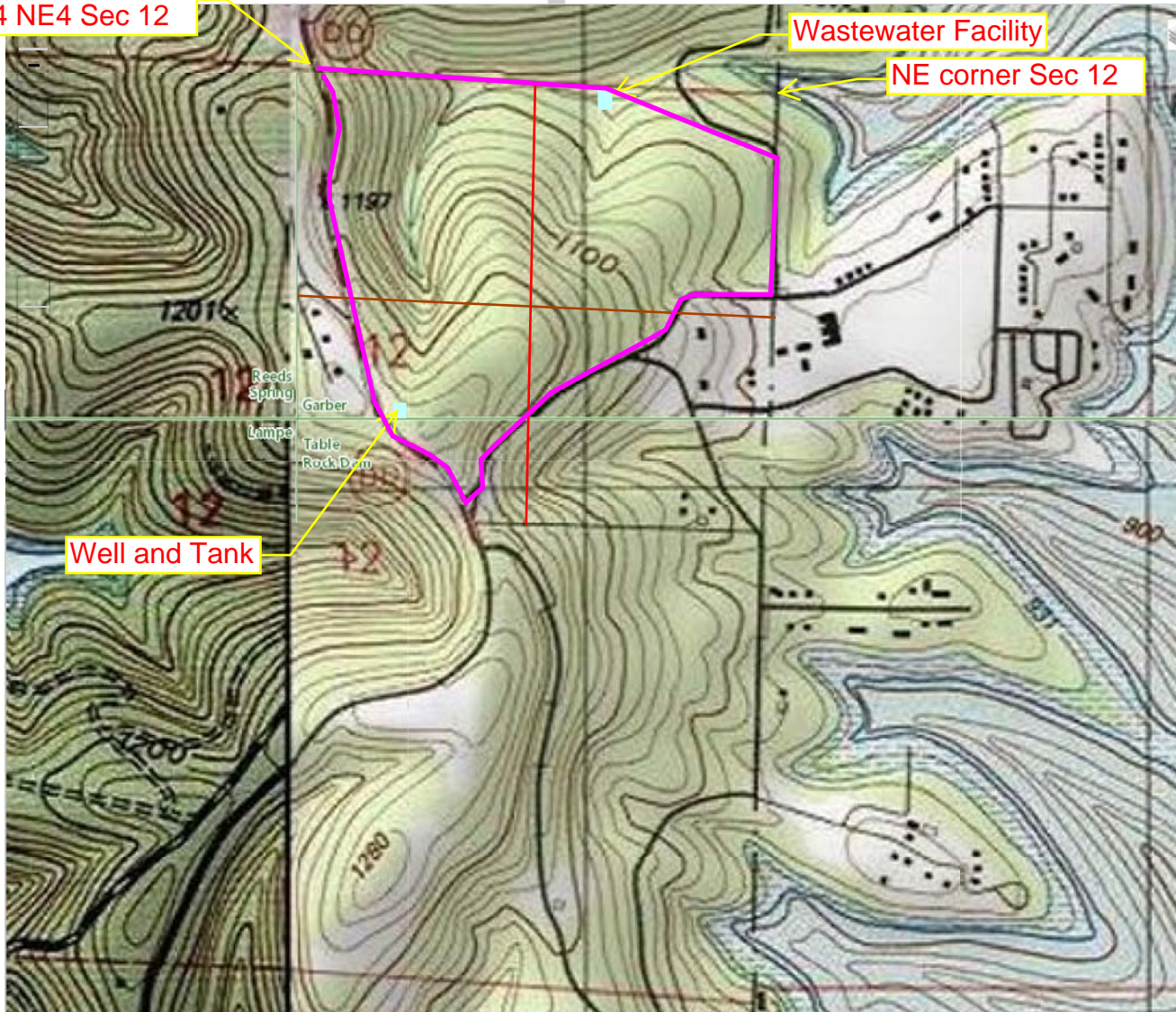
- Use Map
- Box/Point
- Current Extent
- Coordinates
- Located Point
- Polygon
- Map Indices
- Users can find products in the following steps. ([Tutorial Videos](#))
- 1 Degree
- 15 Minute
- 7.5 Minute
- All
- Zoom in to make 7.5 min indices visible
- Address/Place/Name/Point
- Download Client
- Download Data with The National Map Download Client
- Download Maps with The National Map Download Client
- Using The National Map Download Manager

POB - NW corner
NW4 NE4 Sec 12

Wastewater Facility

NE corner Sec 12

Well and Tank



- *1: Click to show/hide the footprint on the map.
- *2: Click to show/hide the thumbnail on the map.
- *3: Click to zoom to the footprint.
- *4: Click to display the metadata.
- *5: Click to download the product.
- *6: Save URLs of all items (max. 5000 items) to a text file.
- *7: Save all items (max 5000 items) to a CSV file.

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"+" to add the item to the Cart.
"-" to remove the item from the Cart.

100 m
500 ft

Attachment A

WA-2018-0370
Carriage Oaks Service Area
Attachment Page 1 of 2

(Revised Sept 21, 2018)

Beginning at the NW corner of the NW quarter of the NE quarter of Section 12 T22 R23, Stone County Missouri; thence along the north line of Section 12 S 87°31'18"E 8.80 feet to the true Point of Beginning;

Thence continuing westerly along the north line of Section 12 S 87°31'18"E 1,301.2 feet to the NW corner of the NE quarter of the NE quarter of Section 12;

Thence continuing along the said north line of Section 12 S87°23'00" 332.45 feet to US Corp of Engineers monument 211-1-6;

Thence S67°19'40"E 309.60 feet to US Corp of Engineers monument 211-1-6A;

Thence S67°19'40"E 754.98 feet to US Corp of Engineers monument B211-1-7 and the east line of Section 12;

Thence southerly along the said east section line S01°49'05"W 334.93 feet to US Corp of Engineers monument B211-1-7A;

Thence continuing along the said east section line S01°49'05"W 510.15 feet to a point;

Thence departing the said east section line along Road DD-20 N85°28'09"W 200.00 feet;

Thence N81°49'18"W 175.32 feet;

Thence along a curve to the left with a radius 175.01 feet, an arc distance 241.96 feet and change in direction 79°12'56";

Thence S18°57'46"W 102.99 feet;

Thence S34°51'00"W 102.63 feet;

Thence S65°25'00"W 435.94 feet;

Thence S57°22'00"W 267.17 feet;

Thence S48°48'00"W 540.61 feet;

Thence S14°13'00"W 216.79 feet;

Thence S62°59'46"W 63.25 feet to a point at the intersection of said road DD-20 and MO State Highway DD;

Thence northwesterly along said Highway DD N24°03'59"W 99.18 feet;

WA-2018-0370
Carriage Oaks Service Area
Attachment Page 2 of 2

Thence along a curve to the left with a radius 405.13 feet, an arc distance 193.34 feet and change in direction $27^{\circ}20'36''$;

Thence $N51^{\circ}24'35''W$ 187.30 feet;

Thence along a curve to the right with a radius 538.69 feet, an arc distance 348.65 feet and change in direction $37^{\circ}05'00''$;

Thence $N14^{\circ}19'35''W$ 356.88 feet;

Thence $N14^{\circ}27'49''W$ 333.46 feet;

Thence $N12^{\circ}57'35''W$ 356.98 feet;

Thence along a curve to the right with a radius 681.78 feet, an arc distance 238.98 feet and change in direction $20^{\circ}05'00''$;

Thence $N07^{\circ}07'25''E$ 210.21 feet;

Thence along a curve to the left with a radius 672.27 feet, an arc distance 320.52 feet and change in direction $27^{\circ}19'00''$;

Thence $N20^{\circ}11'35''W$ 85.44 feet, to the Point of Beginning;

Carriage Oaks

WA-2018-0370

rate base estimate
With Capacity Adjustment

Staff estimated rate base

Account Description	Acct No	Plant in Service		Depreciation Expense				ReserveBalance	Reserve		Net Plant	Capacity
		estimated original	Capacity END PIS	vintage	Depreciation %	annual depr expense	Capacity End Dep Exp	2018	Capacity End Reserve	2018	Net Plant 2018	
Land and Land Rights	301-310	\$15,000	\$1,909			0.0	\$0	\$0	\$0	\$15,000	\$1,909	
Structures and Improvements	311	\$6,800	\$865	2000	2.5	\$170	\$22	\$3,060	\$389	\$3,740	\$476	
Wells and Springs	314	\$83,000	\$10,564	2000	2.0	\$1,660	\$211	\$29,880	\$3,803	\$53,120	\$6,761	\$93,000 for entire well system - allocate out
Supply mains	316			ignore		2.0						
Electrical - well pump	325	\$3,000	\$382	2000	10.0	\$300	\$38	\$3,000	\$382	\$0	\$0	entire account is depreciated
hi service electrical	325	\$3,000	\$382	2015	10.0	\$300	\$38	\$3,000	\$382	\$0	\$0	
Electric Submersible Pumping	325.1	\$6,000	\$764	2000	10.0	\$600	\$76	\$6,000	\$764	\$0	\$0	depreciated
High Service pumping	325.2	\$9,950	\$1,266	2015	6.7	\$667	\$85	\$2,000	\$255	\$7,950	\$1,012	\$9,950 for entire high service setup - allocate out
Water Treatment Equip	332	\$1,000	\$127	2000	2.9	\$29	\$4	\$522	\$66	\$478	\$61	chlorinator
Dist Reservoirs and Standpipes	342	\$29,500	\$3,755	2015	2.5	\$738	\$94	\$2,213	\$282	\$27,288	\$3,473	30,000 gallons
Trans & Dist Mains	343	ciac				2.0	\$0	\$0	\$0		\$0	
Services	345	\$13,750	\$1,750	2002	2.5	\$344	\$44	\$5,500	\$700	\$8,250	\$1,050	estimate 25 ft ave \$10.00 per foot per customer
Meters	346			ignore		10.0						depreciated, and not being used
Meter Installation Cost (Pits)	347	\$11,000	\$1,400	2002	2.5	\$275	\$35	\$4,400	\$560	\$6,600	\$840	estimate \$200.00 per customer
Hydrants	348					2.0						
Office Furniture & Equip	391/372					5.0						
Office Computer Equip	391.1/372.1					14.3						
Transportation Equip	392/373					13.0						
Stores Equipment	393					4.0						
Tools, Shop, Garage Equip	394					5.0						
Laboratory Equip	395					5.0						
Power Operated Equip	396					6.7						
Communications Equip	397					6.7						
Other General Equipment	379					6.7						
TOTALS		\$182,000	\$23,164			\$5,082	\$647	\$59,574	\$7,582	\$122,426	\$15,581	total net plant-total rate base

capacity adjustment - exclude per-customer items
55
7

plant in service	\$ 182,000
current total rate base	\$ 122,426
capacity adj rate base	\$ 15,581

\$2,225.86 per customer

capacity adjustment is based on the ratio of present customers to total lots
this is the "developer-style" capacity adjustment calculation

PLANT IN SERVICE	\$23,164	DEPRECIATION EXPENSE	\$647	RESERVE	\$7,582	RATE BASE	\$15,581
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NOTE: Plant in Service is overstated, due to an assumption that services and meter settings are in place for all 55 lots.

This assumption is used in order to easily compute the capacity adjustment
Service and meter settings likely exist only for the 32 developed lots
This overstating does not impact rates, if the capacity adjustment is included in rate calculations.

Return on Rate Base \$ 1,277.64

Carl R. Mills - Carriage Oaks WA-2018-0370

COST OF SERVICE

<u>Expense</u>	<u>Amount</u>
Operations & Maintenance - Outside Services Employed	\$4,314.00
Maintenance (Estimate)	\$300.00
Billing (Quarterly)	\$76.74
Chemical Expense (Estimate)	\$51.10
Electricity Expense	\$2,882.67
PSC Assessment (1.01654078% of revenue)	\$87.72
Depreciation Expense	\$646.84
Weighted Return on Rate Base (8.20%)	\$1,277.64
Total Annual Cost of Service - Water	\$9,636.70

Quarterly Flat Rate **\$ 344.17**

7 customers

Carl R. Mills
SCHEDULE of DEPRECIATION RATES
(WATER Class C & D)
WA-2018-0370

NARUC USOA ACCOUNT NUMBER	ACCOUNT DESCRIPTION	DEPRECIATION RATE	AVERAGE SERVICE LIFE (YEARS)	NET SALVAGE
Source of Supply				
311	Structures & Improvements	2.5%	44	-10%
314	Wells & Springs	2.0%	55	-8%
Pumping Plant				
321	Structures & Improvements	2.5%	44	-10%
325.1	Submersible Pumping Equipment	10.0%	12	-20%
325.2	High Service or Booster Pumping Equip.	6.7%	15	0%
Water Treatment Plant				
331	Structures & Improvements	2.5%	44	-10%
332	Water Treatment Equipment	2.9%	35	0%
Transmission and Distribution				
342	Distribution Reservoirs & Standpipes	2.5%	42	-5%
343	Transmission & Distribution Mains	2.0%	50	0%
345	Customer Services	2.5%	40	0%
346.1	Customer Meters, Plastic Components	10.0%	10	0%
347	Customer Meter Pits & Installation	2.5%	40	0%
348	Hydrants	2.0%	50	0%
General Plant CLASS D				
371	Structures & Improvements	2.5%	40	0%
372	Office Furniture & Equipment	5.0%	20	0%
372.1	Office Electronic & Computer Equip.	20.0%	5	0%
373	Transportation Equipment	13.0%	7	9%
379	Other General Equipment (tools, shop equip., backhoes, trenchers, etc.)	6.7%	13	13%