

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

05/07/96

INIT DATE:03/15/1996

NO.:1996.13

HOW INITIALLY RECEIVED:Letter from city  
AFFECTED DISTRICT NAME:City of Scappoose  
DISTRCT ORD. #:633 EFFECTIVE DATE:07/03/1995  
NAME OF APPROVING JURISDICTION: Sec of St  
LEGAL DESCRIPTION RECEIVED: YES MAP RECEIVED: YES  
IF A SCHOOL DIST. HAS O.A.R. 150-330.123 BEEN FILED?  
REMARKS:

IF NON-SCHOOL DIST., LIST LB-50 VALUATION:148,100

TYPE OF ACTION: ANNEXATION  
REMARKS:

D.O.R. APPROVED YES NO.:5-158-96 DATE:03/20/1996

RECORDING INFO:

1) COL. CO.: DEED RECORDS:F96-04084 COM. JOUR.:

CODE AREAS AFFECTED OR CHANGED:

FROM:01-08

TO:01-01

FROM:

TO:

AFFECTED AREA:

TOWNSHIPS:

3

RANGES:

2

SECTIONS:

14.100

LIST UTILITY, PERS. PROP. MH & BUSINESS ACCT #'S, IF NONE, STATE NONE:  
NONE

\*\*\*\*\* DATE COMPLETED:05/10/1996 \*\*\*\*\*

REMARKS:

COLUMBIA COUNTY ASSESSORS  
RECORD OF DISTRICT BOUNDARIES

NO:1996.13

DISTRICT NAME:City of Scappoose

TYPE OF ACTION :ANNEXATION

EFFECTIVE DATE:07/03/1996

DIST. ORD. #:633

RECORDED:

----- LEGAL DESCRIPTION -----

A part of Section 14, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County Oregon, described as follows: Beginning at the Northeast corner of said Section 14; thence North 87 ° 35' West, along the North line of said Section 14, a distance of 238.05 feet to the true point of beginning; thence South parallel with the East line of said Section 14 a distance of 260 feet to the North line of tract described in deed to William H. Krohn et ux recorded May 19, 1970 in Book 177, page 241, Deed Records of Columbia County, Oregon; thence North 87 ° 35' West along the North line of said Krohn tract to the Easterly right of way line of Coal Creek Road; thence Northwesterly along Easterly line of said right of way to its intersection with the North line of said Section 14; thence South 87 ° 35' East along the North line of said Section 14 to the true point of beginning,



# NOTICE TO TAXING DISTRICTS

ORS 308.225

## OREGON DEPARTMENT OF REVENUE

Cartographic Unit  
955 Center Street NE  
Salem, OR 97310  
(503) 945-0287  
FAX (503) 945-8737  
TDD (503) 945-0617

CITY OF SCAPPOOSE

CITY RECORDER

PO BOX P

SCAPPOOSE

OR 97056

Notes:

This is to notify you that your boundary

change in Columbia County, for  
ANNEX TO THE CITY OF  
SCAPPOOSE

ORD. 633

has been:

☒ Received 3-4-96

☐ Approved 3-20-96

☐ Disapproved (see notes)

### FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-158-96 Mike Hughes

Boundary: ☒ Change ☐ Proposed change ☐ Planned change

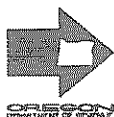
The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

- ☒ Description
- ☐ Map

\*\*\*\*\*  
\* DESCRIPTION AND MAP APPROVED \*  
\* 3-20-96 \*  
\* AG PER ORS 308.225 \*  
\*\*\*\*\*

Received from: CITY



# NOTICE TO TAXING DISTRICTS

ORS 308.225

## OREGON DEPARTMENT OF REVENUE

Cartographic Unit  
955 Center Street NE  
Salem, OR 97310  
(503) 945-8287  
FAX (503) 945-8737  
TDD (503) 945-8617

CITY OF SCAPPOOSE  
CITY RECORDER  
PO BOX F  
SCAPPOOSE

OR 97056

Notes:

This is to notify you that your boundary  
change in Columbia County, for  
PLANNED ANNEX TO THE CITY  
OF SCAPPOOSE.

PLANNED  
has been:

☒ Received 2-29-96

☒ Approved 2-29-96

☐ Disapproved (see notes)

### FOR MAPPING UNIT AND ASSESSOR USE ONLY

Department of Revenue file number: DOR 5-156-96 Mike Hughes

Boundary: ☐ Change ☐ Proposed change ☒ Planned change

The change is for:

- ☐ Formation of a new district
- ☒ Annexation of a territory to a district
- ☐ Withdrawal of a territory from a district
- ☐ Dissolution of a district
- ☐ Transfer
- ☐ Merge

- ☒ Description
- ☐ Map

\*\*\*\*\*  
\* DESCRIPTION AND MAP APPROVED \*  
\* 2-29-96 \*  
\* AS PER ORS 308.225 \*  
\*\*\*\*\*

Received from: CITY

## RECEIVED ON

MAR 05 1996

TOM LINHARES  
COLUMBIA COUNTY ASSESSOR

Mr. Tom Linhares  
Columbia County Tax Assessor  
Columbia County Courthouse  
St. Helens, OR 97056

Dear Mr. Linhares,

If there are any questions, please call me at (504) 543-7146.

CITY OF SCAPPOOSE

Donna Gedlich  
City Recorder

p/l/clark.anx

7/3/95  
VAL 143,100  
1-08 TO 1-01  
3-2-14  
100  
CUT LINE of 3-2-11 E  
3-2-11 to 4-4

ORDINANCE NO. 633

AN ORDINANCE REGARDING THE COMPREHENSIVE PLAN MAP AND THE ZONING MAP; EXPANDING THE URBAN GROWTH BOUNDARY TO INCLUDE 2.46 ACRES OWNED BY DARRIL AND JENNIFER CLARK AT THE SOUTH END OF BONNIE LANE; ANNEXING OF THE SAME 2.46 ACRES LAND CONTIGUOUS TO THE CITY LIMITS; AMENDING THE COMPREHENSIVE PLAN MAP FROM COLUMBIA COUNTY RURAL RESIDENTIAL TO CITY OF SCAPPOOSE SUBURBAN RESIDENTIAL; AMENDING THE ZONING MAP FROM COLUMBIA COUNTY RURAL RESIDENTIAL (R-5) TO CITY OF SCAPPOOSE LOW DENSITY RESIDENTIAL (R-1), AND DECLARING AN EMERGENCY.

WHEREAS, voluntary applications for expansion of the Urban Growth Boundary, Annexation and a Zone change were presented to the City by the property owners representing more than one half of the assessed valuation and representing more than one half of the total land area to be annexed; and

WHEREAS, the majority property owners consented to the annexation of the land area contiguous to the City and requested expansion of the Urban Growth Boundary, annexation and zone map change on property legally described and attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Columbia County Assessor records confirm the total assessed valuation of the property in the territory known as Exhibit "A" to be annexed as \$142,400; and

WHEREAS, preliminary approval for the annexation was granted by City Council on July 3, 1995, a zoning recommendation was approved by the Planning Commission on June 22, 1995; and

WHEREAS, during both public hearings there was no opposition to the proposed expansion, annexation and zone change;

THE CITY OF SCAPPOOSE ORDAINS AS FOLLOWS:

Section 1. The "Comprehensive Plan Map of the City of Scappoose" is hereby amended as reflected in Exhibit "B" attached to this ordinance, to expand the Urban Growth Boundary for the properties described in Exhibit "A".

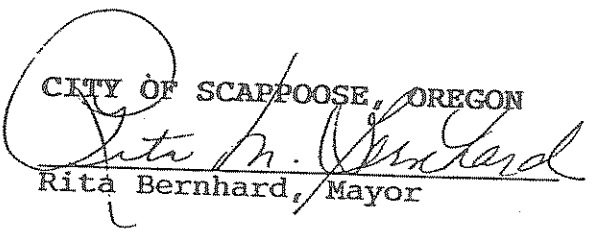
Section 2. The City of Scappoose Zoning Map is hereby amended as reflected in Exhibit "C" attached to this ordinance by the redesignation of Exhibit "A" property from the County Zoning designation of Rural Residential (R-5) to City designation Low Density Residential (R-1).

Section 3. All the property incorporated in a legal description as Exhibit "A" are hereby annexed into the City of Scappoose.

Section 4. The Council hereby adopts by reference the Findings of Fact and Evaluation of Findings to Applicable Criteria dated June 15, 1995, in support of the Urban Growth Boundary Expansion, Annexation and Zone Change adopted herein.

PASSED AND ADOPTED by the City Council, this 3rd day of July, 1995, and signed by me in authentication of its passage.

CITY OF SCAPPOOSE, OREGON

  
Rita Bernhard, Mayor

July 3, 1995  
First Reading

July 3, 1995  
Second Reading

Attest:


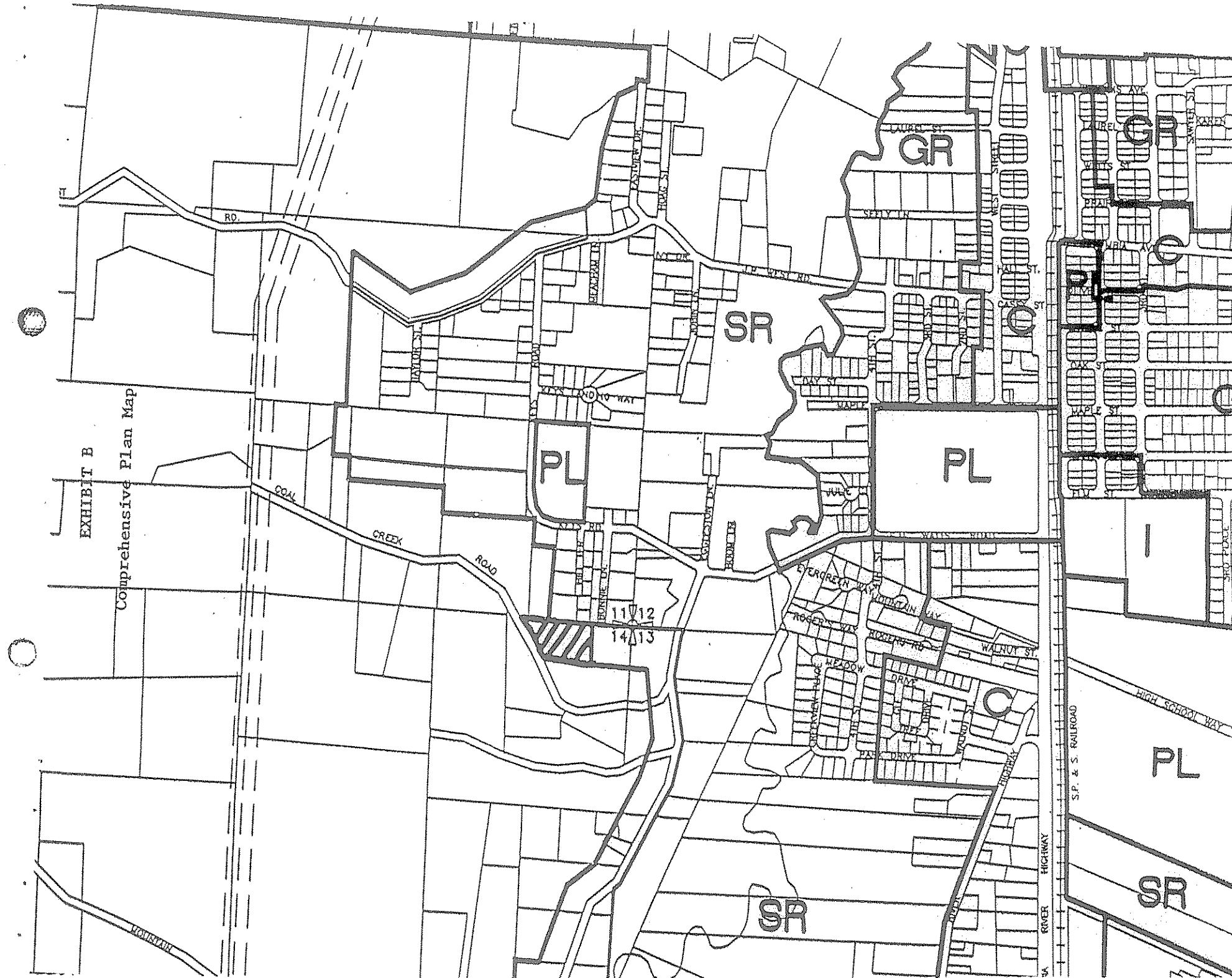
  
Donna Gedlich  
City Recorder

EXHIBIT B  
Comprehensive Plan Map





KNOW ALL MEN BY THESE PRESENTS, THAT RONALD B. GRIMM and KAREN M. GRIMM, husband and wife

to grantor paid by DARRIL W. CLARK and JENNIFER L. CLARK, husband and wife

hereinafter called the grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Columbia and State of Oregon, described as follows, to-wit:

A part of Section 14, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at the Northeast corner of said Section 14; thence North 87 degrees 35' West, along the North line of said Section 14, a distance of 238.05 feet to the true point of beginning; thence South parallel with the East line of said Section 14 a distance of 260 feet to the North line of tract described in deed to William H. Krohn et ux recorded May 19, 1970 in Book 177, page 241, Deed Records of Columbia County, Oregon; thence North 87 degrees 35' West along the North line of said Krohn tract to the Easterly right of way line of Coal Creek Road; thence Northwesterly along Easterly line of said right of way to its intersection with the North line of said Section 14; thence South 87 degrees 35' East along the North line of said Section 14 to the true point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Rights of the public in and to that portion of the premises herein described lying within any roads and highways.

and that grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$9,000.00.

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of December, 1975.

Ronald B. Grimm

Karen M. Grimm

STATE OF OREGON, County of Washington

Personally appeared the above named

Ronald B. Grimm and Karen M. Grimm

December 12, 1975

and acknowledged the foregoing instrument to be their voluntary act and deed.

(OFFICIAL SEAL)

U E L I C

Before me:

Notary Public for Oregon

My commission expires

Feb. 24, 1976

NOTE: The signature below the symbols U, E, L, I, C, if not applicable, should be deleted. See Chapter 462, Oregon Laws 1967 as amended by the 1967 Special Session.

Escrow No. 1068-B

Ronald B. & Karen M. Grimm  
1447 Third Street  
Astoria, Oregon

Darril W. & Jennifer L. Clark  
Route 1, Box 455-A  
Scappoose, Oregon

St. James Escrow Company  
3800 SW Cedar Hills Boulevard, Suite 302  
Beaverton, Oregon 97005

7830 STATE OF OREGON.

County of

I certify that the within instrument was received for record on the

day of

at o'clock

on page

of

of

of



ANY 94-8-1

CITY OF SCAPPOOSE  
P.O. Box "P"  
Scappoose, OR 97056  
(503)543-7146

ANNEXATION FEE: \$100  
\$50.00

ANNEXATION REQUEST AND SUBMISSION CHECKLIST

BEFORE THIS APPLICATION WILL BE PROCESSED, YOU MUST COMPLETE ALL APPLICABLE ITEMS. AN INCOMPLETE APPLICATION WILL NOT BE ACCEPTED.

Please type or print all information below Complete APPLICANT Section if the APPLICANT is different than the owner. Attach a separate sheet if there is more than one owner.

APPLICANT  
NAME \_\_\_\_\_  
ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_  
STATE \_\_\_\_\_ ZIP \_\_\_\_\_  
TELEPHONE \_\_\_\_\_  
SIGNATURE \_\_\_\_\_

OWNER(S)  
NAME DARRIL & JENNIFER CLARK  
ADDRESS 51995 S.W. BONNIE LN.  
CITY SCAPPOOSE  
STATE OR ZIP 97056  
TELEPHONE 543-7628  
SIGNATURE Jennifer Clark

REQUEST: ANNEXATION

PROPERTY - Location or  
Address 51995 S.W. BONNIE LN.  
TAX LOT NUMBER 00100 OF SECTION 14 TOWNSHIP 3 RANGE 2  
LEGAL DESCRIPTION OF  
PROPERTY: \_\_\_\_\_

Date of  
Pre-application conference: \_\_\_\_\_ Date of Final  
Submittal \_\_\_\_\_  
Fee Paid 50.00 Receipt Number 19110

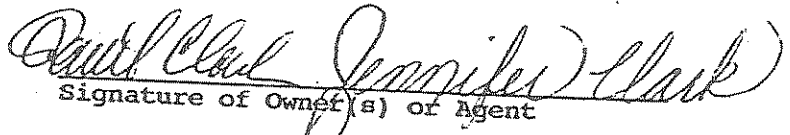
Criteria for Evaluation of Requests.

The following shall be deemed as relevant criteria for determining the consistency of requests as they relate to the general policy.

1. Consistency of the annexation in relation to the Scappoose Comprehensive Plan and other applicable regulations set forth by the City of Scappoose, the State, and affected jurisdictions and agencies.
2. The availability of basic public services which include but are not limited to sewer, water and electricity to the site in adequate quantities to serve the potential users without adversely affecting the availability of these services to existing users.
3. The impact upon public services which include but are not limited to police and fire protection, schools, hospitals and public transportation to the extent that they shall not be unduly compromised.
4. The need for housing, employment opportunities, and livability in the City of Scappoose and surroundings areas.
5. The location of the site as to efficient provision of public facilities and services, transportation, energy conservation, urbanization and social impacts.

Interpretation. Nothing included in this policy shall be deemed to prevent nor prohibit the annexation of territory to the City of Scappoose by any method allowed by the Oregon Revised Statutes. This policy is intended to provide guidance in the processing and evaluation of individual annexation requests.

I certify that this application and its related documents are accurate to the best of my knowledge. I understand that the signature on this application authorizes the City and its agents to enter upon the subject property to gather information pertinent to this request.

  
Signature of Owner(s) or Agent

**PROPERTY OWNERS'**  
Standard Consent to Annex to the City of Scappoose, Oregon

TO: The Council of the City of Scappoose, Oregon

We, the undersigned property owners, hereby consent to annexation to the City of Scappoose as provided by ORS Chapter 222. In addition, we agree to all terms and conditions on the reverse side of this form. (Please read the reverse side before signing and the attached Instructions.)

Property Address:

x 51995 SW BONNIE LN.

Legal Description:

Attached (as described in Book 203, page 782) and attached to this document as Exhibit A.

(Office Use Only)

Print Owners' Names

Signatures

Date

1. DARRYL CLARK	x	<i>Darryl Clark</i>	8/23/94
2. JENNIFER CLARK	x	<i>Jennifer Clark</i>	8/23/94

Waiver of Time Limit

We understand the annexation process may take more than one year. Therefore, we agree to waive the one-year time limitation on this consent as provided by ORS 222.173, and further agree that this consent shall be effective:

1.	<input checked="" type="checkbox"/>	Indefinitely or,		
	<input type="checkbox"/>	Until _____	x	<i>Darryl Clark</i>
2.	<input checked="" type="checkbox"/>	Indefinitely or,		
	<input type="checkbox"/>	Until _____	x	<i>Jennifer Clark</i>

Mail Consent to:

City of Scappoose  
PO Box P  
Scappoose OR 97056

If you own the above property and are a registered voter, fill out and sign both a property owner and elector form.

## CONSENT TERMS AND CONDITIONS

1. The City's intent to annex this property is embodied in the City's urban growth boundary and the undersigned and successors in interest agree to waive the requirement that a notice of intent to annex be adopted and any other prerequisite to annexation set forth in state law at the time of annexation.
2. Annexation of this property may take place by any means allowed by state law at the time of annexation, and this consent constitutes an agreement to annexation by any method selected by the City.
3. In the event the type of annexation used involves a written consent to annex, this consent constitutes such consent to annex and shall be used as a consent for each required consent. Further, this consent constitutes an express waiver of the one-year limitation on consent forms and the undersigned intends this consent to be effective as indicated on Page 1. For administrative purposes, the undersigned or successors in interest agree to sign any requested consent forms, waiver of the one-year period, and any other forms required to initiate or accomplish annexation.
4. In the event the type of annexation used involves the right to remonstrate, this consent constitutes a waiver of the right to remonstrate and a remonstrance by anyone having an interest in the property affected by this consent shall be void.
5. In the event the type of annexation used involves a vote, this consent constitutes a waiver of the right to vote on the annexation by persons who reside at the property, if not the owner or owners, who are qualified to vote on the annexation. Further, such persons shall count as "yes" votes on the annexation.
6. Upon availability of City water or sanitary sewer service to the property, the property shall be connected to the City's sanitary sewer or water system and shall pay the charges and fees imposed by the City for such connection and service.
7. Property Owner acknowledges and consents that standard fees may be required to process an annexation and any rezone or comprehensive plan change which may be requested or required.
8. This consent shall run with the land, shall be recorded in the Columbia County records and shall be binding on the undersigned and all successors in interest of the affected property.
9. Should any portion of this consent be declared void by a court of law, the remaining portions of this consent shall remain in full force and effect.

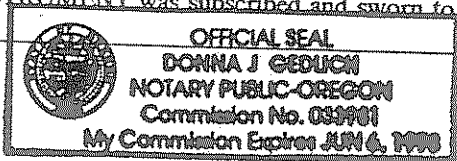
The undersigned individuals (print names here) DARRIL & JENNIFER CLARK  
warrant that they are the sole owners of real property addressed as 51995 SW. BONDIE LN  
in Columbia County, Oregon, which real property is located outside the corporate limits of  
the City of Scappoose but within the City's urban growth boundary and that said real property is described by Subdivision Lot  
and Block, Metes and Bounds or other valid Legal Descriptions as provided on Page 1 hereof.

Dated: Aug. 23, 1994

OWNERS: [Signature]  
[Signature]

STATE OF OREGON, County of Columbia ) ss.

THIS INSTRUMENT was subscribed and sworn to before me on August 25, 1994 by \_\_\_\_\_



[Signature]  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 06-06-98

## INSTRUCTIONS FOR SIGNING PROPERTY OWNERS' CONSENT

*Do not sign the standard annexation consent form before reading these instructions!*

1. You must be a property owner (title owner or recorded contract purchaser) to be eligible to sign the form.
2. Fill in the address(es) of the annexing property or properties.
3. Print and sign your name as it appears on the title or recorded contract — if there is more than one owner, a husband and wife, for example, then each must sign the consent form. Note the date on which you signed the consent.
4. Waiver. Oregon state law provides that this consent is valid for one year from the date it is received by the City. However, the actual annexation process may take longer than one year to complete. Therefore, please sign the "Waiver of Time Limit" to extend the validity of your consent indefinitely. The Waiver must also be signed separately by each owner of record.
5. The City may initiate a double majority annexation which includes your area when a majority of the electors and owners of a majority of the land have signed the requisite consent forms. A double majority annexation is final — there is no vote. The City staff can provide you more information about Oregon's annexation laws. Their telephone number is (503) 543-7146.

KNOW ALL MEN BY THESE PRESENTS, That RONALD B. GRIMM and KAREN M. GRIMM, husband and wife

to grantor paid by DARRIL W. CLARK and JENNIFER L. CLARK, husband and wife

does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Columbia and State of Oregon, described as follows, to-wit:

A part of Section 14, Township 3 North, Range 2 West of the Willamette Meridian, Columbia County, Oregon, described as follows: Beginning at the Northeast corner of said Section 14; thence North 87 degrees 35' West, along the North line of said Section 14, a distance of 238.05 feet to the true point of beginning; thence South parallel with the East line of said Section 14 a distance of 260 feet to the North line of tract described in deed to William H. Krohn et ux recorded May 19, 1970 in Book 177, page 241, Deed Records of Columbia County, Oregon; thence North 87 degrees 35' West along the North line of said Krohn tract to the Easterly right of way line of Coal Creek Road; thence Northwesterly along Easterly line of said right of way to its intersection with the North line of said Section 14; thence South 87 degrees 35' East along the North line of said Section 14 to the true point of beginning.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And said grantor hereby covenants to and with said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances EXCEPT: Rights of the public in and to that portion of the premises herein described lying within any roads and highways.

grantor will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$ 9,000.00

In construing this deed and where the context so requires, the singular includes the plural. WITNESS grantor's hand this 12th day of December, 1975

Ronald B. Grimm

Karen M. Grimm

STATE OF OREGON, County of Washington

Personally appeared the above named Ronald B. Grimm and Karen M. Grimm, December 12, 1975

and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me:

Notary Public for Oregon

My commission expires Feb. 24, 1976

(OFFICIAL SEAL) PUBLIC

NOTE: The signature between the symbols @, if not applicable, should be deleted. See Chapter 463, Oregon Laws 1967, as amended by the 1967 Special Session.

Escrow NO. 1068-B

Ronald B. & Karen M. Grimm  
1447 Third Street  
Astoria, Oregon

Darril W. & Jennifer L. Clark  
Route 1, Box 455-A  
Scappoose, Oregon

St. James Escrow Company  
3800 SW Cedar Hills Boulevard, Suite 302  
Beaverton, Oregon 97005

Darril W & Jennifer L. Clark  
Route 1, Box 455-A  
Scappoose, Oregon

7830 STATE OF OREGON.

County of

I certify that the within instrument was received for record on the 12th day of December, 1975, at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and recorded on page \_\_\_\_\_ of Book \_\_\_\_\_ of the Deeds of said county. Witness my hand and seal of the Notary Public for Oregon.



01-08 2 3214-000-00100 03-12-96 12:37

OWNER - CLARK DARRIL W & JENNIFER L

51995 S W BONNIE LANE SCAPPOOSE OR97056

NEIGHBORHOOD: 21

LOCATION :51995 BONNIE LANE SCAPPOOSE

VOL-PAGE 203-782

ZONING RR-5

	ACRES	TYPE	CLASS	\$ ADV	\$ OSD	\$ LAND	DEF FPV	PROP CLASS	401	MA 2	APP DL
L1	1.00	HS				20900					
L2	1.46	FM	FB			10000					
*	2.46					30,900					

	F/B	\$ VALUE	BLT	XSD	M-H	"X"	BRAND	SERIAL	SIZE
H1	152	97,900	77	89					
H2	100	19,300							
*		117,200							

ADJUDICATED YEAR 92

ADJUDICATED AMT 96,400

	LAND	IMPROVEMENTS	TOTAL
TOTAL VALUE:	30,900	117,200	148,100
YR APPRAISED:	89	89	
PRIOR VALUE:	29,700	112,700	142,400
TRENDED PERCENT:	04%	04%	

SPECIAL ASSESSMENTS	CODE	\$ AMOUNT	ACRES
FIRE PATROL	01	18.00	2.46
FIRE PATROL SURCHARGE	03	38.00	0.00
*		56.00	0.00

YR	SERIAL	TOTAL TAX	TAX BALANCE	TAX DUE W/INT
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03-12-96

95	04604	1,273.03	424.33	424.33
94	04469	1,584.54	0.00	0.00
93	04443	1,561.31	0.00	0.00
92	04293	1,949.46	0.00	0.00
91	14250	1,889.43	0.00	0.00
90	04112	1,870.76	0.00	0.00
89	11383	1,707.59	0.00	0.00
88	11386	1,428.87	0.00	0.00
87	36622	1,308.98	0.00	0.00
86	52041	917.63	0.00	0.00
86	14114	336.62	0.00	0.00
85	54304	915.95	0.00	0.00
85	40203	293.70	0.00	0.00