



DocId:8820291

Tx:4565833

Return to:

prepared by

City Clerk

116 E. Market Street Troy, Illinois

62294

2022R24625

STATE OF ILLINOIS
MADISON COUNTY

07/25/2022 09:40 AM

DEBRA D. MING-MENDOZA

CLERK & RECORDER

REC FEE: 50.00

CO STAMP FEE:

ST STAMP FEE:

FF FEE:

RHSPS FEE:

OF PAGES: 13



50.00

Ordinance No. 2022 – 20

AN ORDINANCE Annexing and Zoning Certain Territory

To and In the City of Troy, Madison County, Illinois

(Namely, 703 Huntley Court Owned by
Yan Zhen and Bai Zheng)

WHEREAS, Yan Zhen and Bai Zheng, petitioners/owners of certain territory also known as 703 Huntley Court (parcel numbers 09-1-22-10-03-301-031 & 09-2-22-10-03-301-054) Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, have filed a written petition with the City of Troy requesting that said territory be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit B; and

WHEREAS, the property owners have represented that there are electors residing on the property; and

WHEREAS, a map and legal description of the territory to be annexed is attached hereto as Exhibit A is an accurate map of said territory so sought to be annexed; and

WHEREAS, in compliance with the laws of the State of Illinois providing therefore, notice was given to the Trustees of the Troy Fire Protection District; the Supervisor, Trustees, and Highway Commissioner of Jarvis Township; and the Trustees of the Tri-Township Public Library in the manner provided by Statute, and all required notices have heretofore been given as required by law concerning the petition for annexation of this territory to the City of Troy;

WHEREAS, all petitions, documents, and other necessary legal requirements are in full compliance with the statutes of the State of Illinois, specifically, 65 ILCS, para 5/7-1-8.

om

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TROY, MADISON COUNTY, AND ILLINOIS AS FOLLOWS:

SECTION 1: That the following territory also known as 703 Huntley Court, Troy, Illinois is hereby annexed and made a part of the City of Troy, Illinois, in accordance with the petition duly filed with the City of Troy, Illinois

SECTION 2: That the described territory of land is hereby established in the zoning classification of "R-1 Low Density Residential." Said classification shall apply to the territory described as it has been established and is classified for zoning in the City of Troy, Madison County, Illinois.

SECTION 3: That the map attached hereto marked Exhibit A, and made a part hereof, which is found to be an accurate map of the annexed territory, shall be filed of record with this Ordinance.

SECTION 4: That the City Clerk is hereby directed to record with the Recorder of Deeds and to file with the County Clerk a certified copy of this Ordinance, together with copies of the annexation notice, the affidavit of service of notices, and the exhibits appended to this Ordinance.

SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

PASSED by the City Council of the City of Troy, Madison County, Illinois, approved by the Mayor, and deposited in the office of the City Clerk this 6th day of June, 2022.

Aldermen:

Dan Dawson AYE
Tim Flint AYE
Elizabeth Hellrung AYE
Nathan Henderson AYE

Sam Italiano ABSENT
Debbie Knoll AYE
Tony Manley AYE
Troy Turner AYE

Ayes: 7
Nays: 0
Absent: 1
Abstain: 0

APPROVED:

By:

David Nonn
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By:

Kimberly Thomas
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

MAPS & PLATS

Survey Required
For Recording

Initials: [Signature]

Date: 07/07/2022



PETITION FOR ANNEXATION

To: Mayor and City Council, City of Troy, Illinois

The undersigned Petitioner(s) respectfully represent(s):

1. Petitioner(s) is/are owner(s) of record of all lands within the territory sought to be annexed and legally described in the document attached hereto as Exhibit "B1" and by reference thereto made a part hereof and sometimes referred to herein as the Tract.
2. The Tract is not within the corporate limits of any municipality but is contiguous to the City of Troy, Illinois.
3. ☐ There are no electors residing in the Tract.
☐ This petition, in addition to being signed by all owners of record of all lands within the territory sought to be annexed, is also signed by at least 51% of the electors residing therein.
4. That a copy of the map of the lands sought to be annexed is attached hereto as Exhibit "A" and by reference thereto is made a part thereof.
5. Any additional information: _____

The undersigned Petitioner(s) respectfully requests:

- A. That the above described tract be annexed to the City of Troy, Illinois, by ordinance of the Mayor and City Council of the City of Troy, Illinois, pursuant to Section 7-1-8 of the Illinois Municipal Code of the State of Illinois, as amended.
- B. That such other action be taken as is appropriate in the premises.

Dated this 28th day of March, 2022

[Signature]

Signature of Owner

Yan Zhen Zheng

Printed Name of Owner

[Signature]

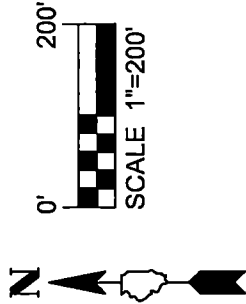
Signature of Co-Owner

bai zheng

Printed Name of Co-Owner

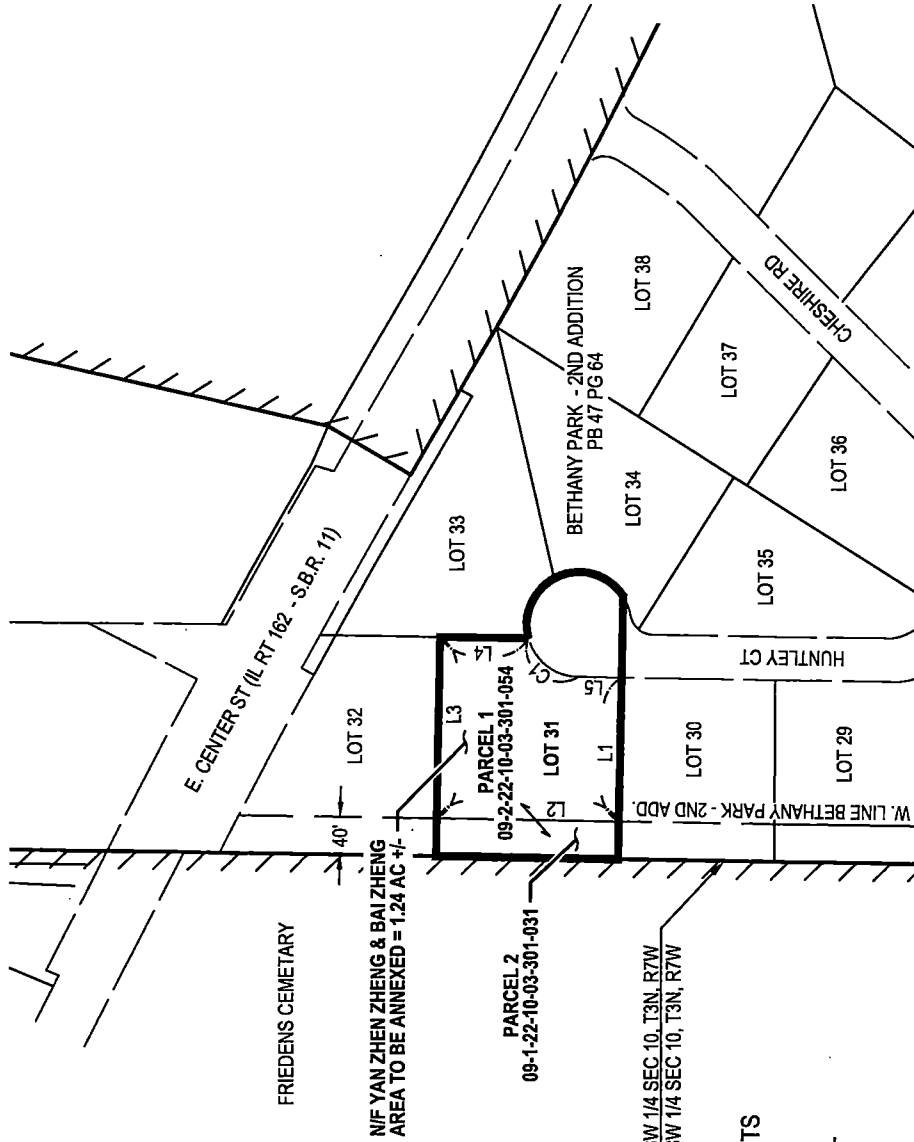
EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2022-20
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LINE TABLE			
LINE	BEARING	DISTANCE	
L1	S84°02'06"W	160.00'	
L2	N05°57'54"W	200.00'	
L3	N84°02'06"E	185.00'	
L4	S05°57'54"E	105.22'	
L5	S05°57'54"E	46.05'	

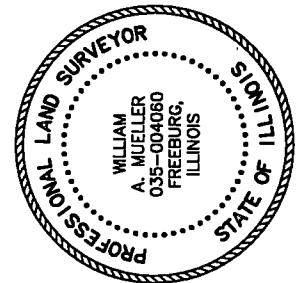
CURVE TABLE			
CURVE	RADIUS	CHORD BEAR.	CHORD DIST.
C1	60.00'	S21°11'32"W	54.77'



LEGEND

EXISTING CORPORATE LIMITS
AREA TO BE ANNEXED
EX RIGHT OF WAY LINE
POINT OF COMMENCEMENT
POINT OF BEGINNING

WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAT FROM RECORD SOURCES.



William A. Mueller 7/12/2022
WILLIAM A. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-004060
EXPIRES 11-30-2022

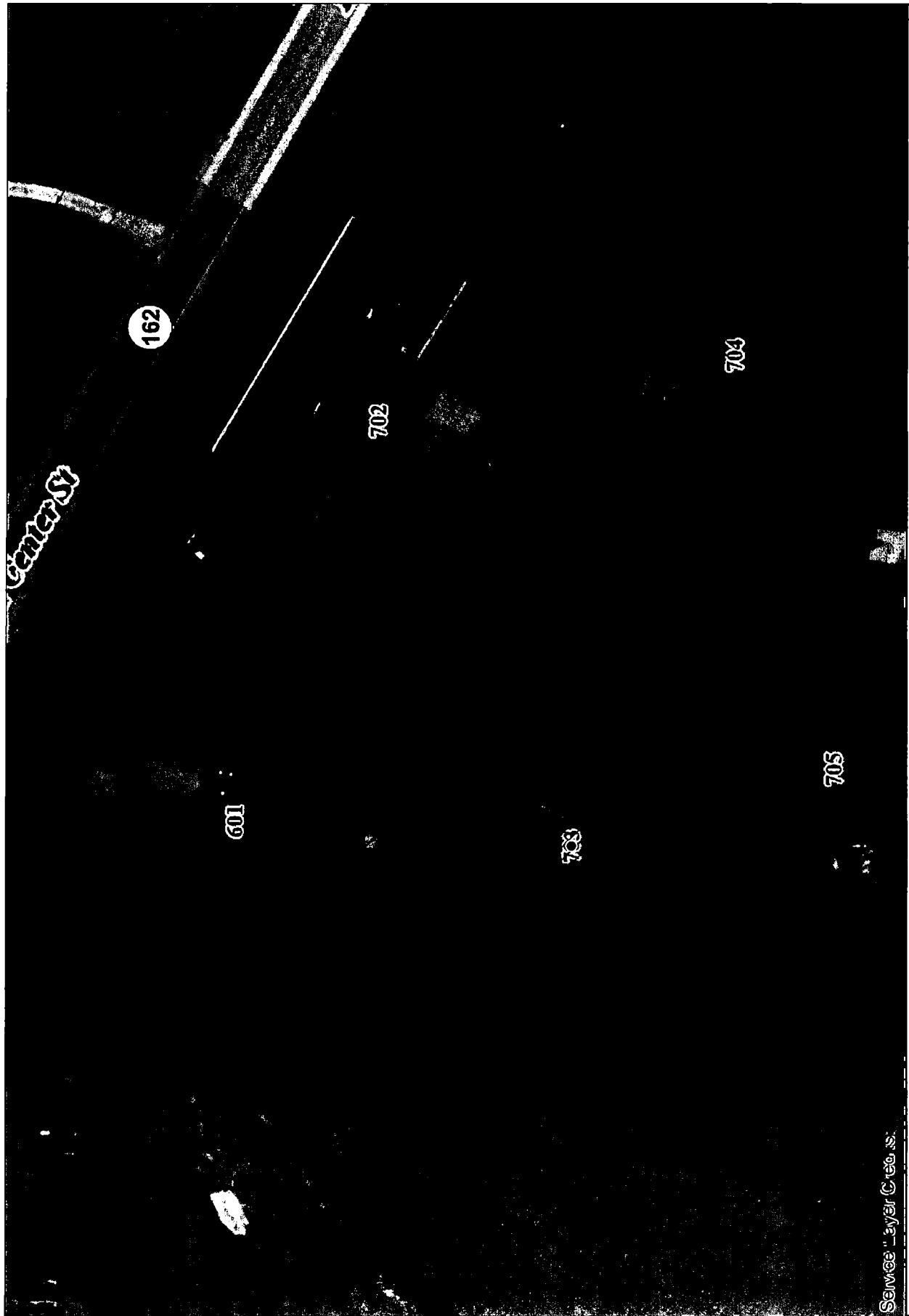
PROJECT NO.: 15062.002
DATE: 3/21/2022
REVISION: 7/11/2022

ANNEXATION PLAT
703 HUNTLEY COURT
CITY OF TROY, IL



EXHIBIT: **A**

Exhibit A



Sewage "Lyster Creek"

Author: Madison County GIS
Copyright: Madison County Government



Madison County GIS
Date: 3/2/2022
Time: 12:27:13 PM

EXHIBIT B1

Annexation Legal Description

Owners: Yan Zhen Zheng & Bai Zheng

Parcels: 09-2-22-10-03-301-054 & 09-1-22-10-03-301-031

Parcel 1:

Lot 31 in Bethany Park Second Addition, a subdivision in the Southeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Further described as follows:

Beginning at the southeast corner of said Lot 31; thence on an assumed bearing of South 84 degrees 02 minutes 06 seconds West on the south line of said Lot 31, a distance of 160.00 feet to the west line of said Lot 31; thence North 05 degrees 57 minutes 54 seconds West on said west line, 200.00 feet to the north line of said Lot 31; thence North 84 degrees 02 minutes 06 seconds East on said north line, 185.00 feet to the easterly line of said Lot 31; thence South 05 degrees 57 minutes 54 seconds East on said easterly line, 105.22 feet; thence southwesterly continuing on said easterly line, being a curve to the left, having a radius of 60.00 feet, the chord of said curve bears South 21 degrees 11 minutes 32 seconds West, 54.77 feet; thence South 05 degrees 57 minutes 54 seconds East continuing on said easterly line, 46.05 feet to the Point of Beginning.

Parcel 2:

That portion of a strip of land of 40 feet of even width lying East of and adjacent to the Half Quarter Section line extending from the Northern right of way line of U.S. Route 40 Northerly to the Troy and Highland Road, which is immediately adjacent to Lot 31 in Bethany Park Second Addition, a subdivision in the Southeast Quarter and the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 47 Page 64, (except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

WARRANTY DEED

138392

klk

THIS INDENTURE WITNESSETH, that the Grantors, MICHEAL A. VU and MELISSA A. VU, of the County of ST. CLAIR and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY and WARRANT to YAN ZHEN ZHENG and BAI ZHENG,

whose address is:

not as tenants in common, but as JOINT TENANTS the following described real estate, to wit:

Parcel 1:

Lot 31 in Bethany Park Second Addition, a subdivision in the Southeast Quarter of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Parcel 2:

That portion of a strip of land of 40 feet of even width lying East of and adjacent to the Half Quarter Section line extending from the Northern right of way line of U.S. Route 40 Northerly to the Troy and Highland Road, which is immediately adjacent to Lot 31 in Bethany Park Second Addition, a subdivision in the Southeast Quarter and the Southwest Quarter of Section 10 Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Book 47 Page 64, (except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Commonly known as: 703 Huntley Ct., Troy, IL 62294

Permanent Parcel No. 09-2-22-10-03-301-054 (Parcel 1)
 09-1-22-10-03-301-031 (Parcel 2)

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

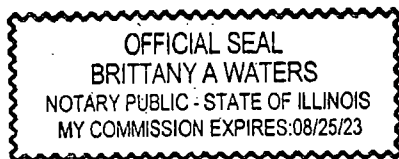
Dated this 17 day of December, 2021.

Micheal A. Vu
MICHEAL A. VU

Melissa A. Vu
MELISSA A. VU

STATE OF Illinois)
) SS
COUNTY OF Madison)

I, the undersigned, a Notary Public in and for said county and state aforesaid, DO HEREBY CERTIFY THAT MICHEAL A. VU and MELISSA A. VU, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and Notarial Seal this 17 day of December, 2021.



Brittany A. Waters
Notary Public

Return Document to:

Future Taxes To Grantee's Address:

This Instrument Prepared By:
Barbara L. Sherer, Attorney at Law
Attorney Registration # 06202620
205 N. Second Street, Suite 102
Edwardsville, Illinois 62025
618/692-6656



AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)
THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
 (County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

☒ A. NOT A DIVISION OF LAND (parcel lines unchanged) () C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)

() B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT;

____ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.

____ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.

____ 3. A sale or exchange of land between owners of adjoining and contiguous land.

____ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.

____ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

____ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.

____ 7. A conveyance made to correct a description in prior conveyance.

____ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

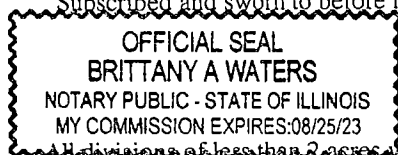
____ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Melissa A. Vu SIGNATURE: M. A. Vu DATE: 12/17, 2021
 (Please Print)

Subscribed and sworn to before me this 17 day of December, 2021



Brittany Waters
 Notary Public

~~All divisions of less than 2 acres~~ within the County jurisdiction must be reviewed by the
 Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. *If exception 9 is used*, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) _____ (Please check one) () Municipality Jurisdiction () County Jurisdiction

Municipality (s) with Jurisdiction: _____

_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date
_____	_____	_____
Municipal Planning Official's Signature	Print Name	Date

(Revised 8/11)



*PETITION FOR THE ANNEXATION
OF 703 HUNTLEY COURT
TROY, ILLINOIS*

Notice of Intent to Annex

TO WHOM IT MAY CONCERN:

Notice is hereby given that the owners of record and at least fifty-one percent of the electors of the following described territory have filed with the City of Troy a Petition for Annexation (pursuant to 65 ILCS 5/7-1-1 et seq.) requesting the annexation of **703 Huntley Court**, Troy, Madison County, Illinois.

An ordinance to annex this property with **parcel ID #s 09-1-22-10-03-301-031 & 09-2-22-10-03-301-054** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, June 6, 2022 at 7:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

All interested persons are invited to appear at the time and place listed above.

Dated: May 3, 2022

Linda Taake,
Building & Zoning
Administrative Coordinator

RETURN TO:

CITY OF TROY
Building & Zoning Dept.
116 E. Market St.
Troy, Illinois 62294

Affidavit of Service of Notice

I, Andrea D. Lambert, hereby state as follows:

1. I am the Building and Zoning Administrative Clerk and Deputy Clerk for the City of Troy, Illinois, and I am competent to testify to the matters set forth herein, all of which are based upon my personal knowledge.
2. Per 65 ILCS 5/7-1-1, this shall serve as an Affidavit of Service of Notice that I duly provided notice (letter containing information about the proposed ordinance (**Ordinance 2022-20**) & annexation of **703 Huntley Court (Owned by Zheng, Yan Zhen and Bai)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 4th day of May, 2022:

Tri-Township Library
209 South Main Street
Troy, Illinois 62294

Jarvis Township
112 N Main Street
Troy Illinois 62294

Troy Fire Protection District
116 W Clay St.
Troy, IL 622294

Dennis Ashcraft
Tri-Township Library
2623 Staunton Road
Troy, Illinois 62294

Andrea May
Jarvis Township Supervisor
10 Sandstone Court
Troy, Illinois 62294

Kevin Byrne
Trustee – TFPD
26 Lake Dr.
Troy, Illinois 62294

Michelle Erschen
Tri-Township Library
903 Long Branch Road
Troy, Illinois 62294

Alan Dunstan
Jarvis Township Clerk
1101 Antler Drive
Troy, Illinois 62294

Ryan Cunningham
Trustee – TFPD
112 Reagan Dr.
Troy, Illinois 62294

Maryellen Akridge
Tri-Township Library
43 Lake Drive
Troy, Illinois 62294

Jessica Dudley
Jarvis Township Assessor
506 Lower Marine Road
Troy, Illinois 62294

Michael Cushing
Trustee – TFPD
27 Stonebrooke
Troy, Illinois 62294

Twyla Juehne
Tri-Township Library
1031 Bauer Rd
Troy, Illinois 62294

Dale Grapperhaus
Township Highway Commissioner
7948 W. Kirsch Road
Troy, Illinois 62294

Steve Lynn
Trustee – TFPD
8383 Mill Hill Lane
Troy, Illinois 62294

Marcella Lindsay
Trustee – Tri-Township Library
59 Lake Shore Drive
Troy, Illinois 62294

Scott Wiesehan
Jarvis Township Trustee
1129 Troy O'Fallon Road
Troy, Illinois 62294

Fred Patterson
Trustee – TFPD
127 Pebblebrooke
Troy, Illinois 62294

Kathy Scheller
Tri-Township Library
600 Woodland Hills
Troy, Illinois 62294

Jason Helldoerfer
Jarvis Township Trustee
132 Blackjack Road
Troy, Illinois 62294

Troy Post Office
Attn: Postmaster
515 Edwardsville Road
Troy, Illinois 62294

Pamela Espindola
74 Stonebrook
Troy, Illinois 62294

Nathan Hovatter
Jarvis Township Trustee
409 Avalon
Troy, Illinois 62294

Ameren Services Company
Attn: Tax Compliance
PO Box 66149, MC 212
St. Louis, Missouri 63166

Madison County Election Authorities
Madison County Clerk
157 N. Main Street
Edwardsville, Illinois 62025

Monica Hartlein
Jarvis Township Trustee
2069 Grandview
St. Jacob, Illinois 62281

Member Records Clerk
Southwestern Electric Cooperative
525 US Route 40
Greenville, Illinois 62246

3. I declare under penalty of perjury that the foregoing is true and correct.

Andrea D. Lambert
Andrea D. Lambert

6-2-22
Date

SUBSCRIBED and SWORN to before me this 2nd day of June, 2022.

My commission expires: 3/11/2023

Linda S. Taake
Notary Public



END OF DOCUMENT