



DocId:8835277

Tx:4574348

Return.
Prepared by:

City Clerk
116 E. Market Street Troy, Illinois
62294

2022R33357
STATE OF ILLINOIS
MADISON COUNTY
10/14/2022 09:29 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15



\$50⁰⁰ CITY

Ordinance No. 2022 – 30

An Ordinance Annexing and Zoning Certain Territory
To and In the City of Troy, Madison County, Illinois

(Namely, 8438 Country Lane Owned by
Randy A. and Tonya K. Holzinger)

WHEREAS, Randy and Tonya Holzinger, petitioners/owners of certain territory also known as **8438 Country Lane** (parcel number 09-2-22-15-13-301-007), Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, has 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 owner has 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.

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 **8438 Country Lane**, 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 Single Family 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 15th day of August, 2022.

Aldermen:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>8</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>AYE</u>	Absent:	<u>0</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

By:

DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By:

KIMBERLY THOMAS, Clerk
City of Troy, Illinois

MAPS & FLATS

Survey Required
For Recording

Initials

Date

8438 Country Lane

EXHIBIT B



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

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

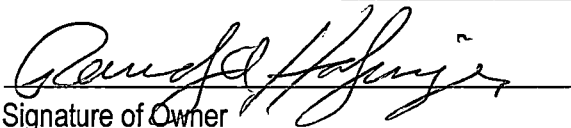
The undersigned Petitioner(s) respectfully represent(s):

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 "1A" 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.

Sign in person - witnessed by a Notary Public


Signature of Owner

RANDY A. HOLZINGER
Printed Name of Owner


Signature of Co-Owner

Tonya Holzinger
Printed Name of Co-Owner

* * * * *

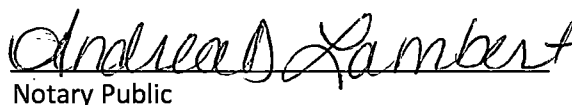
State of Illinois)
County of Madison)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Randy & Tonya Holzinger personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing Petition for Annexation, respectively, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument as his/her/their own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 27th day of June, 20 22



Notary Seal


Notary Public

9/7/25

Commission Expiration Date

OFFICE USE ONLY:

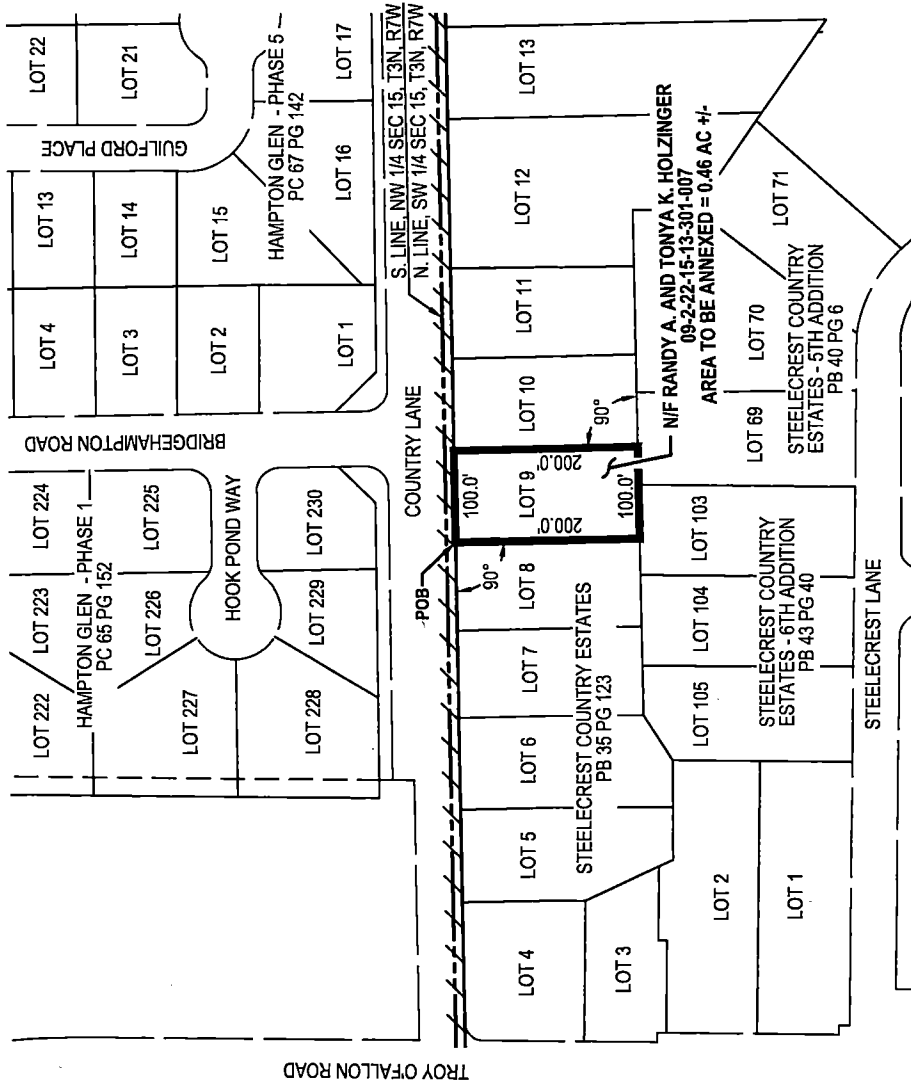
Date Received: 6/27/22 at _____: _____ a.m./p.m. by A. Lambert

Comments: _____

- ☐ Map prepared by an Illinois registered land surveyor
- ☒ Annexation notice mailed to: ☒ Jarvis Township Board ☒ Fri-Township Library Trustees ☒ Troy Fire Protection District Trustees
- ☒ Affidavit verifying notification to each taxing district filed with the Recorder of Deeds Office.
- ☐ Certified copy of the annexation ordinance including the ordinance, legal description, affidavit or proof of service and the map must be filed with: ☐ Madison County Recorder of Deeds ☒ Madison County Maps & Plats ☒ Madison County Clerk
- ☐ Copy of Ordinance sent to owner

EXHIBIT A

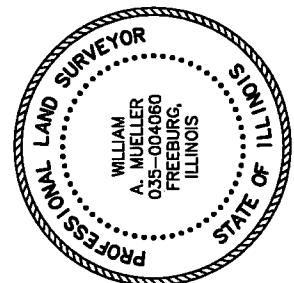
TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. _____
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 7 WEST
OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- 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 8/11/2022

WILLIAM A. MUELLER
ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 035-004060
EXPIRES 11-30-2022



OATES
ASSOCIATES

ANNEXATION PLAT
8438 COUNTRY LANE
CITY OF TROY, IL

PROJECT NO.: 15062.002
DATE: 08/10/2022
REVISION:

EXHIBIT:

A

Exhibit A (continued)

Annexation Legal Description

Owners: Randy A. and Toyna K. Holzinger

Parcel: 09-2-2-15-13-301-007

Lot 9 in Steelecrest Country Estates, a subdivision in the Northwest Quarter of the Southwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, according to the Plat thereof recorded in Plat Book 35 on Page 123, (excepting coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Further described as follows:

Beginning at the northwest corner of said Lot 9; thence eastwardly on the north line of said Lot 9, a distance of 100.0 feet to the east line of said Lot 9; thence southerly at a right angle on said east line, 200.0 feet to the south line of said Lot 9; thence westwardly at a right angle on said south line, 100.0 feet to the west line of said Lot 9; thence northerly at a right angle on the said west line, 200.0 feet to the Point of Beginning.

Said lot contains 0.46 acre.

PTAX-032300

FIRST AMERICAN TITLE
FILE # 312 0907-3

2022R13959
STATE OF ILLINOIS
MADISON COUNTY
04/22/2022 09:40 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 51.00
CO STAMP FEE: 75.00
ST STAMP FEE: 150.00
RHSPS FEE: 9.00
OF PAGES: 4

WARRANTY DEED

The Grantors, KENNETH ZIRKLE and ANNA ZIRKLE, a married couple, whose address is 8438 Country Lane, Troy, IL 62294, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, CONVEY and WARRANT to the Grantees, RANDY A. HOLZINGER and TONYA K. HOLZINGER, a married couple, whose address is 3402 State Route 160, Highland, IL 62249, as Joint Tenants, all interest in the following described Real Estate situated in the County of Madison in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions, and restrictions of record.

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

Permanent Real Estate Index Number: 09-2-22-15-13-301-007

Address of Real Estate: 8438 Country Lane, Troy, IL 62294

Dated this 20th day of April, 2022.

GRANTORS:

X *Kenneth Zirkle*
KENNETH ZIRKLE
X *Anna Zirkle*
ANNA ZIRKLE

STATE OF Missouri)
COUNTY OF Buchanan) SS

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, **Kenneth Zirkle**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20th day of April, 2022.

Matthew H. Sharp
Notary Public

STATE OF Missouri)
COUNTY OF Buchanan) SS

MATTHEW H. SHARP
Notary Public - Notary Seal
STATE OF MISSOURI
Buchanan County
My Commission Expires: July 30, 2023
Commission #19906909

I, the undersigned, a Notary Public, in and for said County in the State aforesaid, CERTIFY THAT, **Anna Zirkle**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 20th day of April, 2022.

MATTHEW H. SHARP
Notary Public - Notary Seal
STATE OF MISSOURI
Buchanan County
My Commission Expires: July 30, 2023
Commission #19906909

Matthew H. Sharp
Notary Public

Prepared by: John W. McCracken, Attorney, McCracken Law Firm, LLC., 1 Country Club View, Suite 201, Edwardsville, IL 62025, john@mccrackenlaw.com, 618-685-1200

After Recording Mail to: Randy A. Holzinger and Tonya K. Holzinger, 3402 State Route 160, Highland, IL 62249

Name and Address of Taxpayer: Randy A. Holzinger and Tonya K. Holzinger, 3402 State Route 160, Highland, IL 62249

Lot 9 in Steelecrest County Estates, a subdivision in the Northwest Quarter of the Southwest Quarter of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, according to the Plat thereof recorded in Plat Book 35 on Page 123.

Excepting coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances.

Situated in the County of Madison, State of Illinois.

Permanent Parcel No. 09-2-22-15-13-301-007



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.

X NAME KENNETH ZIRKLE SIGNATURE: [Signature] DATE: 20 APRIL, 2022
 (Please Print)

Subscribed and sworn to before me this 20th day of April, 2022

MATTHEW H. SHARP
 Notary Public - Notary Seal
 STATE OF MISSOURI
 Buchanan County
 My Commission Expires: July 30, 2023

[Signature]
 Notary Public

All divisions of less than one acre 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)

8438 Country Lane



Date: 7/13/2022
Time: 11:02:32 AM

0 60 120 240 360 480
ft

Author: Madison County GIS
Copyright: Madison County Government





*PETITION FOR THE ANNEXATION
OF 8438 COUNTRY LANE
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 **8438 Country Lane**, Troy, Madison County, Illinois.

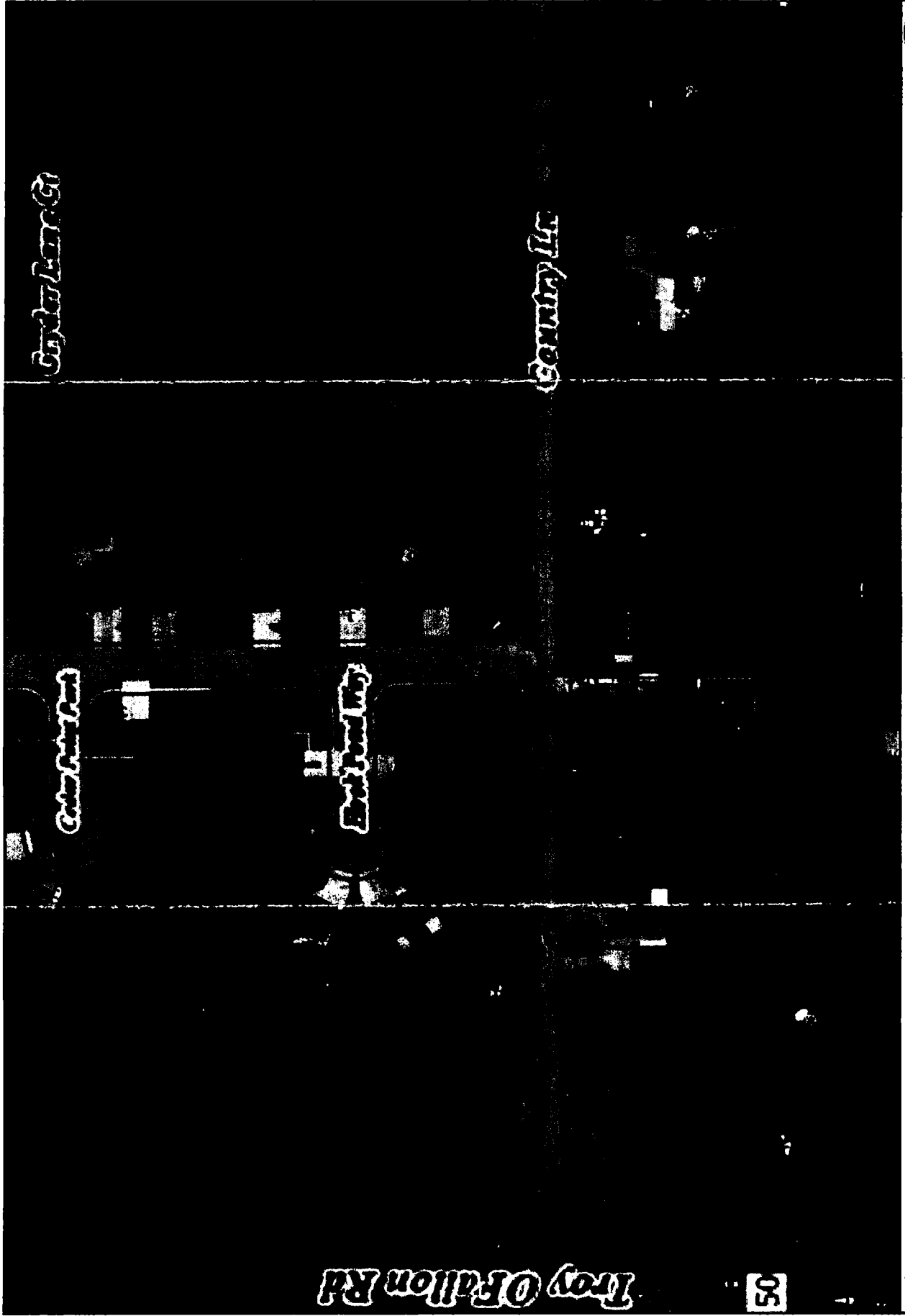
An ordinance to annex this property with **Permanent Parcel Number 09-2-22-15-13-301-007** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, August 15, 2022 at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

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

Dated: July 14, 2022

Linda Taake,
Building & Zoning
Administrative Coordinator

8438 Country Lane



Date: 7/13/2022
Time: 11:02:33 AM



Author: Madison County GIS

Copyright: Madison County Government



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 2022-30) & annexation of 8438 Country Lane (Owned by Randy & Tonya Holzinger)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15th day of August, 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

7-27-22

Date

SUBSCRIBED and SWORN to before me this 27TH day of July, 2022.

Linda S. Taake
Notary Public

My commission expires:



END OF DOCUMENT