



DocId:8839884
Tx:4576811

Return to \$ E.W.

Prepared by:

City Clerk
116 E. Market Street Troy, Illinois
62294

2022R36350
STATE OF ILLINOIS
MADISON COUNTY
11/15/2022 10:14 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 CTL

Ordinance No. 2022 - 55

AN ORDINANCE Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois

(Namely, 1001 Antler Drive Owned by
Amanda Hund)

WHEREAS, Amanda Hund, petitioner/owner of certain territory also known as 1001 Antler Drive (parcel number 09-2-22-20-02-201-007) 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.

J

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 1001 Antler Drive, 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 17th day of October, 2022.

Aldermen:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>ABSENT</u>	Ayes:	<u>7</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>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED.

By: David Nonn
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: Kimberly Thomas
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

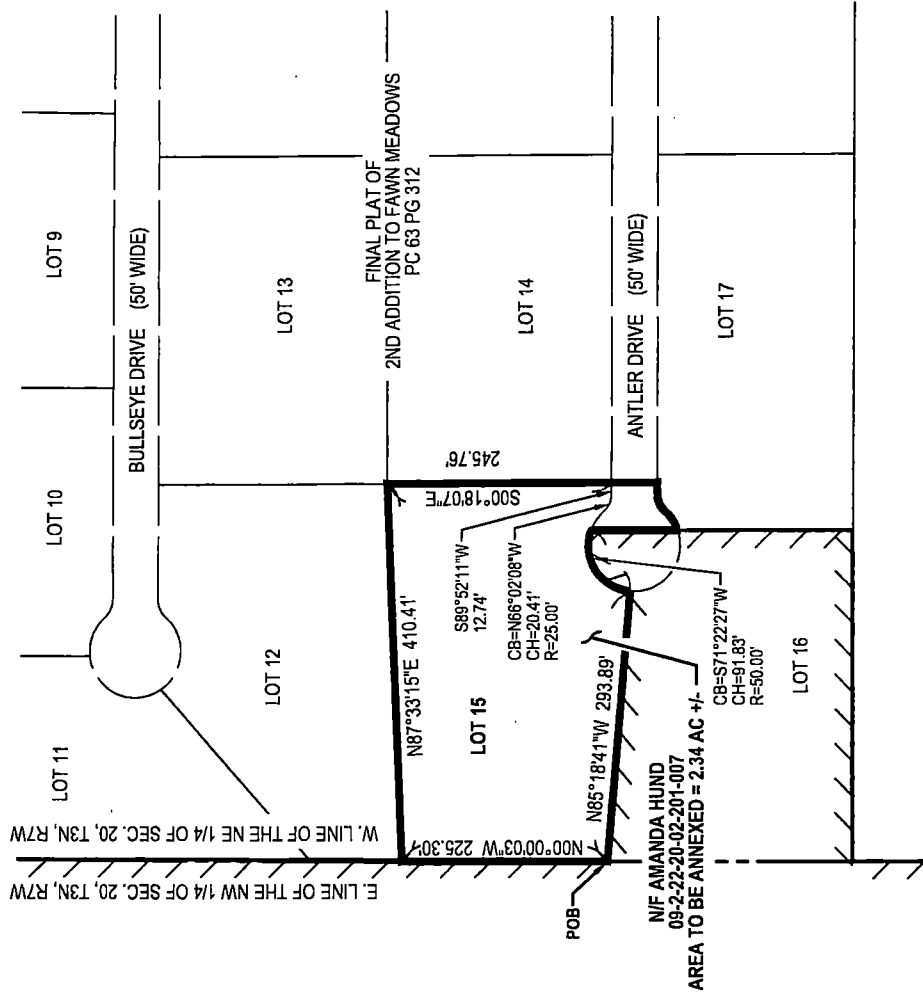
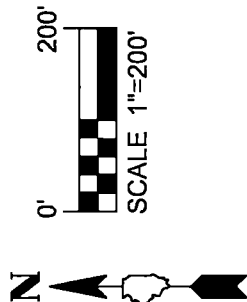
MAPS & PLATS

Survey Required
For Recording

Initials AE

Date 11/14/2022

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



EXISTING CORPORATE LIMITS	AREA TO BE ANNEXED EX RIGHT OF WAY LINE SECTION LINE	POINT OF BEGINNING
///	---	POB

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

William A. Mueller

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

**OATES**
ASSOCIATES

ANNEXATION PLAT
1001 ANTLER DRIVE
CITY OF TROY, IL

PROJECT NO.:
15062.002

DATE: 10/13/2022

REVISION:

EXHIBIT:

A

EXHIBIT A (cont.)

Annexation Legal Description
Owner: Amanda Hund
Parcel: 09-2-22-20-02-201-007

Lot 15 in Final Plat of 2nd Addition to Fawn Meadows, a subdivision being part of the Southeast Quarter of Section 17, and the Northeast Quarter of Section 20, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Cabinet 63 Page 312, (except coal and other minerals underlying said premises with the right to mine and remove same) in Madison County, Illinois.

Further described as follows:

Beginning at the southwest corner of said Lot 15; thence on an assumed bearing of North 00 degree 00 minute 03 seconds West on the west line of said Lot 15, a distance of 225.30 feet to the northerly line of said Lot 15; thence North 87 degrees 33 minutes 15 seconds East on said northerly line, 410.41 feet to the east line of said Lot 15; thence South 00 degree 18 minutes 07 seconds East on said east line, 245.76 feet to the northerly right of way line of Antler Drive; thence South 89 degrees 52 minutes 11 seconds West on said northerly right of way line, 12.74 feet; thence westerly continuing on said northerly right of way line, being a curve to the right having a radius of 25.00 feet, the chord of said curve bears North 66 degrees 02 minutes 08 seconds West, 20.41 feet; thence westerly continuing on said northerly right of way line, being a curve to the left having a radius of 50.00 feet, the chord of said curve bears South 71 degrees 22 minutes 27 seconds West, 91.83 feet to the southerly line of said Lot 15; thence North 85 degrees 18 minutes 41 seconds West on said southerly line, 293.89 feet to the Point of Beginning.



**PETITIONERS MUST FURNISH ALL OF THE FOLLOWING INFORMATION WITH
THEIR AGREEMENT FOR WATER SERVICE AND ANNEXATION**

- 1) Full names, addresses and phone numbers of ALL the owners of record.
Please note all owners are required to sign the agreement.
☐ If property is owned by a corporation, a resolution from the corporation authorizing named individuals to sign the agreement is required.
☐ If the Petitioner is involved in a partnership, all partners are required to sign the agreement.
- 2) A copy of the most recent warranty deed or quit claim deed as evidence demonstrating the owners of record.
- 3) Proper legal description.
- 4) Map of property. *(This will be furnished by the City.)*

Initial water service will be provided upon payment of the required completed application. In order for water services to be continued Petitioners have until _____ to return the attached "Agreement for Water Service and Annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water services will be discontinued until such time as the completed agreement is returned to the City.

We, the undersigned property owner(s), agree to the foregoing and agree to provide the City of Troy with a completed Agreement for Water Service and Annexation along with required documentation by

(Due Date)

Property Address: 1001 Antler Drive, Troy IL 62294

Signed: [Signature]
(Property Owner)

Dated: 8/8/2022

Signed: _____
(Property Owner)

Dated: _____

Accepted by: _____
(City of Troy Representative)



*PETITION FOR THE ANNEXATION
OF 1001 ANTLER DRIVE
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 **1001 Antler Drive**, Troy, Madison County, Illinois.

An ordinance to annex this property with **parcel ID #s 09-2-22-20-02-201-007** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, October 17, 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.

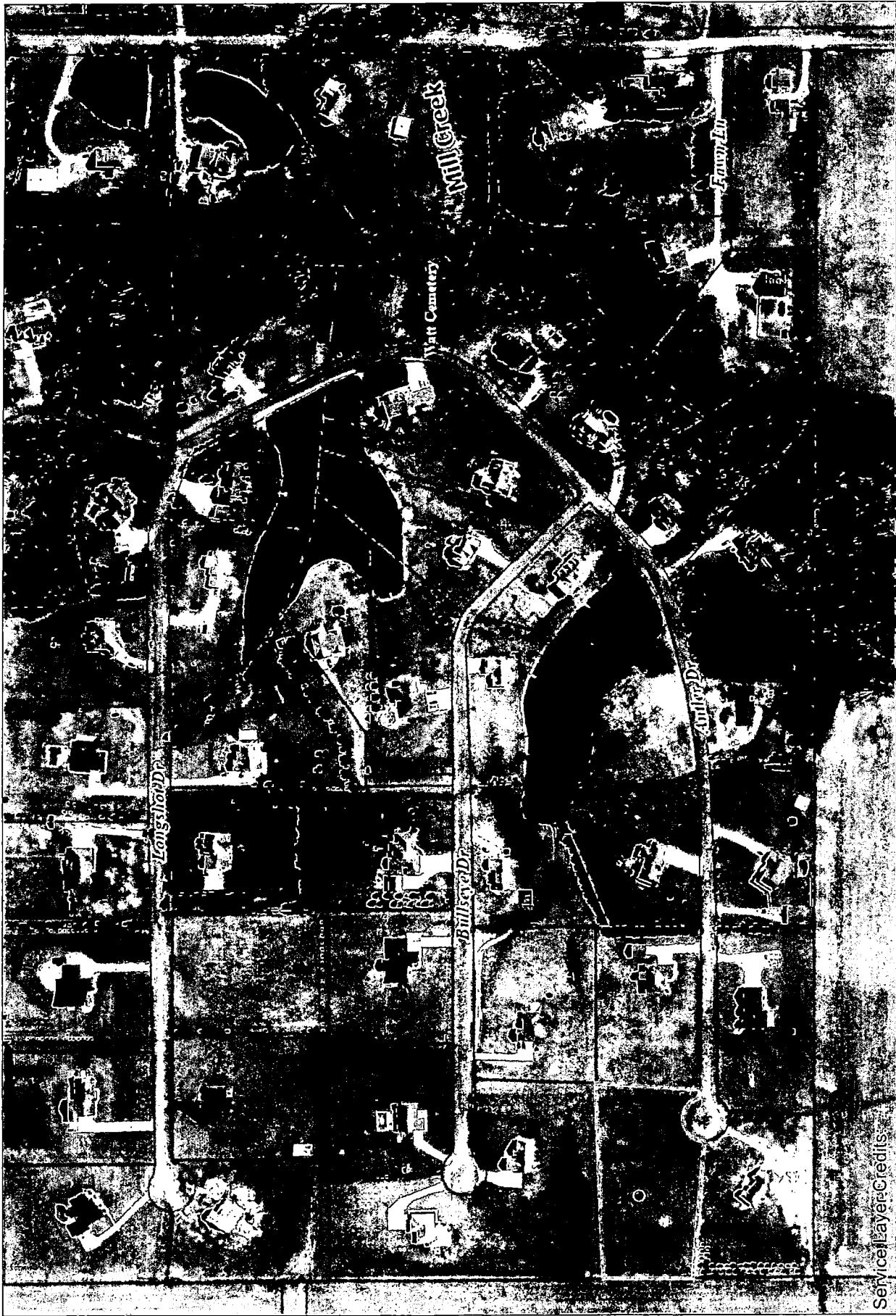
Dated: 9/12/22

Linda Taake,
Building & Zoning
Administrative Coordinator

Building & Zoning Department
116 E. Market Street
Troy, Illinois 62294

(618)667-8734 ext. 4
buildingzoning@troyil.us - email
www.troyil.us

1001 Antler Drive



ServiceLayerCredits

Author: Madison County GIS
Copyright: Madison County Government



Date: 9/8/2022
Time: 12:10:10 PM



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 of proposed **ORDINANCE NO 2022- 55** – **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (1001 Antler Drive owned by Amanda Hund)** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 12th day of September, 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

9/28/22
Date

SUBSCRIBED and SWORN to before me this 28 day of September, 2022.

My commission expires: 3-24-2024



Michele K. Colligan

Notary Seal

EXHIBIT B

~~The City of~~
TROY

ILLINOIS

Everything Within Reach

PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Amanda Hund

Address 1001 Antler Drive, Troy IL 62294

Phone Number 618-340-1265

Email amanda.hund@gsa.gov

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 "____" 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 "____" 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 (available at City Hall)

AA HE

Signature of Owner

Signature of Co-Owner

Amanda Hund

Printed Name of Owner

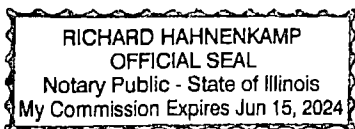
Printed Name of Co-Owner

* * * * *

State of Illinois) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify
County of Madison) that Amanda Hund 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 8th day of August, 20 22

Notary Seal



vi
Notary Public

Building & Zoning Dept | 116 E. Market Street | Troy, Illinois 62294 ext 4 | buildingzoning@troyillus

OFFICE USE ONLY:

Date Received: _____ at _____ : _____ a.m./p.m. by _____

Comments: _____

- ☐ Map prepared by an Illinois registered land surveyor
- ☐ Annexation notice mailed to: ☐ Jarvis Township Board ☐ Tri-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

WARRANTY DEED

THE GRANTORS, **Devin L. Heckenkemper** and **Lauren G. Heckenkemper**, a married couple, of 4405 Redpath Drive, Enid, Oklahoma 73703 for ten dollars and other valuable consideration, the receipt of which is hereby acknowledged, CONVEY AND WARRANT TO THE GRANTEE, **Amanda Hund**, a single person, of 423 Opal Court, Mascoutah, Illinois 62258, the following described real estate:

Lot 15 in Final Plat of 2nd Addition to Fawn Meadows, a subdivision being part of the Southeast Quarter of Section 17, and the Northeast Quarter of Section 20, Township 3 North, Range 7 West of the Third Principal Meridian, according to the plat thereof recorded in Plat Cabinet 63 Page 312, (except coal and other minerals underlying said premises with the right to mine and remove same), in Madison County, Illinois.

Property Address: 1001 Antler Drive, Troy, Illinois 62294

Tax Parcel No. 09-2-22-20-02-201-007 (Shown for information only.)

SUBJECT TO easements, building restrictions, building setback lines, roads, public rights of way of record, zoning ordinances, and easements or claims of easements not shown by the public records, and Specifically Subject to:

- Title Exception #8 Fifty foot roadway and utility easement as shown on the Plat of Survey in Plat Cabinet 59, Page 123 in Madison County, Illinois;
- Title Exception #9 Right of way dated September 6th, 1995 and recorded September 12, 1995 in Book 3989, Page 1795 as Roll and Frame No. 2137-493 made by Ronald Poletti, developer of Fawn Meadows Subdivision to Southwester Electric Cooperative, Inc., its successors and assigns for the right to erect, operate, maintain and remove electric lines and appurtenances and all rights thereto and terms thereof.
- Title Exception #10 Roadway Dedication Agreement dated July 13, 1998 and recorded January 26, 1999 in Book 4310 Page 1083 as Roll and Frame No. 2458-281 and made by Ronald T. Poletti et. al. to Jarvis Township and revised in Book 4314 Page 3741
- Title Exception #11, 12 and 13 providing for a 25 feet building line setback, utility and easements and structure elevation requirements all as noted on the Plat of Subdivision.

- Title Exception #14 Covenants and restrictions for Final Plat of Second Addition and Fawn Meadows dated December 15, 2004 and recorded March 8, 2006 as Document No. 2006R11701 relating to the use of the premises, the use, character, location of buildings located on the premises and all rights thereto and terms thereof, but omitting any covenants or restriction, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Grantors further warrant and covenant the following:

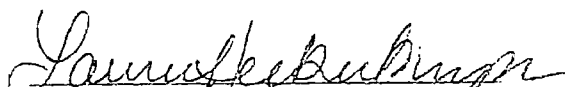
1. At the time of executing and delivering this deed, the Grantors own an indefeasible fee simple title to the property with the right and power to convey;
2. The title is not subject to any encumbrances other than noted above;
3. Grantors warrant quiet title possession and will defend title against any person lawfully claiming title;

765 ILCS 5/9.

Situated in Madison County, Illinois, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of Illinois.

Dated: August 28, 2021.


Devin L. Heckenkemper


Lauren G. Heckenkemper


ACKNOWLEDGEMENT

STATE OF ILLINOIS)
) ss.
COUNTY OF CLINTON)

I, the undersigned, a notary public in and for said County and State do hereby certify that **Devin L. Heckenkemper** and **Lauren G. Heckenkemper** are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, 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 notary seal this 28th day of August, 2021.




Nancy K. Thowenim
Notary Public