



DocId:8869535

Tx:4593086

Prepared by:

CLERK, CITY OF TROY  
116 E. MARKET  
TROY, IL 62294

2023R15033  
STATE OF ILLINOIS  
MADISON COUNTY  
06/09/2023 11:14 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 20

**CITY OF TROY**

**ORDINANCE 2023 – 32**

50<sup>00</sup> CTY

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**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE AND  
PRE-ANNEXATION AGREEMENT (627 East Hwy 40)**

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**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS  
THIS 5<sup>th</sup> DAY OF JUNE, 2023**

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DR

**ORDINANCE NO. 2023-32**

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE AND  
PRE-ANNEXATION AGREEMENT**

**WHEREAS**, it is in the best interest of the City of Troy ("City"), Madison County, Illinois, to enter into an Agreement for Water Service and Pre-Annexation pertaining to the property owned by David Senci and Brittney Senci (PT S 1/2 SEC 10 & PT N 1/2 SEC 15); PPID 09-1-22-15-00-000-005.001), and commonly known as 627 East Highway 40, Troy, IL; and

**WHEREAS**, an Agreement for Water Service and Pre-Annexation has been drafted, a copy of which is attached hereto and incorporated herein; and

**WHEREAS**, the Petitioner is described in the aforesaid Agreement and/or the legal owner of record of the territory which is the subject of said Agreement is ready, willing, and able to enter said Agreement and to perform the obligations as required thereunder; and

**WHEREAS**, the City did, on the 5<sup>th</sup> day of June, 2023, hold and conduct a public hearing pursuant to notice and statute; and

**WHEREAS**, all other statutory requirements set forth by 65 ILCS 5/11 pertaining to Annexation Agreements have been met.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TROY, COUNTY OF MADISON, STATE OF ILLINOIS**, as follows:

**SECTION 1:** That the Mayor is hereby authorized and directed to execute the Agreement for Water Service and Pre-Annexation and the City Clerk is authorized and directed to attest the same and affix thereto the Corporate Seal of the City.

**SECTION 2:** That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

**PASSED** by the City Council of the City of Troy, Illinois, the 5<sup>th</sup> day of June, 2023 by at least a vote of two-thirds of the corporate authorities of the City of Troy, Illinois.

<b>Aldermen:</b>	<b>Dawson</b>	<u>AYE</u>	<b>Italiano</b>	<u>AYE</u>	<b>Total:</b>	<u>8</u>	<b>Ayes</b>
	<b>Flint</b>	<u>AYE</u>	<b>Knoll</b>	<u>AYE</u>			
	<b>Hellrung</b>	<u>AYE</u>	<b>Manley</b>	<u>AYE</u>		<u>0</u>	<b>Nays</b>
	<b>Henderson</b>	<u>AYE</u>	<b>Turner</b>	<u>AYE</u>			

**APPROVED** by the Mayor of the City of Troy, Illinois, the 5<sup>th</sup> day of June, 2023.

**ATTEST:**

  
**Kim Thomas**

**City Clerk, City of Troy, Illinois**

**APPROVED:**

  
**David Nonn**

**Mayor, City of Troy, Illinois**



PRE-ANNEXATION  
REQUIREMENTS

Petitioners Must Furnish All of the Following Information with  
Their Agreement for Water Service and Pre-annexation

- 1) Full names, addresses and phone numbers of ALL 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 receipt of completed application for water service. In order for water service to be continued Petitioners have until \_\_\_\_\_ to return the attached "Agreement for Water Service and Pre-annexation" with all required documentation as noted above. If this agreement is not returned by the previously stated date, water service 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 Pre-Annexation along with required documentation by \_\_\_\_\_.

Property Address: 627 E. US Hwy 40 Troy, IL 62294

Signed: [Signature]  
(Property Owner)

Dated: 2/1/2023

Signed: [Signature]  
(Property Owner)

Dated: 2-1-23

Accepted by: \_\_\_\_\_  
(City of Troy Representative)

(LT/AL)

## CITY OF TROY, ILLINOIS

### AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

This Agreement made by and between the City of Troy, Illinois, a municipal corporation, hereinafter referred to as "City" and the undersigned owner(s), hereinafter referred to as "Petitioners".

WHEREAS, Petitioners are the owner(s) of record of all lands within the territory legally described in Exhibit A, which is attached hereto and incorporated herein by reference, and

WHEREAS, Petitioners are desirous of obtaining water from the City and further desirous of annexing said territory to the City as soon as said annexation can be legally and practicably accomplished, all in order that Petitioners can obtain the benefit of various City services, including, but not limited to, police protection, snow removal, water and sewer services and others, and

WHEREAS, the described territory is not now contiguous to the boundaries of the City, thus precluding an immediate annexation of said territory, and

WHEREAS, the City is desirous of expanding its boundaries through annexation, and

WHEREAS, Petitioners have requested that the City execute this Agreement for Water Service and Pre-Annexation and commit itself to the terms and provisions hereof, and

WHEREAS, the Mayor and City Council of the City have determined that the future annexation of the above-referenced territory would benefit the City and its citizens and coincide with the long range planning and development goals of the City, and

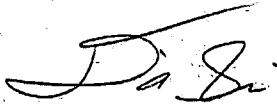
WHEREAS, the City Council of the City did, on the 5<sup>TH</sup> day of JUNE, 2023, hold and conduct a public hearing pursuant to notice and statute at which time any proponents or opponents to the terms of the Agreement for Water Service and Pre-Annexation were heard in such public hearing, and

WHEREAS, at its meeting on the 5<sup>TH</sup> day of JUNE, 2023, the corporate authorities of the City did by vote of 8 to 0, authorize its appropriate officials to execute said Agreement for Water Service and Pre-Annexation on behalf of the City.

NOW, THEREFORE, the parties to this Agreement do hereby mutually acknowledge and agree as follows:

1. That the City of Troy will permit the Petitioners to connect to the water system of the City at the place and at the manner determined by the Water and Sewer Superintendent upon payment of the required fee, charges and deposits.
2. That water will be furnished to Petitioners at the rate as may from time to time be established by the Mayor and City Council of the City.
3. That Petitioners will pay for water furnished by the City at the rates for water service furnished to properties outside the City limits as established by Ordinance as long as this Agreement remains in effect.
4. That the City assumes no liability for either the supply or the pressure of the water to be furnished to the Petitioners.
5. That Petitioners will provide, install and maintain at their own cost and expense all necessary easements, pipes and attachments from the point of tap-on, and the plans and specifications for said work and performance of the same shall be subject to the approval of and done to the satisfaction of the Director of Public Works of the City.
6. That Petitioners shall at no time permit any other person, corporation, partnership or other entity to attach to the pipe or pipes authorized herein.
7. That at such time in the future as the boundaries of the City become contiguous to the territory herein referenced, the undersigned Petitioners, for themselves, their heirs, successors and assigns, in consideration of the foregoing, and the furnishing of water hereunder, that they shall, upon written request of the City, petition the City for annexation and shall execute all documents necessary to effect that end, and the City, by its duly authorized representatives, shall thereupon act as to cause and effect said annexation through Ordinance or otherwise, pursuant to the Illinois Municipal Code, Section 7-1-8 as amended, or by any means or methods of annexation then available and authorized by law.
8. That Petitioners, for themselves, their heirs, successors and assigns, agree that at such time as annexation becomes possible, that Petitioners, for themselves, their heirs, successors and assigns, will be responsible to pay for preparation of the Petitions and all other documents needed to perfect the annexation, including reasonable attorney's fees and a fee for preparation of the annexation map.

9. That this Agreement shall be binding upon the parties hereto, their heirs, successors and assigns, for a period of twenty (20) years from date hereof. This Agreement shall be subject to a request for renewal prior to expiration if Petitioners still require City water.
10. That this Agreement shall constitute a covenant running with the land and shall supersede all previous contracts or agreements between the parties hereto relative to water supply and annexation of Petitioner's property.
11. That upon the execution of the Agreement, a copy thereof, shall be caused to be filed in the office of the Recorder of Deeds, Madison County, Illinois, so as to put on notice any and all persons having an interest herein that this Agreement is intended to, and does in fact constitute a covenant running with the land and is thereby binding upon each of the undersigned, their heirs, agents, assigns, transferees, grantees, and successors.



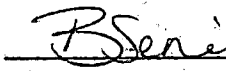
Owner Signature

David Senci

Printed Name

2/1/2023

Date Signed



Owner Signature

Brittney Senci

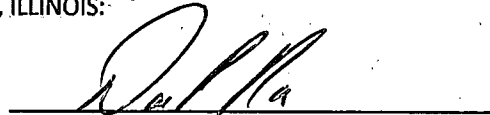
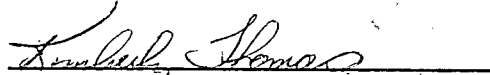
Printed Name

2-1-23

Date Signed

DATED this 5<sup>TH</sup> day of JUNE, 2023.

CITY OF TROY, ILLINOIS:

  
Mayor, City of Troy  
City Clerk, City of Troy

Benchmark Title Company  
File No. 2019176BMT

2020R27861  
STATE OF ILLINOIS  
MADISON COUNTY  
08/13/2020 06:01 AM  
AMY M. MEYER, RECORDER  
REC FEE: 51.00  
CO STAMP FEE: 122.50  
ST STAMP FEE: 245.00  
RHSPS FEE: 9.00  
# OF PAGES: 9

## TRUSTEES' DEED

THE GRANTOR, Beverly Krieb and William Dale Paul, Successor Trustees of The Orval Paul and Mary Paul Living Trust as to an undivided 1/2 interest; Jeffrey Paul, Successor Trustee of The Paul Living Trust dated 4/10/1990 as amended, as to an undivided 1/4 interest; and Tony Harvard Herncane, Successor Trustee of The Herncane Revocable Trust dated 11/8/1994 as to an undivided 1/4 interest, ("Grantors"), for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to David Senci and Brittney Senci, husband and wife, as joint tenants with the right of survivorship and not as tenants in common, of 603 Meadowlark St., Troy, IL 62294, all interest in the following described real estate with any improvements thereon situated in the County of Madison, State of Illinois ("Property"):

Part of the South Half of Section 10 and the North Half of Section 15, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at a stone at the southwest corner of the Southeast Quarter of the Southwest Quarter of Section 10; thence North 0 degrees 07 minutes 50 seconds East along the west line of the Southeast Quarter of the Southwest Quarter of Section 10 a distance of 296.44 feet to the south right of way line of U.S. Route 40; thence South 89 degrees 31 minutes 35 seconds East along said south right of way line 1770.17 feet to the northeast corner of a tract conveyed to Niepert by deed recorded in Book 2373 on page 230 of the Madison County records and the point of beginning of the tract herein described; thence continuing South 89 degrees 31 minutes 35 seconds East along said south right of way line 109.48 feet to an iron rod located 75 feet right of Station 299+22; thence South 0 degrees 28 minutes 25 seconds West along said right of way line to an iron rod located 85 feet right of Station 299+22; thence South 89 degrees 31 minutes 35 seconds East along said south right of way line 218.96 feet to the east line of a tract conveyed to Paul by deed recorded in Book 1198 on page 299 of the Madison County records; thence South 1 degree 09 minutes 08 seconds East 1132.34 feet to an iron rod in the north right of way line of the former St. Louis, Vandalia & Terre Haute Railroad; thence South 82 degrees 49 minutes 57 seconds West along said north right of way line 3.27 feet; thence continuing along said north right of way line on a curve to the right having a radius of 1635.42 feet and a chord which bears North 87 degrees 18 minutes 03 seconds West 560.51 feet, an arc distance of 563.26 feet; thence North 77 degrees 26 minutes 03 seconds West along said north right of way line 179.27 feet to an iron rod; thence North 8 degrees 16 minutes 12 seconds East 160.07 feet to an iron rod; thence North 3 degrees 59 minutes 02 seconds West 63.34 feet to an iron rod; thence North 37 degrees 19 minutes 08 seconds West 126.87 feet to an iron rod; thence North 66 degrees 34 minutes 11 seconds East 92.17 feet to an iron rod; thence North 5 degrees 39 minutes 51 seconds West 81.16 feet to an iron rod; thence North 19 degrees 09

minutes 10 seconds West 96.44 feet to an iron rod; thence North 32 degrees 09 minutes 29 seconds West 76.66 feet to an iron rod in the southeast line of said Niepert tract; thence North 64 degrees 36 minutes 11 seconds East along said Niepert tract 487.96 feet to an iron pipe; thence North 0 degrees 04 minutes 27 seconds East along the east line of said Niepert tract 274.67 feet to the point of beginning, containing 15.65 acres as shown by survey by Madison County Surveyors during July, 2020.

MAPS & PLATS

**Informational Notes:**

Survey Required  
For Recording

Initials RS

Date 8/5/20

Permanent Index Number: 09-1-22-10-00-000-015  
Common Address: US Highway 40  
Troy, IL 62294

Permanent Index Number: 09-1-22-10-00-000-020  
Common Address: E. US Highway 40  
Troy, IL 62294

Permanent Index Number: 09-1-22-15-00-000-005<sup>001</sup>  
Common Address: Unknown Road.  
Troy, IL 62294

Prior Deed Reference: Book 4090, Page 0271; Book 4636, Page 5828 & Book 4636, Page 5822

NOTE: The remainder of 09-1-22-15-00-000-005 is to be consolidated with Parcel 09-1-22-15-00-000-002.001.

Subject, however, to the general taxes for the year of 2020 and thereafter, to all covenants, encumbrances, matters, restrictions, conditions, exceptions, liens and instruments of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, all mineral interests previously reserved or conveyed, and any facts or exceptions which an accurate survey or inspection of the Property would show.

The Grantor hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The Trustees are the duly acting and qualified Trustees under the respective Trusts. The Trusts have not been amended, revoked or cancelled, and is in full force and effect. The Trustees have the full and complete powers and authority to sell and convey the Property.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in the Trustees, and not personally, pursuant to the provisions of those certain trust agreements referenced above.

Notwithstanding the dates of execution, the effective date of this deed is August 11, 2020.



Beverly Krieb, not personally but as Trustee

STATE OF ILLINOIS                    )  
  ) SS.  
COUNTY OF MADISON                )

I, the undersigned, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT **Beverly Krieb**, 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 she signed, sealed and delivered that said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of August, 2020.

\_\_\_\_\_  
Notary Public

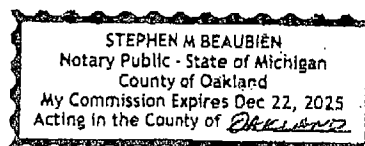
William Dale Paul  
William Dale Paul, not personally but as Trustee

STATE OF Michigan                    )  
  ) SS.  
COUNTY OF Oakland                )

I, the undersigned, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT **William Dale Paul**, 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 signed, sealed and delivered that said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8<sup>th</sup> day of August, 2020.

[Signature]  
Notary Public

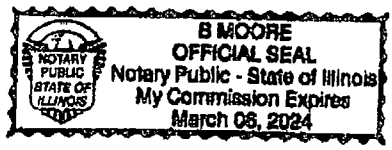


Beverly Krieb  
Beverly Krieb, not personally but as Trustee

STATE OF ILLINOIS )  
COUNTY OF MADISON ) SS.

I, the undersigned, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT Beverly Krieb, 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 she signed, sealed and delivered that said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 11<sup>th</sup> day of August, 2020.



B Moore  
Notary Public

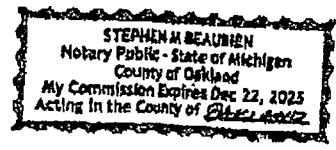
William Dale Paul  
William Dale Paul, not personally but as Trustee

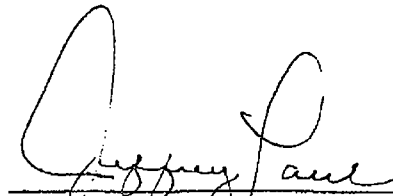
STATE OF Michigan )  
COUNTY OF Darland ) SS.

I, the undersigned, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT William Dale Paul, 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 signed, sealed and delivered that said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this 8<sup>th</sup> day of August, 2020.

Stephen M Beaumen  
Notary Public



  
Jeffrey Paul, not personally but as Trustee


STATE OF CALIFORNIA     )  
                                      ) SS.  
COUNTY OF ORANGE     )

I, the undersigned, a Notary Public in and for and residing in said County in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey Paul, 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 signed, sealed and delivered that said instrument as his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Notary Public

THE REST OF THIS PAGE IS INTENTIONALLY BLANK

  
Tony Harvard Herncane, not personally but as  
Trustee

STATE OF CALIFORNIA     )  
                                      ) SS.  
COUNTY OF ORANGE     )

I, the undersigned, a Notary Public in and for and residing in said County in the State  
aforesaid, DO HEREBY CERTIFY THAT **Tony Harvard Herncane**, 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 signed, sealed and delivered that said instrument as  
his free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\* See attached  
acknowledgment

\_\_\_\_\_  
Notary Public

Future Taxes to:  
David and Brittany Senci  
603 Meadowlark St.  
Troy, IL 62294

Return this document to:  
Benchmark Title Company, LLC  
1124 Hartman Lane, Suite 110  
Shiloh, Illinois 62221

The form of this instrument prepared by:

Doreen Miller, Attorney  
1124 Hartman Lane, Suite 110  
Shiloh, Illinois 62221

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of RIVERSIDE

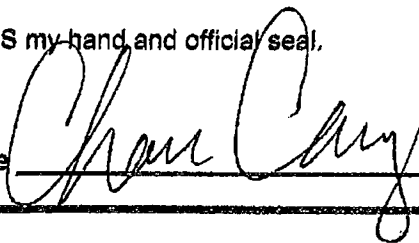
On August 6, 2020 before me, CHASE CASEY, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared Tony Harvard Herncane  
who proved to me on the basis of satisfactory evidence to be the person ~~(s)~~ whose name ~~(s)~~ is/are subscribed to the within instrument and acknowledged to me that he ~~(s)~~ she ~~(s)~~ they executed the same in ~~(his)~~ her ~~(their)~~ authorized capacity ~~(ies)~~, and that by his ~~(her)~~ their signature ~~(s)~~ on the instrument the person ~~(s)~~, or the entity upon behalf of which the person ~~(s)~~ acted, executed the instrument.

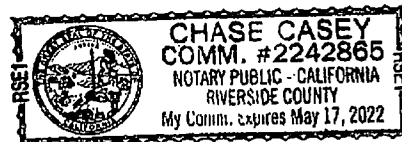
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





**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.

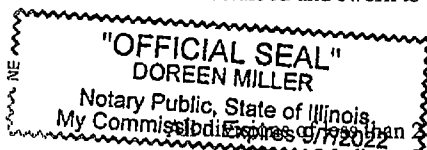
9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1<sup>st</sup> tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor 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 Joni Evans (Please Print) SIGNATURE: [Signature] DATE: 7-29, 2020

Subscribed and sworn to before me this 29 day of July, 2020



[Signature]  
Notary Public

My Commission Expires 9/19/2022  
 If the property is 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)

***Madison County Surveyors, Inc.***

*P.O. Box 127*

*Edwardsville, IL 62025*

*(618) 692-4414*

*FAX (618) 692-4404*

*February 2, 2023*

*Legal Description for Bev Krieb*

*(15.65 Acre Tract)*

Part of the South Half of Section 10 and the North Half of Section 15,  
Township 3 North, Range 7 West of the Third Principal Meridian, Madison  
County, Illinois, being more particularly described as follows:

Commencing at a stone at the southwest corner of the Southeast Quarter of the Southwest Quarter of Section 10; thence North 0 degrees 07 minutes 50 seconds East along the west line of the Southeast Quarter of the Southwest Quarter of Section 10 a distance of 296.44 feet to the south right of way line of U.S. Route 40; thence South 89 degrees 31 minutes 35 seconds East along said south right of way line 1770.17 feet to the northeast corner of a tract conveyed to Niepert by deed recorded in Book 2373 on page 230 of the Madison County records and the point of beginning of the tract herein described; thence continuing South 89 degrees 31 minutes 35 seconds East along said south right of way line 109.48 feet to an iron rod located 75 feet right of Station 299+22; thence South 0 degrees 28 minutes 25 seconds West along said right of way line to an iron rod located 85 feet right of Station 299+22; thence South 89 degrees 31 minutes 35 seconds East along said south right of way line 218.96 feet to the east line of a tract conveyed to Paul by deed recorded in Book 1198 on page 50 of the Madison County records; thence South 1 degree 09 minutes 08 seconds East 1132.34 feet to an iron rod in the north right of way line of the former Vandalia & Terre Haute Railroad; thence South 82 degrees 49 minutes 57 seconds West along said north right of way line 3.27 feet; thence continuing along said north right of way line on a curve to the right having a radius of 1635.42 feet and a chord which bears North 87 degrees 18 minutes 03 seconds West 560.51 feet, an arc distance of 563.26 feet; thence North 77 degrees 26 minutes 03 seconds West along said north right of way line 179.27 feet to an iron rod; thence North 8 degrees 16 minutes 12 seconds East 160.07 feet to an iron rod; thence North 3 degrees 59 minutes 02 seconds West 63.34 feet to an iron rod; thence North 37 degrees 19 minutes 08 seconds West 126.87 feet to an iron rod; thence North 66 degrees 34 minutes 11 seconds East 92.17 feet to an iron rod; thence North 5 degrees 39 minutes 51 seconds West 81.16 feet to an iron rod; thence North 19 degrees 09 minutes 10 seconds West 96.44 feet to an iron rod; thence North 32 degrees 09 minutes 29 seconds West 76.66 feet to an iron rod in the southeast line of said Niepert



Legal Description from Surveyor (word) (2)

*Surveyors · Planners · Development Consultants*

***Madison County Surveyors, Inc.***

*P.O. Box 127  
Edwardsville, IL 62025  
(618) 692-4414  
FAX (618) 692-4404*

tract; thence North 64 degrees 36 minutes 11 seconds East along said Niepert tract 487.96 feet to an iron pipe; thence North 0 degrees 04 minutes 27 seconds East along the east line of said Niepert tract 274.67 feet to the point of beginning, containing 15.65 acres as shown by survey by Madison County Surveyors during July, 2020.



Legal Description from Surveyor (word) (2)  
*Surveyors · Planners · Development Consultants*



**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 County of California )  
 On 8/7/2020 before me, Ruth Muniz, Notary Public  
 Date Here Insert Name and Title of the Officer  
 personally appeared Jeffrey Earl Paul  
 Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Signature]  
 Signature of Notary Public

Place Notary Seal Above

**OPTIONAL**

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Trustee's deed Document Date: 8/7/2020  
 Number of Pages: 6 Signer(s) Other Than Named Above: N/A

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_

Signer's Name: \_\_\_\_\_  
☐ Corporate Officer — Title(s): \_\_\_\_\_  
☐ Partner — ☐ Limited ☐ General  
☐ Individual ☐ Attorney in Fact  
☐ Trustee ☐ Guardian or Conservator  
☐ Other: \_\_\_\_\_  
 Signer Is Representing: \_\_\_\_\_



Madison County Government  
Emergency Telephone System

Dana Burris - Interim Coordinator  
101 E. Edwardsville Rd. • Wood River, IL 62095  
Phone (618) 296-6913 • Fax (618) 692-7480  
email - dlbarris@co.madison.il.us

Kurt Prenzler, CPA  
County Board Chairman

Robert A. Rizzi, Jr. • Chair.  
Joe Petrokovich • Vice Chair.  
Steve Evans  
Marc B. McLemore  
Tom McRae  
Scott Prange  
Thomas Veloski

November 10, 2022

Dave Senci  
603 Meadowlark St  
Troy, IL 62294

Dear Dave Senci:

Please be advised, the address you or your builder has applied for is:

627 E US Highway 40 Troy IL 62294

Subdivision:

Parcel #: 09-1-22-15-00-000-005001

Please be sure to contact all of the utility companies, your creditors, etc., as to the address assigned to your property.

If I can be of further assistance, please give me a call.

Sincerely,

A handwritten signature in cursive script that reads "George Perica".

George Perica  
Addressing Coordinator

Control No.: 2009-3432

# 627 East Hwy 40



Service Layer Credits:

Author: Copyright Madison County Government

0 0.04 0.08 0.12 0.16 0.20 0.24 0.28 0.32 0.34 mi

North Arrow

GIS

**Troy Times Tribune**

**Legal Notice**

Run Date(s): May 25, 2023

**Certificate of Publication**

The **Troy Times Tribune** is a secular newspaper, has been continuously published weekly for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the city of **Troy**, county of **Madison**, State of Illinois, is of general circulation throughout that county and surrounding areas, and is a newspaper as defined by 715 ILCS 5/5.

This notice, a copy of which is attached, was published 1 times in **Troy Times Tribune**, one time per week for 1 week(s).

The first publication of the notice was made in the newspaper, dated and published on 5/25 and the last publication was 5/25.

Troy Times Tribune has signed this certificate by its registered agent.

Troy Times Tribune

By:

MZO

Registered Agent

Date: 5/30/23

Publication Charge: \$ 12.00

A Public Hearing will be held on Monday, June 5, 2023 at 6:26 p.m. (or immediately following the previous public hearing) at Troy City Hall, 116 E. Market Street, Troy, IL to hear the petition for Water Service and Pre-Annexation submitted by: David J and Brittney Senci, 627 E US HWY 40 - Troy, IL 62294 (parcel no 09-1-22-15-00-000-005.001)

At this time any and all proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.  
City Clerk Kimberly Thomas  
5/25c

**END OF DOCUMENT**