



DocId:38873694

Tx:4596423

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2023R19056  
STATE OF ILLINOIS  
MADISON COUNTY  
07/20/2023 11:33 AM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 12



50.00  
CTV

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## Ordinance No. 2023 - 41

*AN ORDINANCE Annexing and Zoning Certain Property*

*To and in the City of Troy, Madison County, Illinois*

*(Namely, seven tracts of ground comprising Triad High School  
at 703 E. US Highway 40)*

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**Whereas,** Triad Community Unit #2 School District, owner of Triad High School at 703 E. US Highway 40, 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 property be annexed to the City of Troy, Illinois, a copy of which is attached hereto; and

**Whereas,** the property owner has represented that there are no electors residing on the property; and

**Whereas,** a legal description of the property to be annexed is attached hereto as Exhibit A and the map attached hereto, marked Exhibit B, is an accurate map of said property so sought to be annexed; and

L. Taake/B&Z

**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, Clerk, 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 property to the City of Troy; and

**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, Illinois As Follows:

**SECTION 1:** That the following 703 E. US Highway 40 (with PINs 09-1-22-10-00-000-022; 09-1-22-11-03-301-011; 09-1-22-11-03-301-012; 09-1-22-11-03-301-014; 09-1-22-14-00-000-001.001; 09-1-22-14-00-000-009; and 09-1-22-15-00-000-007), Troy, Illinois is hereby annexed and made a part of the City of Troy, in accordance with the petition duly filed with the City of Troy, Illinois.

**SECTION 2:** That the property described in Exhibit A is hereby established in the zoning classification of “R-1 Single-family Residential.”

**SECTION 3:** That the map attached hereto marked Exhibit B is found to be an accurate map of the annexed property and 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 seventeenth day of July, 2023.

**Aldermen:**

Dawson AYE

Italiano AYE

8 Ayes

Flint AYE

Knoll AYE

0 Nays

Hellrung AYE

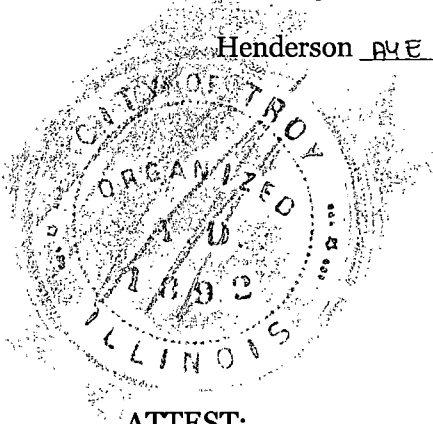
Manley AYE

0 Abstain


Henderson AYE

Turner AYE

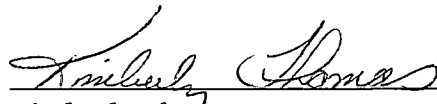
0 Absent



APPROVED:

  
\_\_\_\_\_  
David Nonn  
Mayor

ATTEST:

  
\_\_\_\_\_  
Kimberly Thomas  
City Clerk

**MAPS & PLATS**

Survey Required  
For Recording

Initials AE

Date 07/19/2023



*PETITION FOR THE ANNEXATION  
OF TRIAD HIGH SCHOOL PROPERTIES  
TROY, ILLINOIS*

## Notice of Intent to Annex

### TO WHOM IT MAY CONCERN:

Notice is hereby given that the owners of record 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 E. US Highway 40**, Troy, Madison County, Illinois.

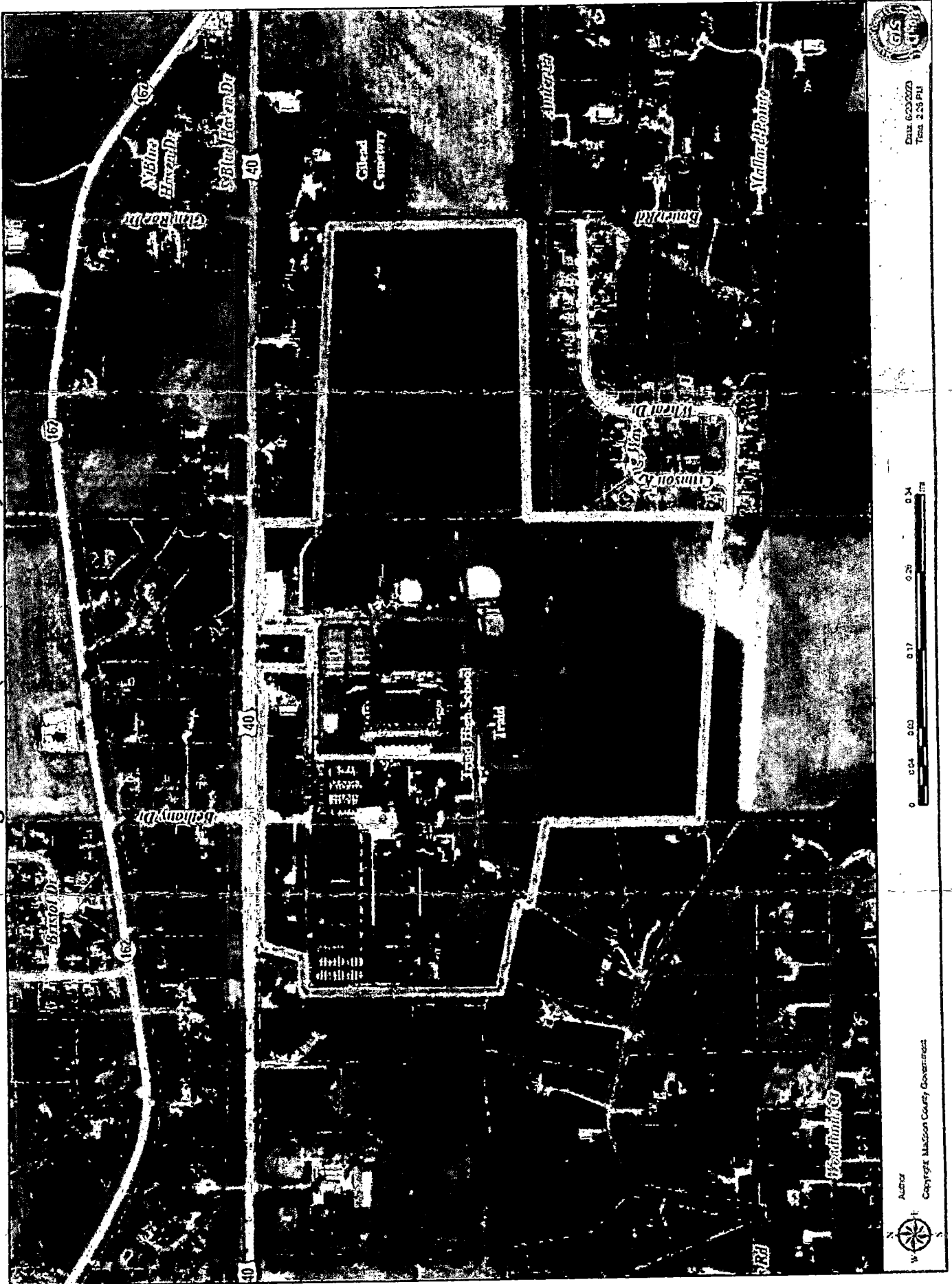
An ordinance to annex this property with parcel IDs # **09-1-22-10-00-000-022; 09-1-22-11-03-301-011; 09-1-22-11-03-301-012; 09-1-22-11-03-301-014; 09-1-22-14-00-000-001.001; 09-1-22-14-00-000-009; and 09-1-22-15-00-000-007** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, July 17, 2023 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: 6/20/23

Linda Taake,  
Building & Zoning  
Administrative Coordinator

Triad High School (703 E US Hwy 40)





## PETITION FOR ANNEXATION

Address: 703 E. U.S. Highway 40 Troy, IL PPID: See Attached Sheet

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 "A" 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 plat 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 the provisions of Chapter 65 ILCS 5/7-1-8.
- B. That such other action be taken as is appropriate in the premises.

Dated this 27 day of June, 2023

Jason Henderson  
Signature of Owner

\_\_\_\_\_  
Signature of Co-Owner

Jason Henderson (Superintendent)  
Printed Name of Owner

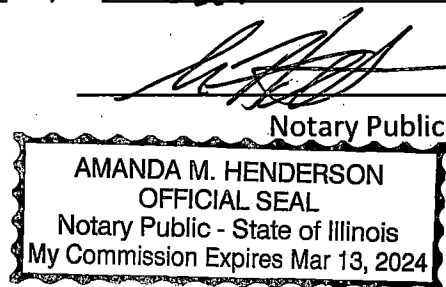
\_\_\_\_\_  
Printed Name of Co-Owner

State of Illinois       )  
                                  )  
County of Madison    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that  
Jason Henderson 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 27<sup>th</sup> day of June, 2023

My commission expires: 3/13/24



**For Office Use Only:**

Date Received: June 27, 2023

Comments:  
\_\_\_\_\_  
\_\_\_\_\_

☒ Plat of annexation prepared by an Illinois registered land surveyor

☒ Legal description

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, plat of annexation and affidavit  
or proof of service must be filed with Madison County Recorder of Deeds

☐ Copy of ordinance sent to owner

Annexation Legal Description

Owners: The Board of Education of Triad Community Unit School District No. 2

Parcels: 09-1-22-10-00-000-022

09-1-22-11-03-301-011

09-1-22-11-03-301-012

09-1-22-11-03-301-014

09-1-22-14-00-000-001.001

09-1-22-14-00-000-009

09-1-22-15-00-000-007

Parcel 09-1-22-10-00-000-022:

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

Beginning at a stone at the Southeast corner of Section 10; thence North 00 degrees 35 minutes 49 seconds East (based on Grid North, Illinois State Plan Coordinate System, West Zone) along the East line of the Southeast Quarter of Section 10 a distance of 140.37 feet to the South right of way line of U.S. Route 40; thence North 89 degrees 31 minutes 11 seconds West along said right of way line 565.10 feet to the West line of a tract conveyed to McBride by deed recorded in Book 3734 on page 875 of Madison County records; thence South 19 degrees 58 minutes 49 seconds West along said West line and its Southerly prolongation 194.14 feet to an iron pipe; thence North 90 degrees East 629.80 feet to the East line of the Northeast Quarter of Section 15; thence North 00 degrees 14 minutes 34 seconds East along said East line 37.36 feet to the point of beginning.

Excepting coal, oil gas and other minerals excepted or reserved in prior conveyances, if any.

Parcel 09-1-22-11-03-301-011:

A tract of land in the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 7 West of the Third Principal Meridian, being more particularly described as follows:

Beginning at the southwest corner of said Section 11; thence east, along the south line of said Section 11, a distance of 359.3 feet to a stake; thence north, along a line parallel to the west line of said Section 11, a distance 162.18 feet to a stake in the southerly right of way line of U.S. Route 40; thence westerly, along said southerly right of way line, a distance of 359.3 feet to a pipe in the west line of said Section 11; thence south, along the west line of said Section 11, a distance of 144.0 feet to the Point of Beginning. Situated in Madison County, Illinois.

Parcel 09-1-22-11-03-301-012:

Part of the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 7 West of the Third Principal Meridian, described as follows:

Commencing at a stake in the South line of Section 11, said stake being 359.3 feet East of the Southwest corner of Section 11; thence East along the South line of Section 11, a distance of 317.2 feet to a stake; thence North along a line parallel to the West line of Section 11, a distance of 188.33 feet to a pipe in the South right of way line of United States Route 40; thence West along the South right of way line of United States 40, a distance of 99.0 feet to a concrete right of way post; thence South along a line that makes a right angle with said right of way line, a distance of 10.0 feet to a point; thence West along the



South right of way line of United States Route 40, a distance of 218.2 feet to a stake in the East line of William S. Schmidt's land; thence South along a line parallel to the West line of Section 11, a distance of 162.18 feet to the point of beginning, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Parcel 09-1-22-11-03-301-014:

Parcel of the Southwest Quarter of the Southwest Quarter of Section 11, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, more particularly described as follows:

Beginning at a stone at the Southeast corner of the above mentioned Quarter Quarter Section; thence North 86 degrees 47 minutes West along the Southerly line of said Quarter Quarter Section 676.5 feet to a point; thence North 188.5 feet to the South right of way line of Federal Aid Route No. 12, also known as United States Route 40; thence South 89 degrees 35 minutes East along said right of way line 676.5 feet, more or less, to the Easterly line of said Quarter Quarter Section; thence South degrees 01 minutes East along said Easterly line 223.0 feet to the point of beginning.

Except that part conveyed to Robert Jabben and Alberta Jabben, his wife, by Arthur E. Hines and Betty J. Hines, his wife, in Warranty Deed dated June 7, 1958 and recorded July 2, 1958 in Book 1865 at Page 465 as Document No. 1425693.

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

Parcel 09-1-22-14-00-000-001.001 & 09-1-22-15-00-000-007:

Part of the Northwest One-Quarter (NW ¼) of Section Fourteen (14) and the Northeast One-Quarter (NE ¼) of Section Fifteen (15), Township Three (3) North, Range Seven (7) West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at a stone at the Northeast corner of Section Fifteen (15); thence South 86 degrees 28 minutes 02 seconds East (based on Grid North, Illinois State Plane Coordinate System, West Zone) along the North line of Section Fourteen (14) a distance of 1365.73 feet to an iron rod at the Northeast corner of the West One-Half (W ½) of the Northwest One-Quarter (NW ¼) of Section Fourteen (14); thence South 0 degrees 21 minutes 01 second West along the East line of the West One-Half (W ½) of the Northwest One-Quarter (NW ¼) of Section Fourteen (14) a distance of 1822.85 feet to an iron rod; thence North 86 degrees 41 minutes 47 seconds West 1362.04 feet to an iron rod in the West line of Section Fourteen (14); thence North 0 degrees 14 minutes 34 seconds East along said West line 735.90 feet to an iron rod in the centerline of the former St. Louis, Vandalia, and Terre Haute Railroad; thence along said centerline on a nontangent curve to the right having a radius of 5729.65 feet and a chord which bears North 79 degrees 50 minutes 44 seconds West 261.77 feet, an arc distance of 261.79 feet to an iron rod; thence North 78 degrees 32 minutes 11 seconds West along said centerline 464.60 feet to an iron rod; thence along said centerline on a tangent curve to the left having a radius of 1637.28 feet and a chord which bears North 80 degrees 02 minutes 20 seconds West 85.85 feet, and arc distance of 85.86 feet to an iron rod in the West line of a tract formerly conveyed to Hart by deed recorded in Book 3664 on page 980 of the Madison County records; thence North 0 degrees 14 minutes 34 seconds East along said West line 917.31 feet to an iron rod in the North line of Section Fifteen (15); thence North 88 degrees 25 minutes 31 seconds East along said North line 798.60 feet to the point of beginning, containing 75.53 acres as shown by survey by Madison County Surveyors during October, 1997.

Subject to easements, conditions and restrictions whether of record or visible upon inspection.

Subject to oil, gas, coal, and other mineral reservations and leases of record.

Also

One acre in the Northwest corner of the Northeast quarter of the Northwest quarter of Section 14, Township 3, Range 7 West of the Third Principal Meridian, being eight rods East and West and twenty rods North and South, in said corner.

Also

A strip of land in the Northeast Quarter of Section 15, Township 3 North, Range 7 West of the third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Beginning at the intersection of the east line of the Northeast Quarter of Section 15 with the former southerly right of way line of the Philadelphia, Baltimore and Washington Railroad; thence along said former southerly right of way line, on a curve to the right having a radius of 5779.65 feet and a chord which bears North 80 Degrees 07 Minutes 50 Seconds West, an arc distance of 271.90 feet; thence North 78 Degrees 47 Minutes West a distance of 116.66 feet; thence North 11 Degrees 13 Minutes East a distance of 50 feet to the centerline of said former railroad right-of-way; thence South 78 Degrees 47 Minutes East, along said centerline, a distance of 116.66 feet; thence along a curve to the left having a radius of 5729.65 feet and a chord which bears South 80 Degrees 05 Minutes 35 Seconds East an arc distance of 262.07 feet to the East line of said Northeast Quarter; thence South, along said East line, a distance of 50.56 feet to the Point of Beginning;

Excepting therefrom all coal and other minerals underlying with the right to mine and remove the same.

Parcel 09-1-22-14-00-000-009:

That part of the East Half of the Northwest Quarter of Section 14, Township 3 North, Range 7 West of the Third Principal Meridian which lies North of the right-of-way of the Vandalia Railroad.

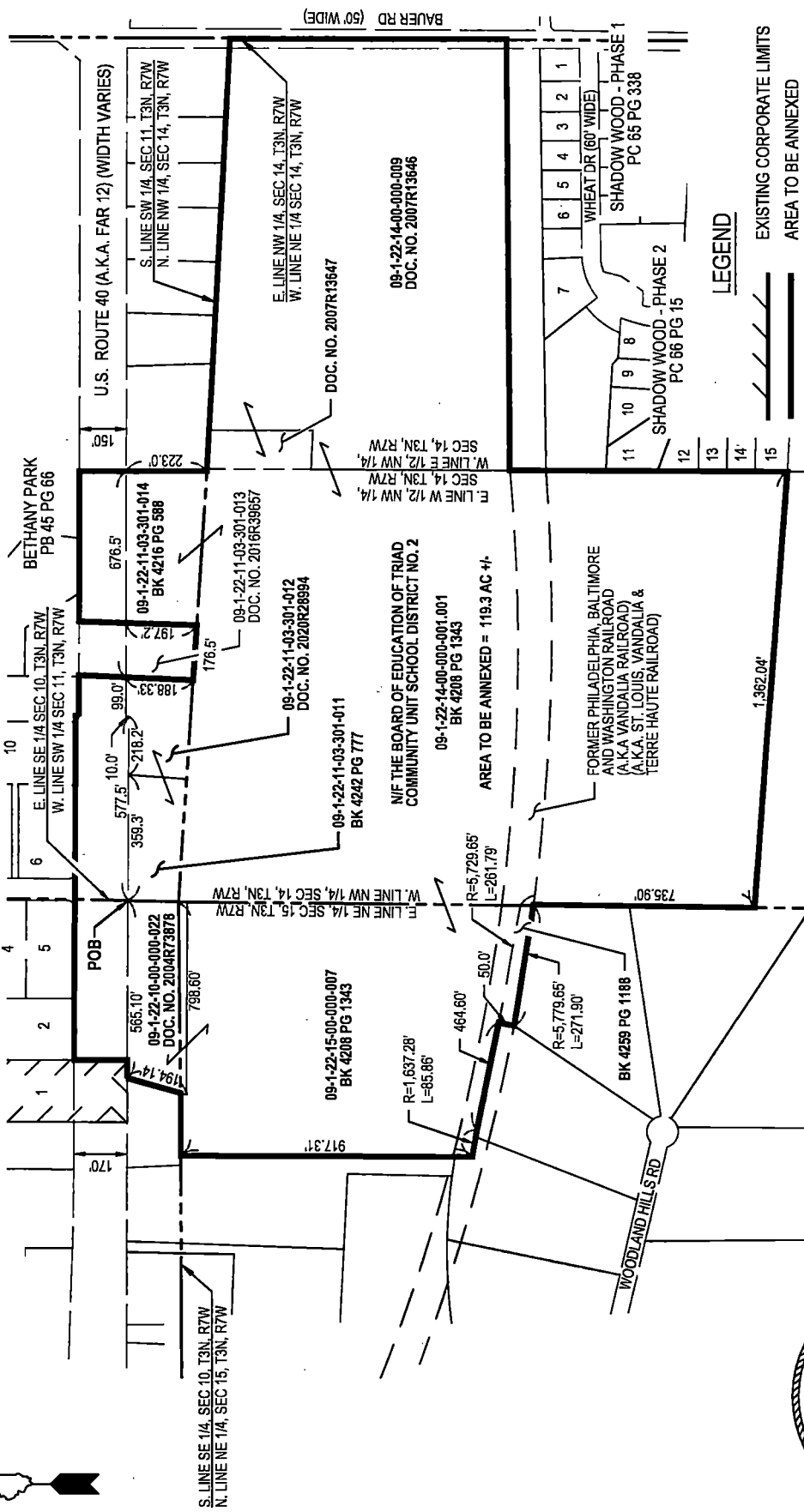
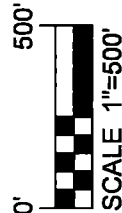
EXCEPTING THEREFROM a tract of land containing one acre in the Northwest corner of the Northeast Quarter of the Northwest Quarter of Section 14 Township 3 North, Range 7 West of the Third Principal Meridian, being 8 rods East and West and 20 rods North and South in said corner, conveyed by Rachel C. Hagler to John L. Hagler by Warranty deed dated August 1, 1882 and rerecorded September 1, 1882 in Book 155 page 291 of the Recorder's Office of Madison County, Illinois.

Further described as follows:

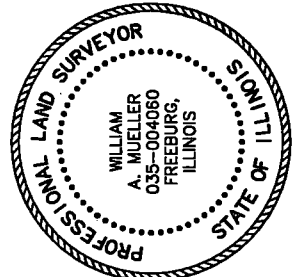
Beginning at the point of intersection of the south right of way line of Federal Aid Route No. 12 (also known as U.S. Route No. 40) with the west line of the Southwest Quarter of Section 11; thence easterly on said south right of way line, 577.5 feet to the westerly line of a tract of land described in the deed to Jacob L. Wheeler and Brittany N. Zappia, recorded in the Recorder's Office of Madison County, Illinois as Document 2016R39657; thence southerly on said westerly line, 188.33 feet to the southerly line of said Wheeler and Zappia tract; thence easterly on said southerly line, 176.5 feet to the easterly line of said Wheeler and Zappia tract; thence northerly on said easterly line, 197.2 feet to said south right of way line; thence easterly on said south right of way line to the easterly line of a tract of land described to the

Board of Education of Triad Community Unit School District No. 2, recorded in said Recorder's Office in Book 4216 on Page 588; thence southerly on said easterly line to the north line of the Northwest Quarter of Section 14; thence easterly on said north line to the east line of said Northwest Quarter; thence southerly on said east line to the north right of way line of the former Philadelphia, Baltimore and Washington Railroad (also known as the Vandalia Railroad and the St. Louis, Vandalia and Terre Haute Railroad); thence westerly on said north right of way line to the east line of the West Half of said Northwest Quarter; thence southerly on said east line to the southerly line of a tract of land described in the deed to Triad Community Unit School District No. 2, recorded in said Recorder's Office in Book 4208 on Page 1343; thence westerly on said southerly line to the west line of said Northwest Quarter; thence northerly on said west line to the southerly right of way line of said former railroad; thence westerly 271.90 feet on said southerly right of way line, being a curve to the right having a radius of 5,779.65 feet, to the westerly line of a tract of land described in the deed to the Board of Education of Triad Community Unit School District No. 2, recorded in said Recorder's Office in Book 4259 on Page 1188; thence northerly on said westerly line 50.0 feet to the centerline of said former railroad; thence westerly on said centerline 464.60 feet; thence westerly 85.86 feet continuing on said centerline, being a curve to the right having a radius of 1,637.28 feet, to the westerly line of said Triad Community Unit School District No. 2 tract, recorded in Book 4208 on Page 1343; thence northerly on said westerly line, 917.31 feet to the north line of the Northeast Quarter of Section 15; thence easterly on said north line to the westerly line of a tract of land described to the Board of Education of Triad Community Unit School District #2, recorded in said Recorder's Office as Document 2004R73878; thence northeasterly on said westerly line to said south right of way line of Federal Aid Route No. 12; thence easterly on said south right of way line, 565.10 feet to the Point of Beginning.

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2023-41  
BEING PART OF THE SOUTHEAST QUARTER OF SECTION 10, THE SOUTHWEST QUARTER OF SECTION 11, THE  
NORTHWEST QUARTER OF SECTION 14, AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 3 NORTH,  
RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



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



*William A. Mueller* 7/14/2023  
WILLIAM A. MUELLER  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-004060  
EXPIRES 11-30-2024



ANNEXATION PLAT  
TRIAD HIGH SCHOOL  
CITY OF TROY, IL

PROJECT NO.:	15062.002
DATE:	07/14/2023
REVISION:	

EXHIBIT: **B**