



DocId:18772527
Tx:4653731

Return to:

As placed by
City Clerk

116 E. Market Street
Troy, Illinois
62294

2025R11921
STATE OF ILLINOIS
MADISON COUNTY
05/05/2025 09:45 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 12



CT4 50th

Ordinance No. 2025 - 13

AN ORDINANCE Annexing and Zoning Certain Territory
To and In the City of Troy, Madison County, Illinois
(Namely, 309 Arrowhead Drive
Owned by Michael Sheppard)

WHEREAS, Michael Sheppard, petitioner/owner of certain territory also known as 309 Arrowhead Drive (parcel numbers 09-2-22-09-16-402-016 and 09-2-22-09-16-402-016.001) 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 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; 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, MADISON COUNTY, AND ILLINOIS AS FOLLOWS:

SECTION 1: That the following territory also known as 309 Arrowhead 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.

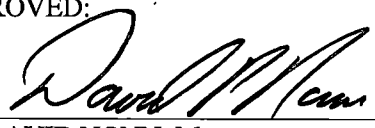
SECTION 5: All ordinances or parts of ordinances in conflict herewith are hereby repealed.

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 18th day of February, 2025.

Aldermen:

Dan Dawson	<u>✓</u>	Sam Italiano	<u>✓</u>	Ayes:	<u>6</u>
Tim Flint	<u>ABSENT</u>	Debbie Knoll	<u>ABSENT</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>✓</u>	Tony Manley	<u>✓</u>	Absent:	<u>2</u>
Nathan Henderson	<u>✓</u>	Troy Turner	<u>✓</u>	Abstain:	<u>0</u>

APPROVED:
 By: 
 DAVID NONN, Mayor
 City of Troy, Illinois

(SEAL)

MAPS & PLATS

Survey Required
 For Recording
 Initials AE
 Date 4/15/2025

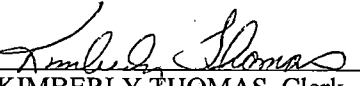
ATTEST:
 By: 
 KIMBERLY THOMAS, Clerk
 City of Troy, Illinois

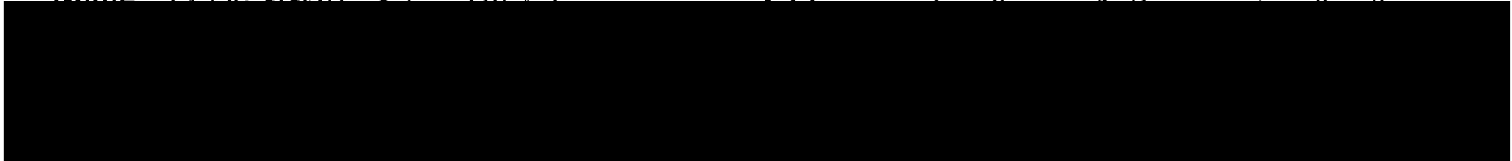


EXHIBIT B
PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Michael Sheppard



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...
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)

Signature of Owner

Printed Name of Owner Michael Sheppard

Signature of Co-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
) that Michael Sheppard personally known to me to be the same person(s)
County of Madison) 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 29 day of October, 2024

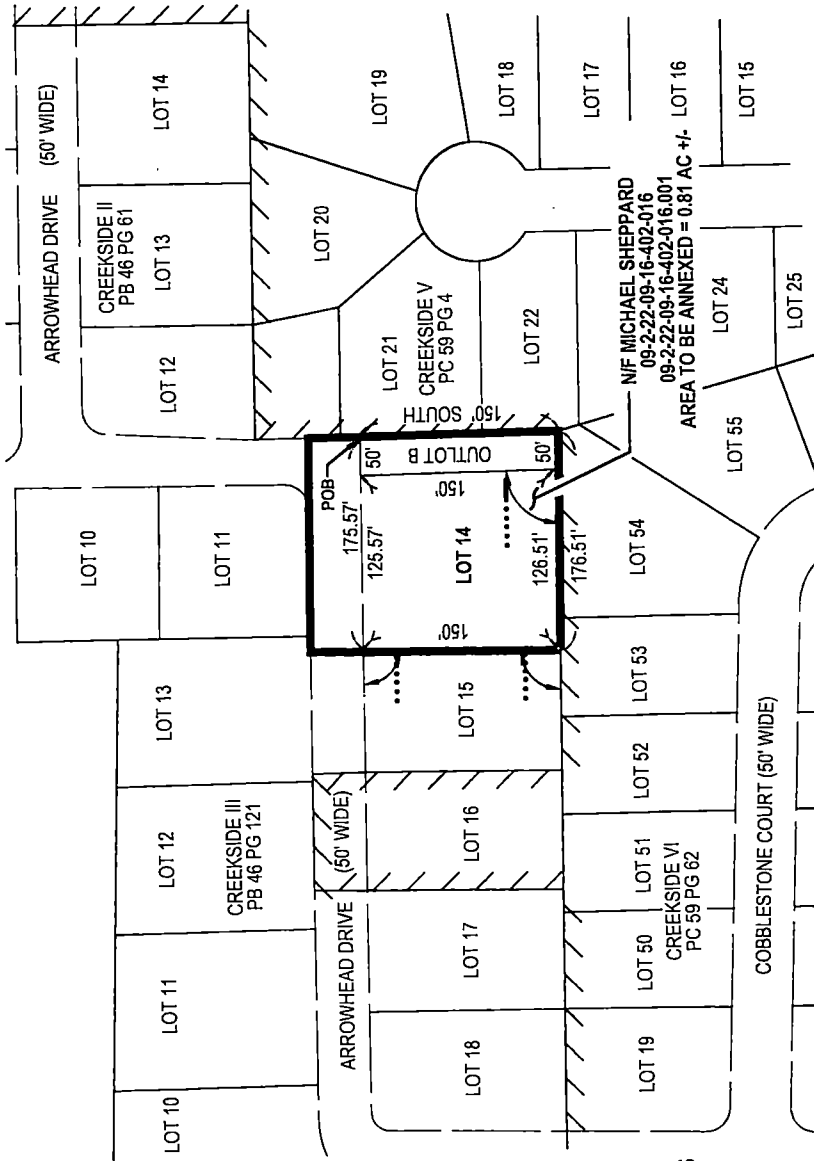
Notary Seal



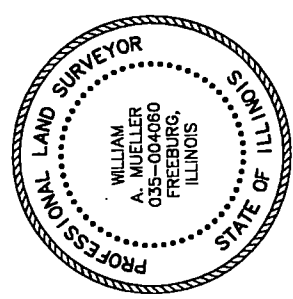
Signature of Notary Public Heather A. Kluter

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2025-13
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9, 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 2/4/2025
 WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2026

OATES
ASSOCIATES

ANNEXATION PLAT
 309 ARROWHEAD DRIVE
 CITY OF TROY, IL

PROJECT NO.:
15062.002

DATE:
01/20/2025

REVISION:
A

EXHIBIT A (CONT.)

Annexation Legal Description

Owner: Michael Sheppard

Parcel: 09-2-22-09-16-402-016 & 09-2-22-09-16-402-016.001

Parcel 1:

Lot 14 of "CREEKSIDE III"; reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Book of Plats "46" on Page 121.

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

Situated in the county of Madison and the State of Illinois.

Parcel 2:

Outlot B of "CREEKSIDE III"; reference being had to the plat thereof recorded in the Recorder's Office of Madison County, Illinois in Book of Plats "46" on Page 121.

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

Situated in the county of Madison and the State of Illinois.

Further described as follows:

Beginning at the northeast corner of said Outlot B; thence southerly on the east line of said Outlot B, a distance of 150 feet to the south line of said Outlot B; thence westerly on said south line and the south line of said Lot 14, a distance of 176.51 feet to the west line of said Lot 14; thence northerly on said west line, 150 feet to the north line of said Lot 14; thence easterly on said north line and the north line of said Outlot B, 175.57 feet to the Point of Beginning.

Town & Country Title, Co.
2454047

RECORDED AT THE REQUEST OF
AND MAIL TAX BILL TO:

Michael Sheppard
309 Arrowhead Drive
Troy, Illinois 62294

AND WHEN RECORDED MAIL TO:

Michael Sheppard
309 Arrowhead Drive
Troy, Illinois 62294

PERMANENT PARCEL NUMBERS:

09-2-22-09-16-402-016
09-2-22-09-16-402-016.001

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

GENERAL WARRANTY DEED

This Deed Witnesseth, that on this 27th day of September, 2024, Steven Reynolds, a single person and not a party to a civil union, of the City of Troy, State of Illinois, GRANTOR, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and in hand paid, does by these presents GRANT, BARGAIN, WARRANT and SELL, CONVEY AND CONFIRM unto Michael Sheppard, a married person, as sole owner, GRANTEE, their heirs, successors and assigns, the following described real estate situated in the County of Madison, State of Illinois, to wit:

See Attached Exhibit A

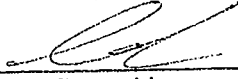
Permanent Parcel Numbers: 09-2-22-09-16-402-016 and 09-2-22-09-16-402-016.001

Property Address: 309 Arrowhead Drive, Troy, Illinois 62294

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

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto the said Grantee and to the heirs, successors and assigns of such Grantee forever. The said Grantor hereby covenanting that said Grantor, and the heirs and personal representatives of said Grantor, shall and will Warrant and Defend the title to the premises unto the said Grantee, and to the heirs, successors and assigns of such Grantee forever, against the lawful claim of all person whomsoever, excepting, however, the prorated general taxes for the calendar year 2024 and thereafter, and special taxes becoming a lien after the date of this deed.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand the day and year first above written.

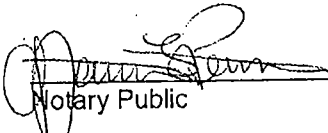


Steven Reynolds

STATE OF ILLINOIS)
) SS
COUNTY OF ST. CLAIR)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Steven Reynolds**, 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 the said instrument, as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 27th day of September, 2024.



Notary Public

My commission expires: _____

Deed Prepared By:
Van-Lear P. Eckert, Attorney at Law
103 West Main Street
Belleville, IL 62220



EXHIBIT A

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Parcel 2:

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

Situated in the County of Madison and the State of Illinois.



*PETITION FOR THE ANNEXATION
OF 309 ARROWHEAD 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 **309 Arrowhead Drive, Troy, Madison County, Illinois.**

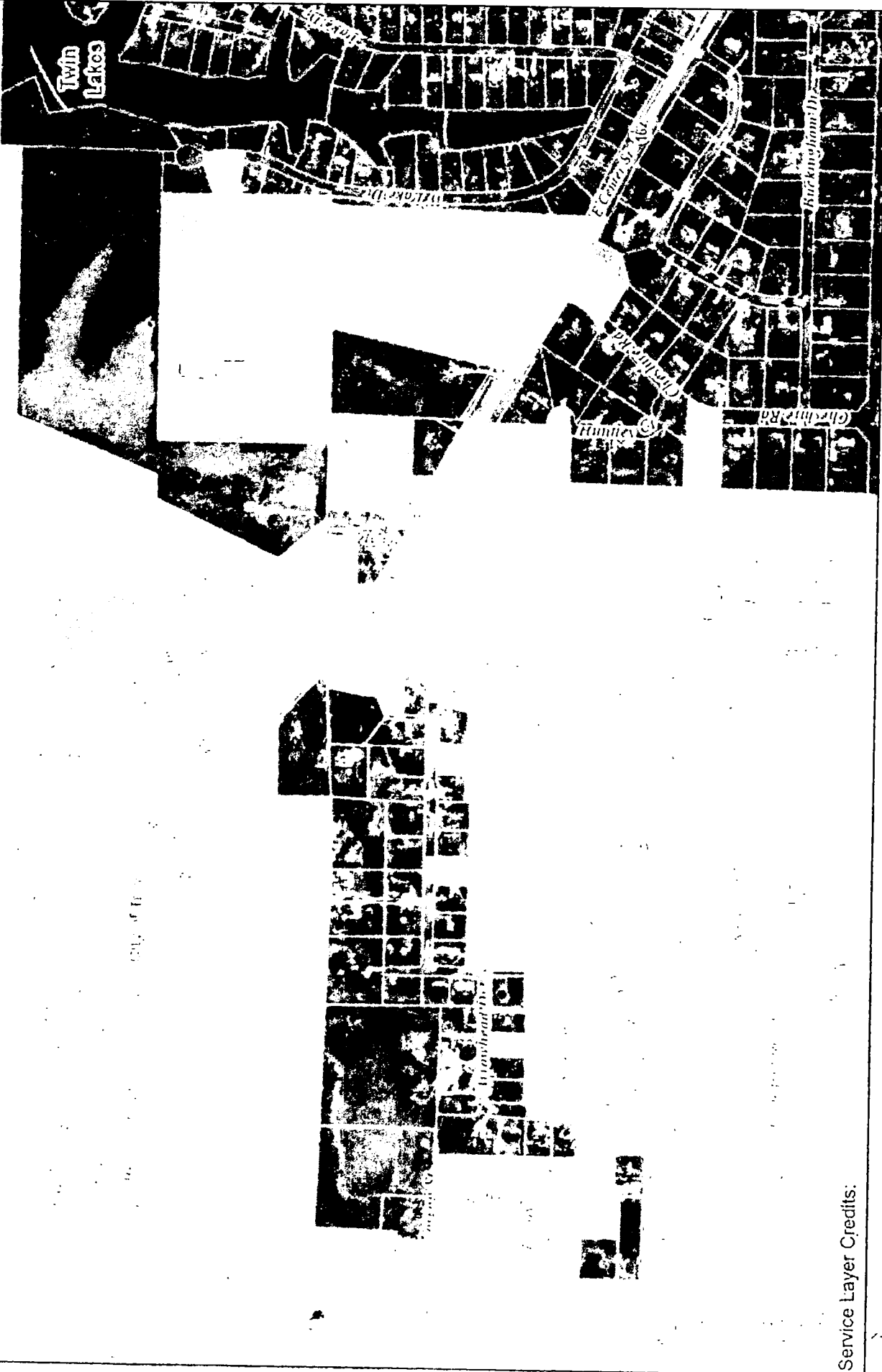
An ordinance to annex this property with **parcel ID #09-2-22-09-16-402-016 and #09-2-22-09-16-402-016.001** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Tuesday, February 18, 2025, at 6:30 p.m. in the City Council 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: 01/24/25

Linda Taake,
Building & Zoning
Administrative Coordinator

309 Arrowhead Drive



Service Layer Credits:



Doc: 2025R11921
Pg: 10 of 12

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 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 2025- 13 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (309 Arrowhead Drive) owned by Michael Sheppard** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 18th day of February 2025:

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

Allen Adomite
Jarvis Township Supervisor
500 Lakewood Drive
Troy, Illinois 62294

Ryan Cunningham
Troy Fire Protection District
112 Reagan Dr.
Troy, Illinois 62294

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

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

Michael Cushing
Troy Fire Protection District
27 Stonebrooke
Troy, Illinois 62294

Katie Devany
Tri-Township Library
1 Autumn Oaks
Troy, Illinois 62294

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

Fred Patterson
Troy Fire Protection District
127 Pebblebrooke
Troy, Illinois 62294

Dawn Henry
Tri-Township Library
256 Fairington Drive
Troy, Illinois 62294

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

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

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

Kirk Brown
IDOT District #8
1102 Eastport Plaza Drive
Collinsville, IL 62234

Liz Compton
Tri-Township Library
10 Autumn Oaks
Troy, Illinois 62294

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

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

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

Nathan Hovatter
Jarvis Township
409 Avalon
Troy, Illinois 62294

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

Monica Hartlein
Jarvis Township
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

1-24-25
Date

SUBSCRIBED and SWORN to before me this 27TH day of January, 2025.

Notary Seal:



Linda Taake
Notary Signature

I, Linda Taake, an employee of the City of Troy, Illinois Building & Zoning Department, am a current board member of the Tri-Township Library and have received the above referenced notice.

Linda Taake
Linda Taake City of Troy

I, Rob Hancock, an employee of the City of Troy, Illinois Public Works Department, am a current board member of the Troy Fire Protection District and have received the above referenced notice.

Rob Hancock
Rob Hancock City of Troy

END OF DOCUMENT