



DocId:6972528
Tx:4653731

Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2025R11922
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: 13



CTY 5000

Ordinance No. 2025 - 14

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

(Namely, 709 Huntley Court
Owned by
Coty & Mandy McCuddin)

WHEREAS, Coty & Mandy McCuddin, petitioners/owners of certain territory also known as 709 Huntley Court (parcel number 09-2-22-10-03-301-051) 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; 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 709 Huntley Court, 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
DAVID NONN, Mayor
City of Troy, Illinois

(SEAL)

ATTEST:

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

MAPS & PLATS

Survey Required
For Recording

Initials AE

Date 5/27/2025 DO9 2025R11922 Pg 2 of 13



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name COTY MCCUDDIN Address 709 HUNTLEY CT, TROY, IL

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)

[Signature]
Signature of Owner
COTY MCCUDDIN
Printed Name of Owner

[Signature]
Signature of Co-Owner
Mandy J. McCuddin
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 Coty + Mandy McCuddin 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 110 day of January, 2025

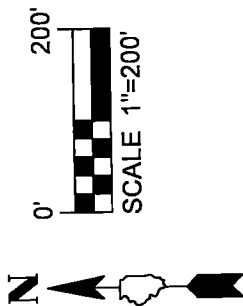
Notary Seal



[Signature]
Notary Public

EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. 2025-14
 BEING PART OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 7 WEST
 OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS



LINE TABLE

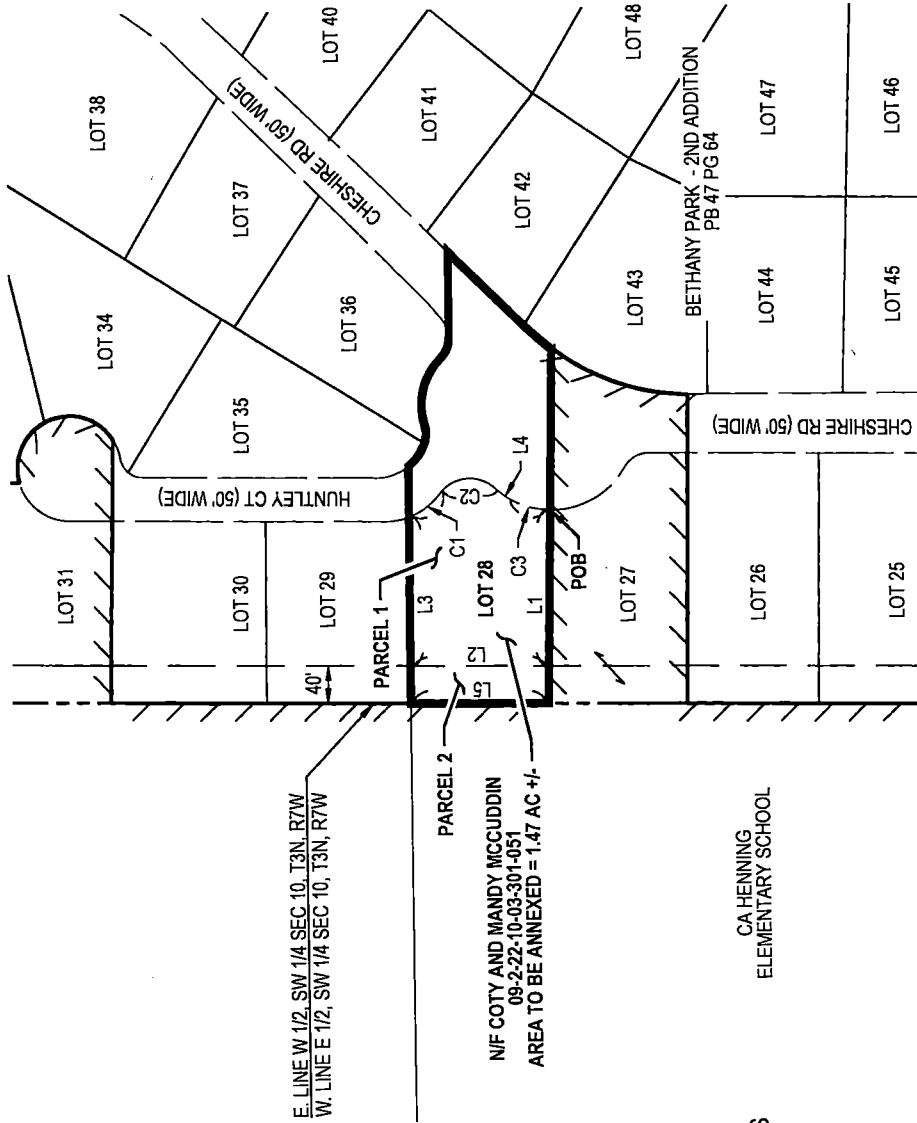
LINE	BEARING	DISTANCE
L1	174.85'
L2	160.80'
L3	168.58'
L4	41.93'
L5	160.80'

CURVE TABLE

CURVE	RADIUS	CHORD BEAR.	CHORD DIST
C1	115.00'	49.99'
C2	30.00'	38.82'
C3	75.00'	46.97'

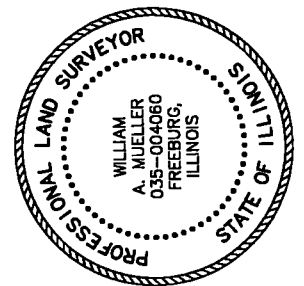
LEGEND

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



WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAN 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
 709 HUNTLEY COURT
 CITY OF TROY, IL

EXHIBIT:
A

PROJECT NO.:
15062.002

DATE:
01/20/2025

REVISION:
.....

EXHIBIT A (CONT.)

Annexation Legal Description
Owner: Coty and Mandy McCuddin
Parcel: 09-2-22-10-03-301-051

Parcel 1:

Lot 28 in Bethany Park Second Addition, a subdivision according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Parcel 2:

That portion of a strip of land of 40 feet of even width lying East of and adjacent to the Half Quarter Section line (of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian), extending from the Northern right of way line of U.S. Route 40 Northerly to the Troy and Highland Road, which is immediately adjacent to Lot 28 in Bethany Park Second Addition, a subdivision according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Further described as follows:

Beginning at the southeast corner of said Lot 28; thence on an assumed bearing of South 84 degrees 02 minutes 06 seconds West on the south line of said Lot 28 and its westerly extension, a distance of 211.35 feet to the west line of the East Half of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian; thence North 05 degrees 57 minutes 54 seconds West on said west line, 160.00 feet to the westerly extension of the north line of said Lot 28; thence North 84 degrees 02 minutes 06 seconds East on said north line and its westerly extension, 208.58 feet to the easterly line of said Lot 28; thence southerly on said easterly line, being a curve to the left having a radius of 115.00 feet, the chord of said curve bears South 42 degrees 04 minutes 56 seconds East, 49.99 feet; thence southerly continuing on said easterly line, being a curve to the right having a radius of 30.00 feet, the chord of said curve bears South 14 degrees 19 minutes 04 seconds East, 38.82 feet; thence South 26 degrees 00 minute 00 second continuing on said easterly line, 41.93 feet; thence southerly continuing on said easterly line, being a curve to the left having a radius of 75.00 feet, the chord of said curve bears South 07 degree 45 minutes 04 seconds West, 46.97 feet to the Point of Beginning.



DocId:6940814
Tx:4634479

10F2

Abstracts and Titles
205 N. Second Street
Edwardsville, IL 62025
144502

2024R26749
STATE OF ILLINOIS
MADISON COUNTY
09/30/2024 09:24 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 180.00
ST STAMP FEE: 360.00
RMSFS FEE: 18.00
OF PAGES: 4

WARRANTY DEED
144502

709 AV

THIS INDENTURE WITNESSETH, that the Grantor, DANIEL P. BURK, of the County of MADISON and State of ILLINOIS, for and in consideration of the sum of One Dollar and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEYS and WARRANTS to COTY MCCUDDIN AND MANDY MCCUDDIN,

whose address is: *709 Huntley Court
Troy, IL 62294*

not as tenants in common, but as JOINT TENANTS, the following described real estate, to-wit:

See attached Exhibit "A".

Commonly known as: 709 Huntley Court, Troy, IL 62294

Permanent Parcel No. 09-2-22-10-03-301-051

SUBJECT TO THE EASEMENTS, COVENANTS AND RESTRICTIONS OF RECORD.

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

Dated this 20th day of September, 2024.

Daniel P. Burk
DANIEL P. BURK

STATE OF ILLINOIS)
) SS
COUNTY OF MADISON)

I, the undersigned, a Notary Public in and for said county and State aforesaid, DO HEREBY CERTIFY THAT DANIEL P. BURK, personally known to me to the same person whose name is subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and Notarial Seal this 20th day of September, 2024.



S. M. Stolte
Notary Public

Return Document to:

Coty & Mandy McCuddin
709 Huntley Court
Troy IL 62294

Future Taxes To Grantee's Address:

Coty & Mandy McCuddin
709 Huntley Court
Troy IL 62294

This Instrument Prepared By:
David M. Fahrenkamp, Attorney at Law
Attorney Registration # 03122820
205 N. Second Street, Suite 103
Edwardsville, Illinois 62025
618/656-4226

This instrument was prepared without advice or counsel by David M. Fahrenkamp. This instrument prepared without title opinion, title examination and without guarantee of description by the preparing attorney. The preparer assumes no responsibility for merchantability of title.

EXHIBIT A

144502

Parcel 1:

Lot 28 in Bethany Park Second Addition, a subdivision according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Parcel 2:

That portion of a strip of land of 40 feet of even width lying East of and adjacent to the Half Quarter Section line (of the Southwest Quarter of Section 10, Township 3 North, Range 7 West of the Third Principal Meridian), extending from the Northern right of way line of U.S. Route 40 Northerly to the Troy and Highland Road, which is immediately adjacent to Lot 28 in Bethany Park Second Addition, a subdivision according to the plat thereof recorded in Plat Book 47 Page 64, (except coal and other mineral rights conveyed, excepted or reserved in prior conveyances) in Madison County, Illinois.

Commonly known as: 709 Huntley Court, Troy, IL 62294



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.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 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.

___ 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.

___ 3. A sale or exchange of land between owners of adjoining and contiguous land.

___ 7. A conveyance made to correct a description in prior conveyance.

___ 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.

___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.

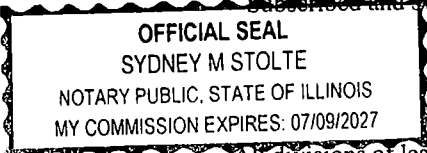
___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Daniel P Burk SIGNATURE: [Signature] DATE: 9-20, 2024
(Please Print)

Subscribed and sworn to before me this 20th day of Sept, 2024



[Signature]
Notary Public

All divisions of 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*

END OF DOCUMENT

(Revised 8/11)



*PETITION FOR THE ANNEXATION
OF 709 HUNTLEY COURT
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 **709 Huntley Court, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID #09-2-22-10-03-301-051** 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.

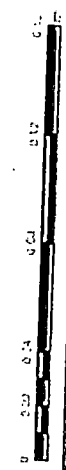
Dated: 01/24/25

Linda Taake,
Building & Zoning
Administrative Coordinator

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

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

709 Huntley Court



Service Layer Credits:



Copyright: MassGIS, Copyright: G

Call: 1-214-213-1111
Fax: 1-214-213-1111

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- 14** **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (709 Huntley Drive) owned by Coty and Mandy McCuddin** 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