



DocId:9042180

Tx:4696090

Return to:

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

2026R21665
STATE OF ILLINOIS
MADISON COUNTY
07/28/2026 10:53 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15

**CITY OF TROY
ORDINANCE 2026 – 43**

CTY 55

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A
WATER SERVICE AND PRE-ANNEXATION AGREEMENT
(1352 Springvalley Road)**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 6th DAY OF JULY, 2026**

ORDINANCE NO. 2026-43

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A WATER SERVICE
AND PRE-ANNEXATION AGREEMENT
(1352 Springvalley Road, Troy, IL)**

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 KATLYN E RARICK / KATLYN E RARICK-THOMPSON & BRYCE C THOMPSON (PT W PT NW SW) PPID 09-1-22-16-00-000-010.004), and commonly known as 1352 Springvalley Road, 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 6th day of July, 2026, 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 6th day of July, 2026 by at least a vote of two-thirds of the corporate authorities of the City of Troy, Illinois.

Aldermen Vote:

Dan Dawson	<u>✓</u>
Tim Flint	<u>✓</u>
Elizabeth Hellrung	<u>✓</u>
Nathan Henderson	<u>ABSENT</u>

Sam Italiano	<u>✓</u>
Debbie Knoll	<u>✓</u>
Tony Manley	<u>✓</u>
Troy Turner	<u>✓</u>

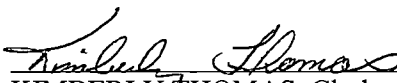
Ayes:	<u>7</u>
Nays:	<u>0</u>
Absent:	<u>1</u>
Abstain:	<u>0</u>

APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois



CITY OF TROY, ILLINOIS
AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

Property Address: 1352 Springvalley Rd

Resident: Bryce C Thompson

Resident: Katlyn E Barick-Thompson

ion,
ers".

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 6TH day of JULY, 2026, 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 6TH day of JULY, 2026, the corporate authorities of the City did by vote of 7 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 attorneys 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 supercede 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.

Katlyn E. Rarick-Thompson
Owner Signature Katlyn E Rarick-Thompson
Printed Name 09/09/2025
Date Signed

Bryce C Thompson
Owner Signature Bryce C Thompson
Printed Name 09/09/2025
Date Signed

DATED this 11th ^{KAT} day of September ^{KAT}, 2025 ^{KAT}

CITY OF TROY, ILLINOIS:

David M. Mon
Mayor, City of Troy

Kimberly Thomas
City Clerk, City of Troy



AGREEMENT FOR WATER SERVICE AND PRE-ANNEXATION

Property Address: 1352 Springvalley Rd

1. Agreement to Conduct Transaction Electronically

I, the undersigned Applicant, hereby acknowledge and agree that I consent to conduct this transaction, including the execution of the Pre-Annexation Agreement and any related documents, by electronic means.

2. Electronic Signatures and Records

I understand and agree that:

My electronic signature shall be deemed the legal equivalent of my handwritten signature.

Electronic records and electronic signatures are valid and enforceable under the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.). Any document signed electronically by me shall be binding to the same extent as if signed in ink.

3. Consent to Electronic Delivery

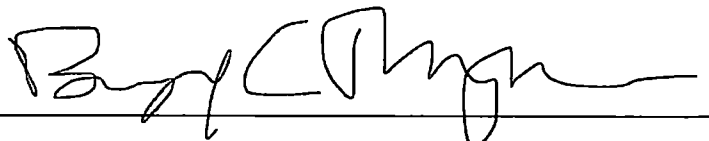
I consent to receive documents, disclosures, and communications related to this transaction in electronic form.

4. Retention of Copies

I understand that I may request a paper copy of any electronically signed document, and that I should retain a copy of electronically signed documents for my records.

Applicant Signature

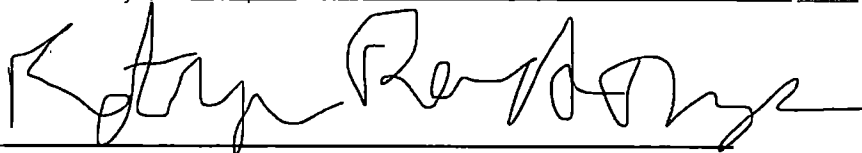
**Resident's
Electronic
Signature:**



Printed Name: Bryce C Thompson

Date: 03/03/2026

**Resident's
Electronic
Signature:**



Printed Name: Katlyn Barick-Thompson

Date: 03/03/2026

Email Address

Used for

Electronic Signature(s): Thompson.bryce0105@gmail.com

Pursuant to the Uniform Electronic Transactions Act (815 ILCS 333/1 et seq.)



DocId:8754184

Tx:4642364

2024R35898
STATE OF ILLINOIS
MADISON COUNTY
12/26/2024 11:45 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE: 18.00
OF PAGES: 6

AFTER RECORDING THIS DOCUMENT

RETURN TO:

Madison County Title II, LLC
120 North Main Street
Edwardsville IL 62025

70CK2231

Grantor: Phillip J. Rarick III, Trustee of the
Katlyn E. Rarick Trust

Grantee: Katlyn E. Rarick

DOCUMENT PREPARED BY:
Flanigan Law Office Ltd.
120 North Main Street
Edwardsville IL 62025

Type of Document:
Trustee's Deed

This document is being re-recorded to correct the Legal Description

"Exempt under provisions of
Paragraph D, Section 31-45
of the Real Estate Transfer Tax Law
(35ILCS 200/31-45)"

DR



DocId:38949510

Tx:4639529

2024R32707

STATE OF ILLINOIS

MADISON COUNTY

11/25/2024 11:47 AM

LINDA A. ANDREAS

CLERK & RECORDER

REC FEE: 52.00

CO STAMP FEE:

ST STAMP FEE:

RHSPS FEE: 18.00

OF PAGES: 4

RM to:
Madison County Title and Escrow LLC
120 North Main St., Ste. 2
Edwardsville, IL 62025

MCTC 24-C-97

TRUSTEE'S DEED

THIS INDENTURE, made this 21 day of October, 2024 between

PHILLIP J. RARICK III,

BDT # 2189

Not individually but as Trustee of the Katlyn E. Rarick Trust dated November 3, 2005 and amended on May 20, 2009 and amended on September 14, 2009

Grantor, and

KATLYN E. RARICK,

Grantee,

WITNESSETH, that Grantor in consideration of the sum of Ten Dollars, and other good and valuable consideration in hand paid, does hereby grant, sell and convey unto said Grantees, the following described real estate, situated in the County of Madison, State of Illinois, to-wit:

SEE ATTACHED EXHIBIT A

Permanent Parcel No. : 09-1-22-16-00-000-010.004

SUBJECT TO COVENANTS, RESTRICTIONS AND EASEMENTS OF RECORD.

Together with the hereditaments, tenements, and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said Grantee, her heirs and assigns forever.

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreements mentioned above. This deed is made subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money, and remaining unreleased at the date of the delivery hereof and all unpaid taxes and special assessments now, or hereafter to be made, a charge or lien against said premises.

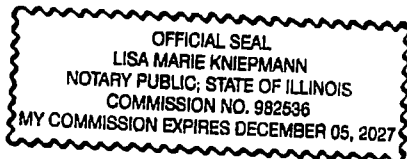
IN WITNESS WHEREOF, said Grantor, as Trustee, has hereunto set his hand and seal the day and year first above written.

Phillip J. Rarick III TTE
Phillip J. Rarick III, not individually but as
Trustee Aforesaid

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 Phillip J. Rarick, as Trustee of the Katlyn E. Rarick Trust dated November 3, 2005 and amended on May 20, 2009 and amended on September 14, 2009, personally known to me to be the same person whose name is subscribed to the foregoing instrument, as having executed same, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and that of the aforementioned Trust for the uses and purposes therein set forth.

Given under my hand and seal this 21 day of October 2024.



Lisa Marie Kniepmann
Notary Public

Future Taxes and Return To:

Katlyn Rarick
38 Stonebrooke
Troy, IL 62294

Prepared **WITHOUT TITLE INSURANCE OR**
EXAMINATION OF TITLE by:
Flanigan Law Office, Ltd.
120 N. Main Street, Suite 2
Edwardsville, IL 62025

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45 OF THE REAL ESTATE TRANSFER TAX LAW (35 ILCS 200/31-45). ✓

10/21/24
DATE

Phillip J. Rarick III TTE
BUYER, SELLER OR REPRESENTATIVE

EXHIBIT A

Part of the West Half of Section 16, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at an iron rod at the Northwest corner of the Southwest Quarter of Section 16; thence South 1 degree 52 minutes 04 seconds East along the West line of the Southwest Quarter of Section 16 a distance of 284.66 feet to the point of beginning of the tract herein described; thence South 88 degrees 21 minutes 19 seconds East 309.58 feet to an iron rod in the South line of a tract conveyed to Philip Rarick, IV by deed recorded in Book 4409 on Page 1063 of the Madison County Records; thence North 84 degrees 01 minute 00 seconds West along the South line of said Tract 311.66 feet to the West line of the Southwest Quarter of Section 16; thence North 1 degree 52 minutes 04 seconds West along said West line 183.78 feet to the point of beginning, containing 1.39 acres as shown by survey by Madison County Surveyors, Inc. during August, 2015 (except the coal and other minerals underlying said premises with the right to mine and remove same), in Madison County, Illinois.

Commonly known as: 1352 Spring Valley Road, Troy, IL 62294

EXHIBIT A

Part of the West Half of Section 16, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more particularly described as follows:

Commencing at an iron rod at the Northwest corner of the Southwest Quarter of Section 16; thence South 1 degree 52 minutes 04 seconds East along the West line of the Southwest Quarter of Section 16 a distance of 284.66 feet to the point of beginning of the tract herein described; thence South 88 degrees 21 minutes 19 seconds East 309.58 feet to an iron rod; thence South 1 degree 47 minutes 45 seconds East 207.39 feet to an iron rod in the South line of a tract conveyed to Philip Rarick, IV by deed recorded in Book 4409 on Page 1063 of the Madison County Records; thence North 84 degrees 01 minute 00 seconds West along the South line of said Tract 311.66 feet to the West line of the Southwest Quarter of Section 16; thence North 1 degree 52 minutes 04 seconds West along said West line 183.78 feet to the point of beginning, containing 1.39 acres as shown by survey by Madison County Surveyors, Inc. during August, 2015 (except the coal and other minerals underlying said premises with the right to mine and remove same), in Madison County, Illinois.

Commonly known as: 1352 Spring Valley Road, 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.

___ 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 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)

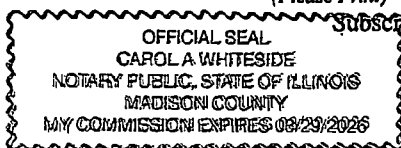
IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

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

NAME AARON J. ANKROM SIGNATURE: [Signature] DATE: Nov. 21, 2021

(Please Print)

Subscribed and sworn to before me this 21 day of November, 2021



Carol A. Whiteside

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

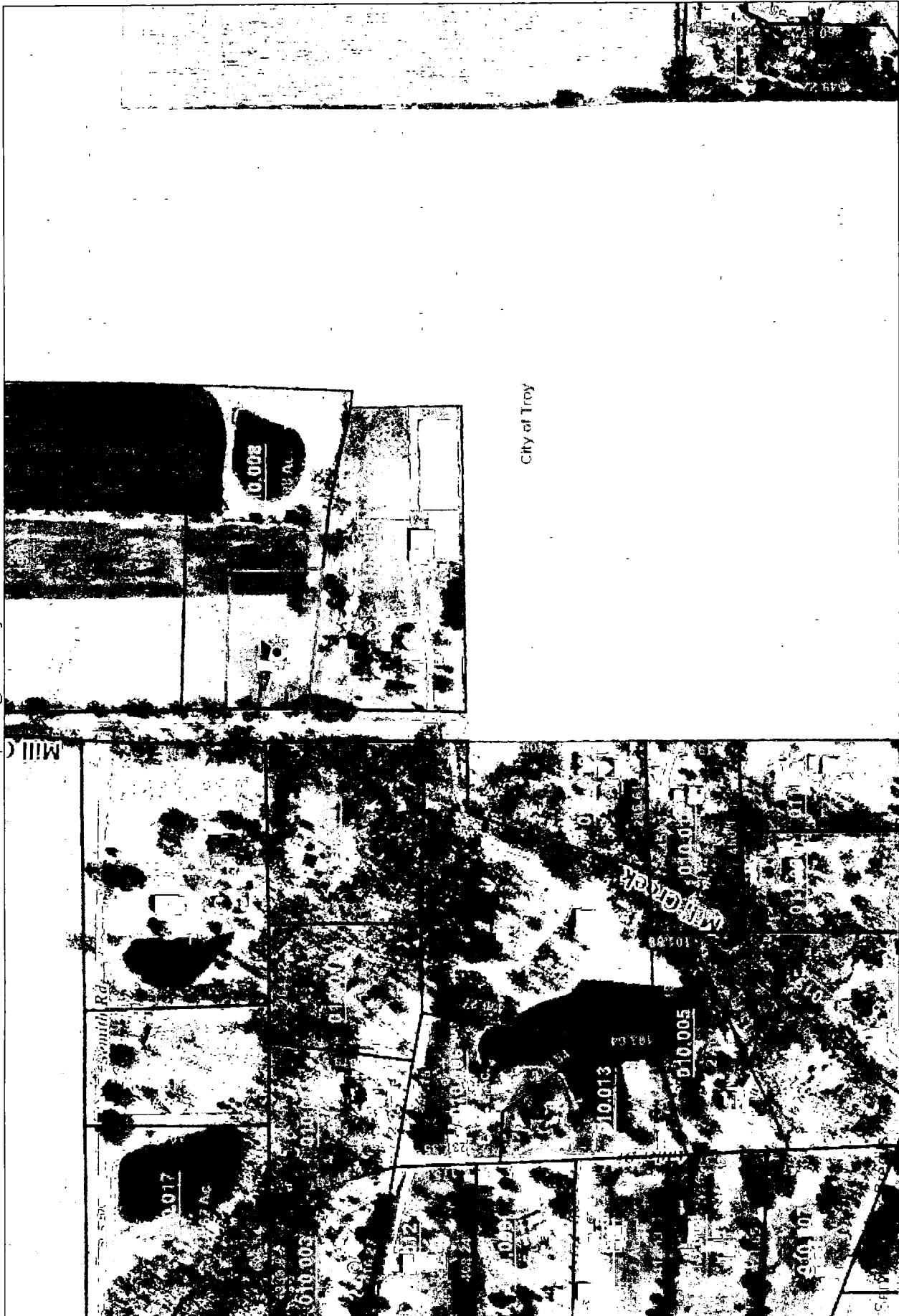
Print Name

Date

END OF DOCUMENT

(Revised 8/11)

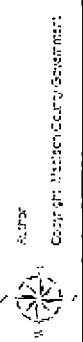
1352 Springvalley Road



City of Troy



2016.03.2028
773 51 51



CERTIFICATE OF PUBLICATION

State of Illinois)
County of Madison)

THIS IS TO CERTIFY, that the notice of which a printed copy is hereto annexed, was published once a week for 1 successive weeks in the TIMES-TRIBUNE, a newspaper of general circulation, published in the City of Highland, in said County and State, by Scott J. Hoskins, its publisher, and that the first insertion was made in the paper published on the 18 day of June, 2026 A.D., and said newspaper was regularly published for six months prior to date of first publication of said notice.

Printer's Fee - \$ 16.00

TIMES-TRIBUNE

By: 

Highland, IL June 18, 2026 A.D.

NOTICE OF PUBLIC HEARING

A Public Hearing will be held
on Monday, July 6, 2026 at

6:21 p.m. (or immediately
following the previous meeting)
at Troy City Hall, 116 E. Market
Street, Troy, IL, to hear the
petition for Water Service and
Pre-Annexation submitted by:
Kathlyn E. Rurick-Thompson
& Bryce C Thompson- 1352
Springvalley Road - Troy, IL
62294 (parcel no 09-1-22-16-
00-000-010.004). At this time,
any proponents/opponents to the
terms of the Water Service and
Pre-annexation Agreement will
be heard.

City Clerk - Kim Thomas

6-18

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Printer's Fee - \$ 16.00

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By: 
Highland, IL June 18, 2026 A.D.

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6:21 p.m. (or immediately following the previous meeting) at Troy City Hall, 116 E. Market Street, Troy, IL, to hear the petition for Water Service and Pre-Annexation submitted by: Katlyn E. Rarick-Thompson & Bryce C Thompson- 1352 Springvalley Road - Troy, IL 62294 (parcel no. 09-1-22-16-00-000-010.004). At this time, any proponents/opponents to the terms of the Water Service and Pre-annexation Agreement will be heard.

City Clerk - Kim Thomas

6-18

END OF DOCUMENT