



DocId:8924875

Tx:4625138

**Prepared by:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

2024R16016  
STATE OF ILLINOIS  
MADISON COUNTY  
06/10/2024 03:01 PM  
LINDA A. ANDREAS  
CLERK & RECORDER  
REC FEE: 50.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSFS FEE:  
# OF PAGES: 14



SD CTY

**Ordinance No. 2024 - 26**

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

(Namely, 704 Cheshire Road  
Owned by  
Gregory Lawrence and Sherrie Lawrence)

**WHEREAS**, Gregory Lawrence and Sherrie Lawrence, petitioners/owners of certain territory also known as 704 Cheshire Road (parcel number 09-2-22-10-03-301-062) 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.

DR

**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 704 Cheshire Road, 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 20<sup>th</sup> day of May, 2024.

Aldermen:

Dan Dawson	_____	Sam Italiano	<u>AYE</u>	Ayes:	<u>7</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>ABSENT</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>

APPROVED:

By: David Nonn  
 DAVID NONN, Mayor  
 City of Troy, Illinois

ATTEST:

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



**MAPS & PLATS**

Survey Required  
 For Recording  
 Initials AE  
 Date 6/7/2024



# PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Gregory & Sherrie Lawrence Address 704 Cheshire Rd, Troy IL

Phone Number 618-304-3106 Email GLSL2nascarcampere@gmail.com

To: Mayor and City Council, City of Troy, Illinois

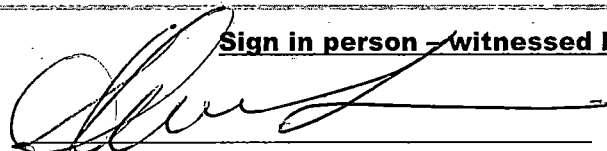
The undersigned Petitioner(s) respectfully represent(s):

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 of Owner

Sherrie Lawrence

Printed Name of Owner



Signature of Co-Owner

GREGORY LAWRENCE

Printed Name of Co-Owner

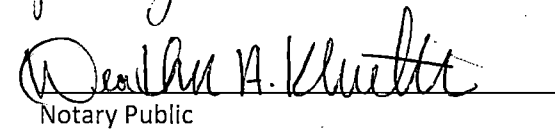
\* \* \* \* \*

State of Illinois ) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify  
 ) that Gregory & Sherrie Lawrence 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 19 day of January, 2024

Notary Seal



  
Notary Public

**OFFICE USE ONLY:**

Date Received: \_\_\_\_\_ at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by \_\_\_\_\_

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

- Map prepared by an Illinois registered land surveyor*
- 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, affidavit or proof of service and the map must be filed with:  Madison County Recorder of Deeds  Madison County Maps & Plats  Madison County Clerk
- Copy of Ordinance sent to owner*

Chg & return to:

MCTC T 46717

WARRANTY DEED

THIS INDENTURE WITNESSETH, That the Grantors

**OWEN A. WHEELER and BARBARA A. WHEELER**

COPY

of the City of Troy in the 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,

CONVEY AND WARRANT to

**GREGORY A. LAWRENCE and SHERRIE L. LAWRENCE**

Husband and wife, not as tenants in common but as joint tenants with full right of survivorship

Grantees, the following described real estate, to-wit:

Lot 39 in Bethany Park Second Addition, a Subdivision according to the Plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 47 Page 64, (Except coal, gas and other mineral rights conveyed, excepted or reserved in prior conveyances), in Madison County, Illinois.

Permanent Parcel: 09-2-22-10-03-301-062

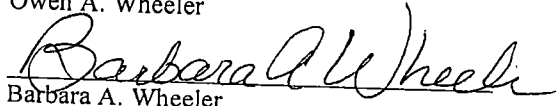
Subject to Covenants, Restrictions and Easements of Record.

situated in Madison County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 22<sup>nd</sup> day of December, 2023.



Owen A. Wheeler

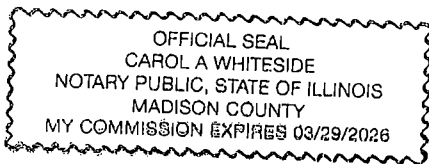


Barbara A. Wheeler

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 Owen A. Wheeler and Barbara A. Wheeler personally known to me to be the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act for the use and purposes therein set forth, including the release and waiver of the right of homestead.*

*Given under my hand and Notarial Seal this 22<sup>nd</sup> day of December, 2023.*



*Carol A. Whiteside*  
\_\_\_\_\_  
Notary Public

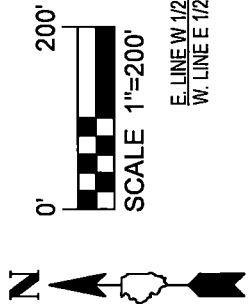
*Future Taxes to:*

*Return this document to:*

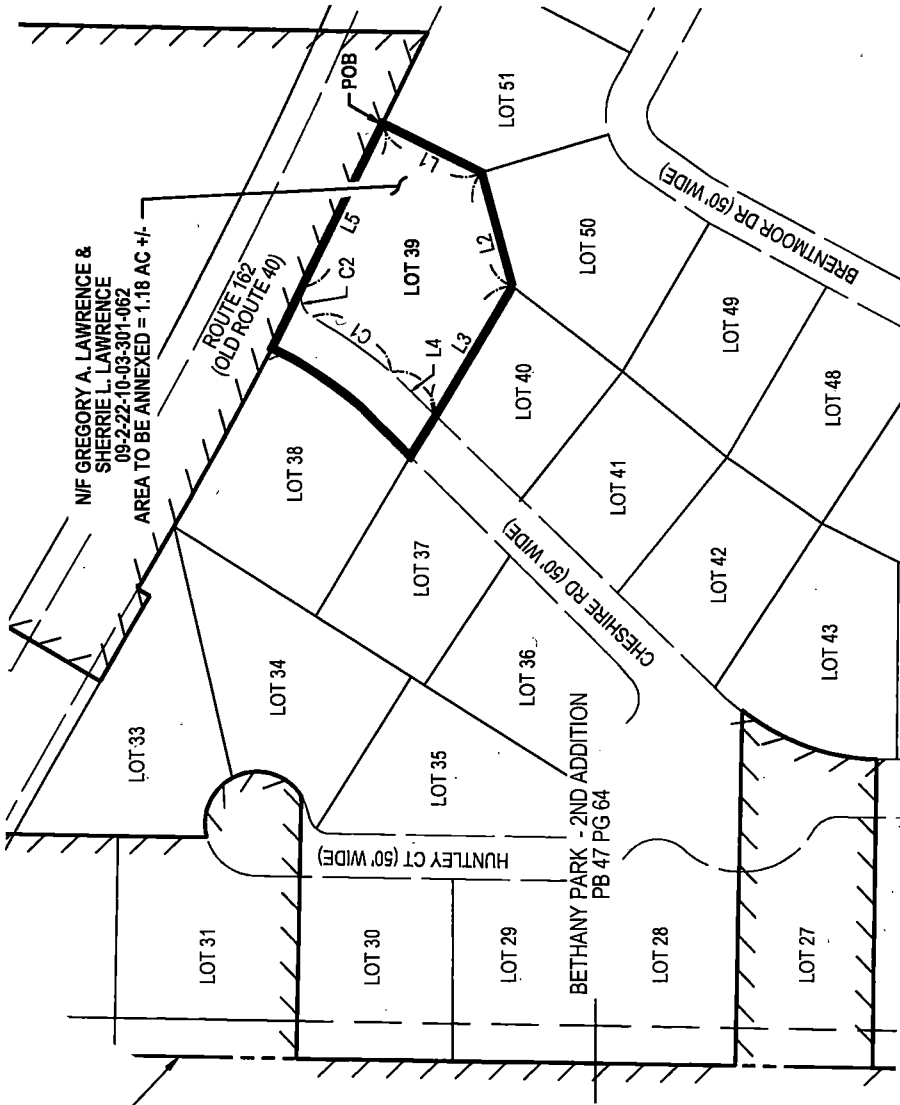
*This document prepared from information supplied by applicant by:  
Flanigan Law Office  
120 N. Main St., Suite 2  
Edwardsville, Illinois 62025  
T46717*

EXHIBIT A

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



E. LINE W 1/2, SW 1/4 SEC 10, T3N, R7W  
W. LINE E 1/2, SW 1/4 SEC 10, T3N, R7W



NIF GREGORY A. LAWRENCE &  
SHERRIE L. LAWRENCE  
09-2-22-10-03-301-062  
AREA TO BE ANNEXED = 1.18 AC +/-

LINE TABLE

LINE	BEARING	DISTANCE
L1	.....	• 119.37 •
L2	.....	• 116.59 •
L3	.....	• 178.88 •
L4	.....	• 54.28 •
L5	.....	• 199.27 •

CURVE TABLE

CURVE	RADIUS	CHORD BEAR.	CHORD DIST
C1	375.00'	.....	• 104.43 •
C2	30.00'	.....	• 42.24 •

- 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* 03/20/2024

WILLIAM A. MUELLER  
ILLINOIS PROFESSIONAL LAND SURVEYOR  
NO. 035-004060  
EXPIRES 11-30-2024



ANNEXATION PLAT  
704 CHESHIRE ROAD  
CITY OF TROY, IL

PROJECT NO.: 15062.002  
DATE: 03/06/2024  
REVISION: 03/20/2024

EXHIBIT: **A**

Annexation Legal Description

Owner: Gregory A. Lawrence & Sherrie L. Lawrence

Parcel: 09-2-22-10-03-301-062

Lot 39 in Bethany Park Second Addition, a subdivision according to the plat thereof recorded in the Recorder's Office of Madison County, Illinois, in Plat Book 47 Page 64.

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

Further described as follows:

Beginning at the northeast corner of said Lot 39; thence on an assumed bearing of South 19 degrees 41 minutes 23 seconds West on the easterly line of said Lot 39, a distance of 119.37 feet to the southeasterly line of said Lot 39; thence South 67 degrees 05 minutes 39 seconds West on said southeasterly line, 113.59 feet to the southwesterly line of said Lot 39; thence North 66 degrees 12 minutes 23 seconds West on said southwesterly line, 173.38 feet to the northwesterly line of said Lot 39; thence North 37 degrees 52 minutes 08 seconds East on said northwesterly line, 54.28 feet; thence northeasterly continuing on said northwesterly line, being a curve to the left having a radius of 375.00 feet, the chord of said curve bears North 29 degrees 51 minutes 54 seconds East, 104.43 feet; thence northeasterly continuing on said northwesterly line, being a curve to the right having a radius of 30.00 feet, the chord of said curve bears North 66 degrees 34 minutes 19 seconds East, 42.21 feet to the northeasterly line of said Lot 39; thence South 69 degrees 30 minutes 49 seconds East on said northeasterly line, 190.27 feet to the Point of Beginning.





*PETITION FOR THE ANNEXATION  
OF 704 CHESHIRE ROAD  
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 **704 Cheshire Road**, Troy, Madison County, Illinois.

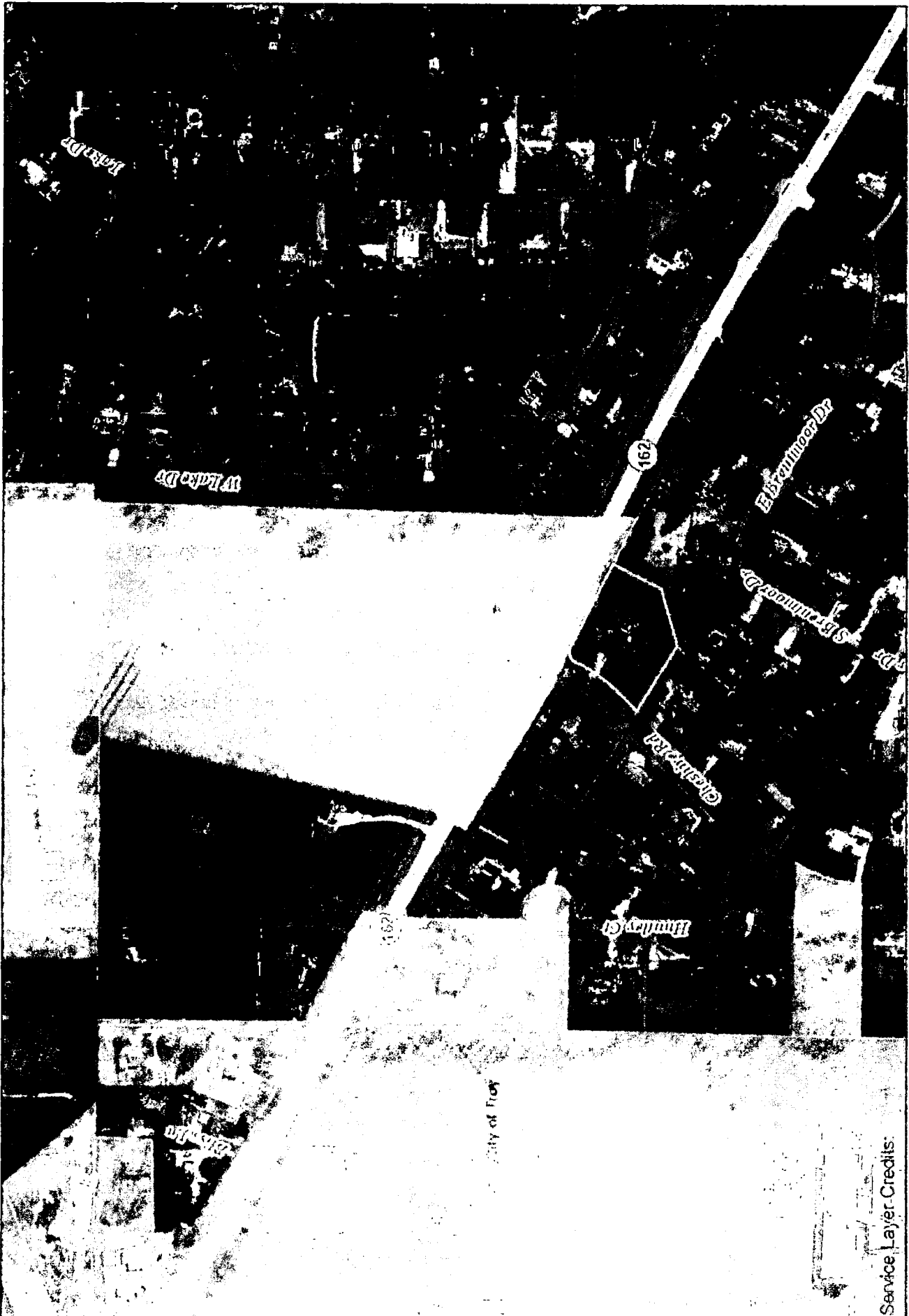
An ordinance to annex this property with **parcel ID # 09-2-22-10-03-301-062** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 20, 2024, at 6:30 p.m. in the City Council Chambers, Troy Municipal Building, 116 E. Market Street, Troy, Illinois 62294.

All interested persons are invited to appear at the time and place listed above.

Dated: 4/15/24

Linda Taake,  
Building & Zoning  
Administrative Coordinator

704 Cheshire Road



Service Layer Credits:

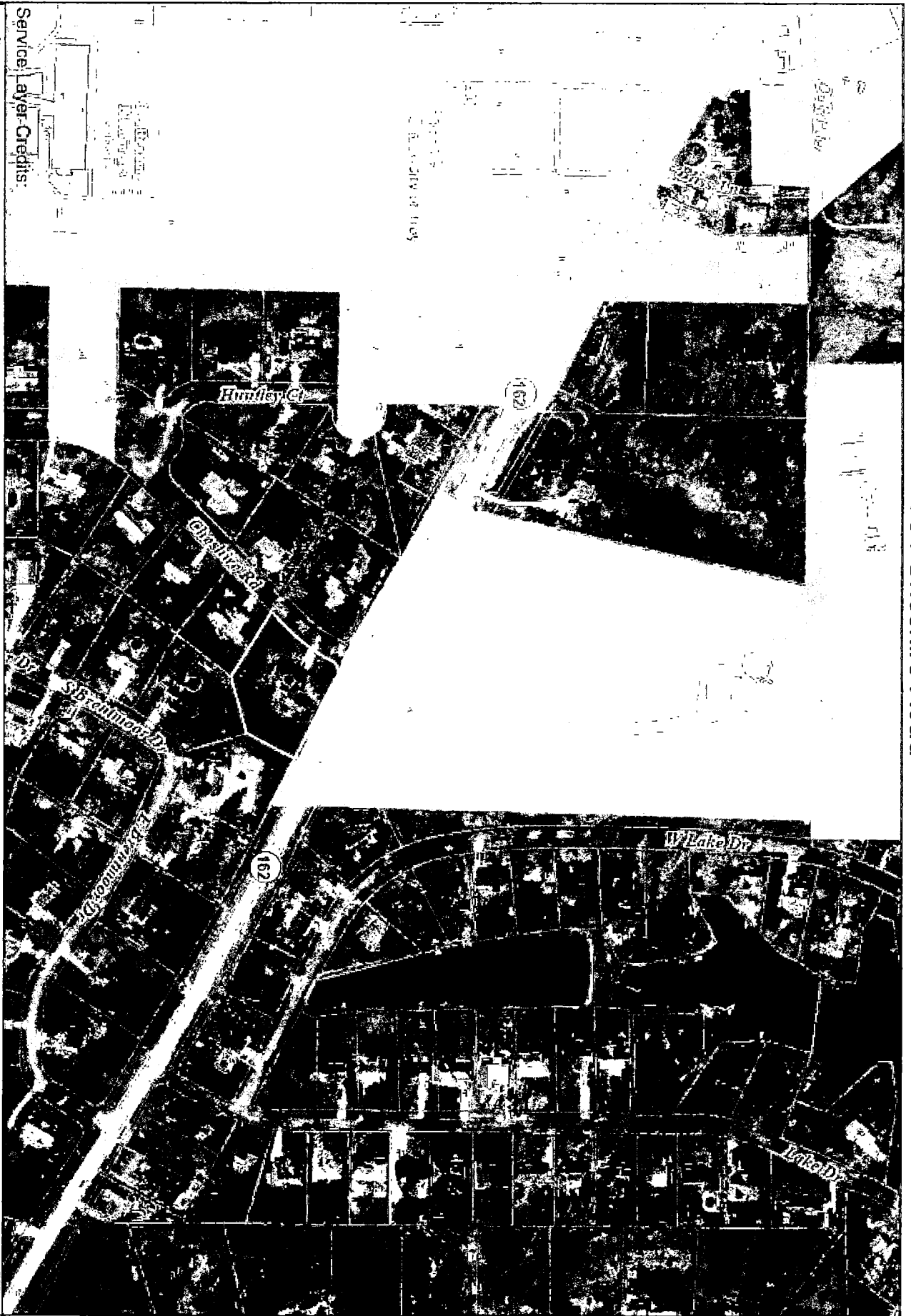
City of Troy

City of Troy, Madison County, Connecticut

Scale: 1:12,500

0 0.2 0.4 0.6 0.8 1.0

704 Cheshire Road



Service Layer Credits:



Author:  
Copyright: Madison County Government



Date: 3/20/2024  
Time: 1:27 PM



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 (letter containing proposed **ORDINANCE NO 2024-26** **An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 704 Cheshire Road) Owned by Gregory and Sherrie Lawrence** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15<sup>th</sup> day of April, 2024:

Linda Taake  
Tri-Township Library  
34 David Drive  
St. Jacob, Illinois 62281

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

Kevin Byrne  
Troy Fire Protection District  
26 Lake Dr.  
Troy, Illinois 62294

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

Alan Dunstan  
Jarvis Township Clerk  
1101 Antler 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

Jessica Dudley  
Jarvis Township Assessor  
506 Lower Marine Road  
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

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

Steve Lynn  
Troy Fire Protection District  
8383 Mill Hill Lane  
Troy, Illinois 62294

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

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

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

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

Jason Helldoerfer  
Jarvis Township  
132 Blackjack Road  
Troy, Illinois 62294

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

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

Nathan Hovatter  
Jarvis Township  
409 Avalon  
Troy, Illinois 62294

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

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

Monica Hartlein  
Jarvis Township  
2069 Grandview  
St. Jacob, Illinois 62281

Member Records Clerk  
Southwestern Electric Cooperative  
525 US Route 40  
Greenville, Illinois 62246

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

3. I declare under penalty of perjury that the foregoing is true and correct.

Andrea D Lambert  
Andrea D. Lambert

4/15/24  
Date

SUBSCRIBED and SWORN to before me this 15<sup>TH</sup> day of April, 2024.

My commission expires:

Linda S. Taake  
Notary Public



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.
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Linda Taake  
Tri-Township Library  
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Allen Adomite  
Jarvis Township Supervisor  
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Troy, Illinois 62294

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Michelle Erschen  
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903 Long Branch Road  
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Ryan Cunningham  
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Troy, Illinois 62294

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

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

**END OF DOCUMENT**