DocId:9U42184
Tx:4696090

RETURN TO:

CITY CLERK
116 E. MARKET STREET
TROY, IL 62294

2026R21669
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: 4

CITY OF TROY

RESOLUTION 2026-31

CTY 50

A RESOLUTION OF THE CITY COUNCIL APPROVING A FINAL PLAT FOR WATERFORD VILLAS

ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS ON THIS 20TH DAY OF JULY, 2026

PD

RESOLUTION NO. 2026-31

A RESOLUTION OF THE CITY COUNCIL APPROVING A FINAL PLAT FOR WATERFORD VILLAS

WHEREAS, Osborn Development, LLC has submitted a Final Plat for a subdivision known **as** Waterford Villas, consisting of seven (7) two-family residential lots and three (3) out lots on approximately 3.52 acres located at the east end of Auburn Trace, Parcel Identification Number 09-2-22-06-02-203-004; and

WHEREAS, the Preliminary Plat for Waterford Villas was previously approved by the City Council pursuant to Resolution No. 2024-01; and

WHEREAS, the Planning Commission has reviewed the Final Plat and determined that it substantially conforms to the approved Preliminary Plat and complies with the requirements of Chapter 153 (Subdivision Code) of the City Code; and

WHEREAS, following its review of the Final Plat, supporting documents, and the recommendations of City staff and the Planning Commission, the City Council finds that the Final Plat complies with all applicable requirements of the City Code and that its approval is in the best interests of the City of Troy.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS, AS FOLLOWS:

1. The Final Plat for Waterford Villas, as submitted by Osborn Development, LLC, is hereby approved.

2. The Mayor and City Clerk are authorized to execute all documents necessary to evidence approval of the Final Plat.

3. Upon satisfaction of all applicable City requirements and receipt of all required signatures, fees, easements, maintenance agreements, financial guarantees, and other documentation required by the City Code, the Final Plat may be recorded with the Madison County Recorder of Deeds.

4. The approval granted herein is subject to compliance with all applicable ordinances, regulations, and conditions imposed by the City of Troy.

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 20th day of July, 2026.

Aldermen Vote:

Dan Dawson	✓	Sam Italiano	ABSENT	Ayes:	6
Tim Flint	✓	Debbie Knoll	ABSENT	Nays:	0
Elizabeth Hellrung	✓	Heather Stirling	✓	Absent:	2
Nathan Henderson	✓	Troy Turner	✓	Abstain:	0

APPROVED:

DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

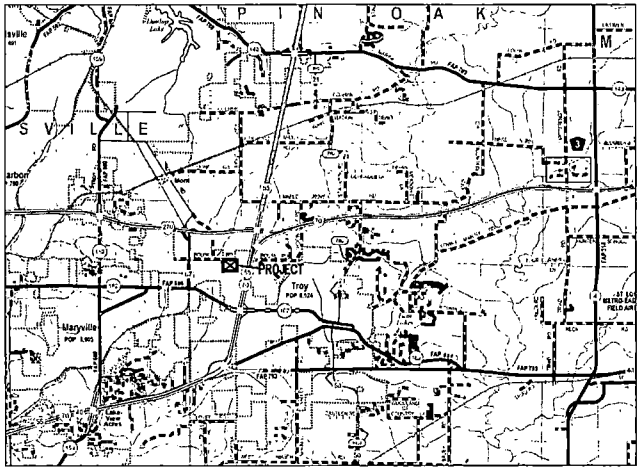
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

APPROVED

FINAL PLAT **SHEET 1 of 2** **JULY 2026**

WATERFORD VILLAS

A RE-SUBDIVISION OF LOT 1 OF "WATERFORD PLACE INDUSTRIAL PARK,"
BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,
CITY OF TROY, MADISON COUNTY, ILLINOIS
Ref.: P.C. 66, PAGE 71



LOCATION SKETCH

OWNER / DEVELOPER:

WATERFORD PLACE OF TROY, LLC
7710 STONEBRIDGE GOLF DR
MARYVILLE, IL 62062
PH: 618-346-7878

ENGINEER / SURVEYOR:

NETEMEYER ENGINEERING ASSOCIATES, INC.
101 SOUTH PAGE ST.
AVISTON, ILLINOIS 62216
PH: 618-228-7816 FAX: 618-228-7900

INDEX OF SHEETS

SHEET 1 – LEGAL DESCRIPTION & CERTIFICATES
SHEET 2 – LOT & EASEMENT PLAN

DEVELOPMENT INFORMATION

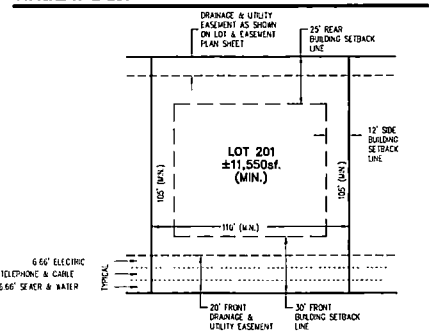
MADISON COUNTY PARCEL NUMBER:	09-2-22-06-02-203-004
ZONING:	R-2, TWO-FAMILY RESIDENTIAL, CITY OF TROY
GROSS AREA PARCEL:	±3.52 ACRES
ROW AREA:	0.44 AC
OUTLOT AREA:	0.95 AC
LOT AREA:	2.13 AC
TOTAL LOTS:	7
TOTAL UNITS:	14
PUBLIC STREET:	±320 lf.

ZONING

VERIFY ALL ZONING INFORMATION WITH CURRENT CITY CODE
SECTION 154.032, R-2 ZONING

MIN. WIDTH:	110'
MIN. DEPTH:	100'
MIN. AREA:	
CORNER:	13,000sqf
REGULAR:	11,500sqf
FRONT SETBACK:	30'
SIDE SETBACK:	12'
REAR SETBACK:	25'

TYPICAL R-2 LOT



50' WIDE PUBLIC STREET

Perimeter Description

A Re-Subdivision of Lot 1 of "Waterford Place Industrial Park," as recorded in Plat Cabinet 66, Page 71 of the Madison County, Illinois records, being a subdivision of part of the Fractional Northeast Quarter Of Section 6, Township 3 North, Range 7 West of the 3rd Principal Meridian, City of Troy, Madison County, Illinois, containing 3.52 acres (153,476 square feet), more or less.

SURVEYOR'S CERTIFICATE:

I, Patrick R Netemeyer, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owners for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the City of Troy, Illinois, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that a portion of the property shown hereon is not within a special flood hazard area as as identified on the Federal Emergency Management Agency

I further certify that I have reviewed the Coal Mines in Illinois Map, Collinsville Quadrangle, as available from the Illinois State Geological Survey in Champaign, Illinois, and hereby indicate that part of the property shown hereon is not located within an area indicated as being undermined.

Given under my hand seal at 101 South Page St., Aviston Illinois, this _____ day of _____ 20____

_____
Patrick R. Netemeyer I.P.L.S. No. 2704
Expiration Date: November 30, 2026

PATRICK R. NETEMEYER 2704 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

This professional service conforms to the current Illinois minimum standards for a boundary survey.

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, reviewed, and upon request additional information can be included on this plat.

Local Highway Department Certification.

This plat has been approved by the City of Troy with respect to roadway access pursuant to 765 ILCS 205/2.

_____
Patrick R Netemeyer I.P.L.S. No. 2704 DATE
Expiration Date: November 30, 2026

PATRICK R. NETEMEYER 2704 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS

Driveway, Sidewalk and Parking Lot Compaction Statement.

The Owner and/or Builder/Developer with consultation of a qualified professional engineer will insure adequate compaction of grades under sidewalks, driveway and parking lots when installed over public road right-of-way and easements. The City of Troy assumes no responsibility for any settlement or pavement damage and the Owner and/or Builder/ Developer hereby agrees to hold the City harmless from any future costs or maintenance of said sidewalks, driveways, and/or parking lots.

WATERFORD PLACE OF TROY, LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

Sidewalk Connection Statement

The Owner and/or Builder/Developer with consultation of a qualified professional engineer certifies that sidewalks with accessible ramps meeting the Americans with Disabilities Act (ADA) Design Standards were installed at street intersections when the streets were constructed. Adjoining sidewalks may be installed at the time the driveways are installed except, when 90% of the lots are developed within a block – or within a phase – whichever comes first, the remaining sidewalks on undeveloped lots will be installed by the Owner and/or Builder/Developer within 120 days of the last occupancy permit being issued.

WATERFORD PLACE OF TROY, LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

OWNER'S CERTIFICATE:

We, WATERFORD PLACE OF TROY, LLC, an Illinois LLC, the owners of the land hereon described, have caused the said tract to be surveyed and subdivided/developed in the manner shown, and said subdivision/development is to be hereinafter known as "WATERFORD VILLAS". The street right-of-ways shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois Utility, drainage, drainage – detention easements as shown hereon are hereby dedicated to the City of Troy and the public and private utility companies, including cable television, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes.

We further certify that the property platted hereon is within Triad Community Unit # 2 and Southwestern Illinois Community College District # 522. Dated this _____ day of _____, 20____.

WATERFORD PLACE OF TROY, LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

State of Illinois)
)ss
County of Madison)

I,_____, a Notary Public in and for the County aforesaid do hereby certify that _____ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the Right of Homestead.

Given under my hand and Notarial Seal this ____ day of_____, 20____ A.D.

_____
Notary Public
My commission expires: _____

DRAINAGE CERTIFICATE:

We, the undersigned, professional engineer for this development and the owners do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared or to be prepared by Netemeyer Engineering Assoc., Inc., latest revision, and as approved by the City or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

WATERFORD PLACE OF TROY, LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

_____
Patrick R. Netemeyer I.R.P.E. No. 37441
Expiration Date: November 30, 2027

PATRICK R. NETEMEYER 37441 REGISTERED PROFESSIONAL ENGINEER OF ILLINOIS

CERTIFICATE OF CITY COUNCIL:

I hereby certify this plat was examined and approved by the City Council of the City of TROY, Illinois and accepted by resolution No. _____ dated this _____ day of _____ 20____.

_____
Mayor

_____
City Clerk

COUNTY CLERK CERTIFICATE:

State of Illinois)
)ss
County of Madison)

I, the undersigned, County Clerk of Madison County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales of unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales of unpaid forfeited taxes against any of the real estate included in this plat and I do hereby approve the same for assessment purposes.

In witness, whereof, I do hereunto set my hand and seal of my office this _____ day of _____, 20____ A.D.

_____
County Clerk and Recorder

MAPPING and PLATTING APPROVAL:

State of Illinois)
)ss
County of Madison)

I, the undersigned, Supervisor of Maps & Plats Division of Madison County, Illinois, do hereby certify that this plat has been reviewed by this office on _____ day of _____, 20____ A.D.

_____
Supervisor of Maps & Plats Division

9-1-1 COORDINATOR'S CERTIFICATE:

State of Illinois)
)ss
County of Madison)

I, the undersigned, 9-1-1 Coordinator of Madison County, Illinois, do hereby approve this plat as to street names and addresses.

_____
911 Coordinator Date

Netemeyer Engineering Associates, Inc.
101 South Page St ph: 618-228-7816
Aviston, IL 62216 fax: 618-228-7900

PROJECT NO: 20240200	REV: 7/8/26	PAGE 1 OF 2

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FINAL PLAT **SHEET 2 of 2** **JULY 2026**

WATERFORD VILLAS

A RE-SUBDIVISION OF LOT 1 OF "WATERFORD PLACE INDUSTRIAL PARK,"
BEING A SUBDIVISION OF PART OF THE FRACTIONAL NORTHEAST QUARTER OF SECTION 6,
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE 3RD PRINCIPAL MERIDIAN,
CITY OF TROY, MADISON COUNTY, ILLINOIS
Ref.: P.C. 66, PAGE 71

LOT NUMBER	MIN. TOP FOUNDATION ELEVATION	HEIGHT ABOVE TOP CURB ON HIGH SIDE	LOT TYPE
1	573.7	1.1	FLAT
2	574.3	1.1	FLAT
3	575.2	1.1	FLAT
4	575.6	1.1	FLAT
5	575.3	1.1	FLAT
6	574.3	1.1	FLAT
7	573.7	1.1	FLAT

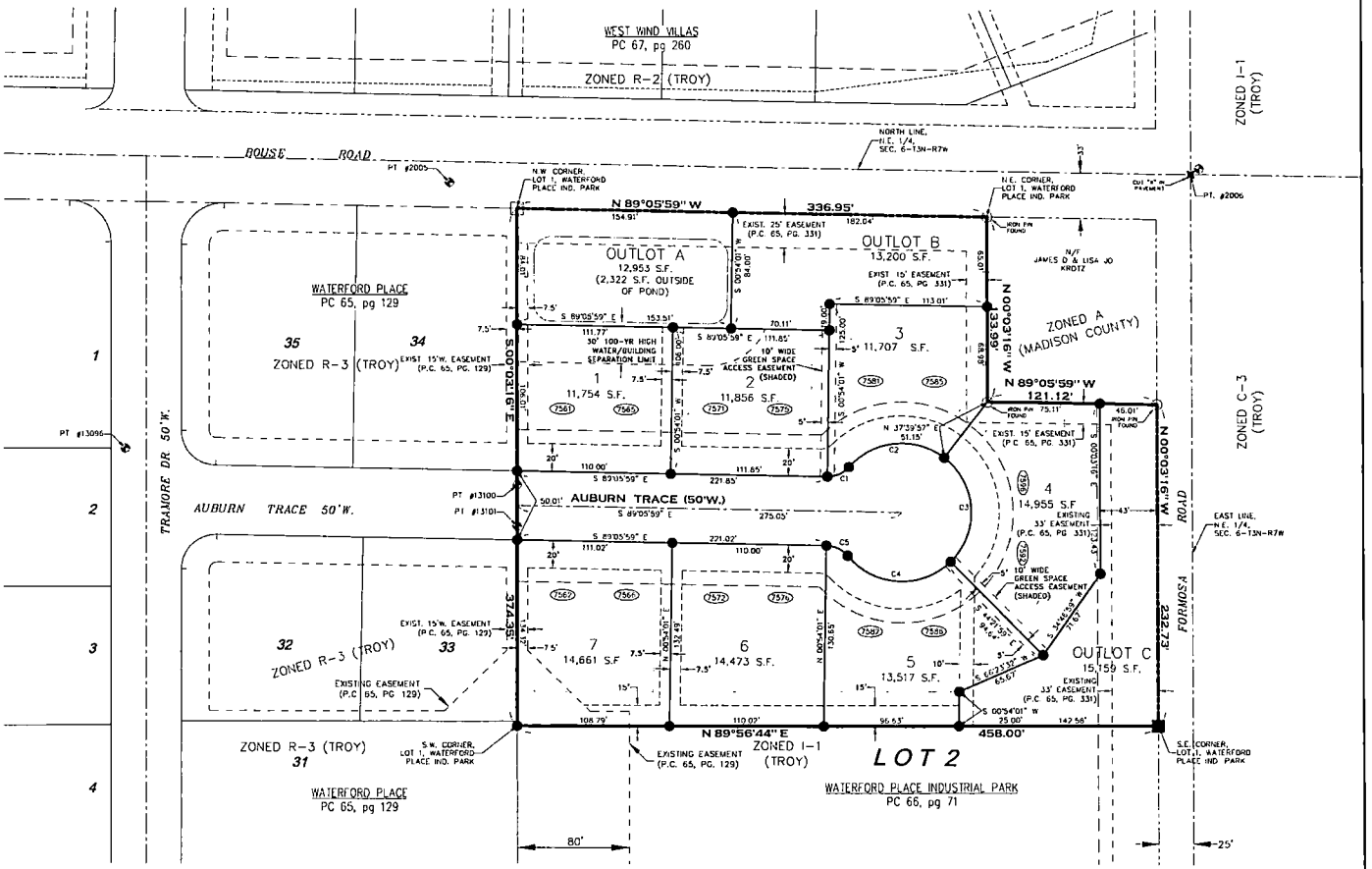
MINIMUM TOP FOUNDATION ELEVATIONS:

MINIMUM LOT ELEVATIONS NOTES
1. THE RECOMMENDED MINIMUM TOP FOUNDATION SHALL BE A MINIMUM OF 1' ABOVE THE CURB ON THE HIGH SIDE OF THE LOT. BASEMENTS ARE NOT RECOMMENDED IN THIS SUBDIVISION.
2. THE RECOMMENDED MINIMUM ELEVATIONS LISTED IN THE TABLE HEREON MAY BE REVISED AT THE TIME OF INDIVIDUAL LOT LAYOUT WITH APPROVAL OF THE ENGINEER.
3. THE INDIVIDUAL LOT BUILDER SHALL BE RESPONSIBLE FOR DETERMINING FOUNDATIONS ELEVATIONS TO ACCOMODATE AS-BUILT SEWER AND POND ELEVATIONS AS WELL AS MINIMUM LOWEST OPENING ELEVATIONS SHOWN HEREON AT TIME OF INDIVIDUAL LOT CONSTRUCTION.

CONTROL POINTS & BENCHMARKS

POINT	NORTHING	EASTING	ELEVATION	CODE	
2005	756762.3917	2368144.454	571.114	CM=cross rcp	
2006	756788.9818	2368875.66	578.253	cross@pt	
13096	756589.202	2367812.722	573.278	cross fnd w crb@point sgn	
13100	756563.506	2368192.012	572.041	cross fnd n.crb/deadend	*
13101	756533.601	2368192.917	571.961	cross fnd s.crb/deadend	*

* = BENCHMARK



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	CHORD BEARING	DELTA
C1	17.45	20.00	9.33	16.90	N 65°54'11" E	49°59'41"
C2	75.71	50.00	47.25	68.68	S 84°17'08" W	86°45'37"
C3	85.49	50.00	57.49	75.45	N 03°21'01" W	97°56'04"
C4	83.13	50.00	54.82	73.68	S 86°44'08" E	95°15'42"
C5	17.45	20.00	9.33	16.90	N 64°06'08" W	49°59'41"

REFERENCE PLATS:	
WATERFORD PLACE	PC 65, pg 129
WATERFORD PLACE INDUSTRIAL PARK	PC 66, pg 71
1ST ADD. TO WATERFORD PLACE	PC 65, pg 331

END OF DOCUMENT

DOC 2026R21669 Pg 4 of 4

N
SCALE: 1"=40'
BASIS OF BEARING ASSUMED
DATE OF FIELD WORK 10-9-2024

LEGEND
○ = IRON MARKER FOUND
● = 5/8"# IRON PIN TO BE SET
⊡ = CONCRETE MONUMENT FOUND
■ = CONCRETE MONUMENT TO BE SET
△ = STONE FOUND
= FRONT BUILDING SETBACK
= REAR/SIDE BUILDING SETBACK
= PROPOSED UTILITY & DRAINAGE EASEMENT (EXCEPT AS NOTED)
= EXISTING EASEMENT

Netemeyer Engineering Associates, Inc.
101 South Page St ph 618-228-7818
Aviston, IL 62216 fax: 618-228-7900

GRAPHIC SCALE 40 0 20 40 80

PROJECT NO: 20240200 | REV: 7/9/26 | PAGE 2 OF 2