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

2026R27067
STATE OF ILLINOIS
MADISON COUNTY
09/14/2026 10:52 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
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RHSPS FEE:
OF PAGES: 4

**CITY OF TROY
RESOLUTION 2026 - 35**

SDCTY

**A RESOLUTION OF THE CITY COUNCIL APPROVING A FINAL
PLAT FOR STONEBRIAR MANORS PHASE 3**

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF TROY, ILLINOIS
THIS 8TH DAY OF SEPTEMBER, 2026**

DR

RESOLUTION NO. 2026 - 35

**A RESOLUTION OF THE CITY COUNCIL APPROVING A FINAL PLAT FOR
STONEBRIAR MANORS PHASE 3**

WHEREAS, Osborn Development, LLC has submitted a Final Plat for a subdivision known as Stonebriar Manors Phase 3, consisting of thirty-one (31) residential lots and one (1) out lot on approximately 11.93 acres located at the east end of Auburn Trace, Parcel Identification Number 09-2-22-10-02-201-064; and

WHEREAS, the Preliminary Plat for Stonebriar Manors Phase 3 was previously approved by the City Council pursuant to Resolution No. 2026-14; and

WHEREAS, after reviewing the Final Plat, supporting documents the City staff, the City Council finds that the Final Plat complies with all applicable provisions of the City Code and that approval of the Final Plat 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 Stonebriar Manors Phase 3, 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 8th day of September, 2026.

Aldermen Vote:

Dan Dawson ✓
Tim Flint ✓
Elizabeth Hellrung ✓
Nathan Henderson ✓

Sam Italiano ✓
Debbie Knoll ✓
Heather Stirling ✓
Troy Turner ABSENT

Ayes: 7
Nays: 0
Absent: 1
Abstain: 0



APPROVED:



DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:



KIMBERLY THOMAS, Clerk
City of Troy, Illinois

STONEBRIAR MANORS PHASE 3

OUTLOT A OF STONEBRIAR MANORS PHASE 2 LYING IN THE SOUTHEAST 1/4 OF THE
NORTHEAST 1/4 OF SECTION 10, T. 3N., R. 7W. OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF TROY, MADISON COUNTY, ILLINOIS
REF: P.C. 67, PG. 209

NETMEYER ENGINEERING ASSOCIATES, INC.
101 South Page Street
Aurora, Illinois 62218
Phone: (708) 251-9194

The Manors at
Kensington Parkway
1st Addition
P.B. 63, Pg. 262



SCALE: 1" = 50'
LEGEND: SEE PLAT 1 FOR DISCUSSION
DATE: 6-17-2026

- 3/4" x 3/4" IRON PIN TO BE SET
- 4" x 4" CONCRETE MONUMENT FOUND
- 4" x 4" CONCRETE MONUMENT TO BE SET
- 4" x 4" BRASS PLUG FOUND
- 4" x 4" BRASS PLUG TO BE SET
- 75' HIGH/4" SIDE BUILDING SETBACK
- 75' HIGH/4" SIDE BUILDING SETBACK
- EXISTING EASEMENT

GRAPHIC SCALE

1" = 50'

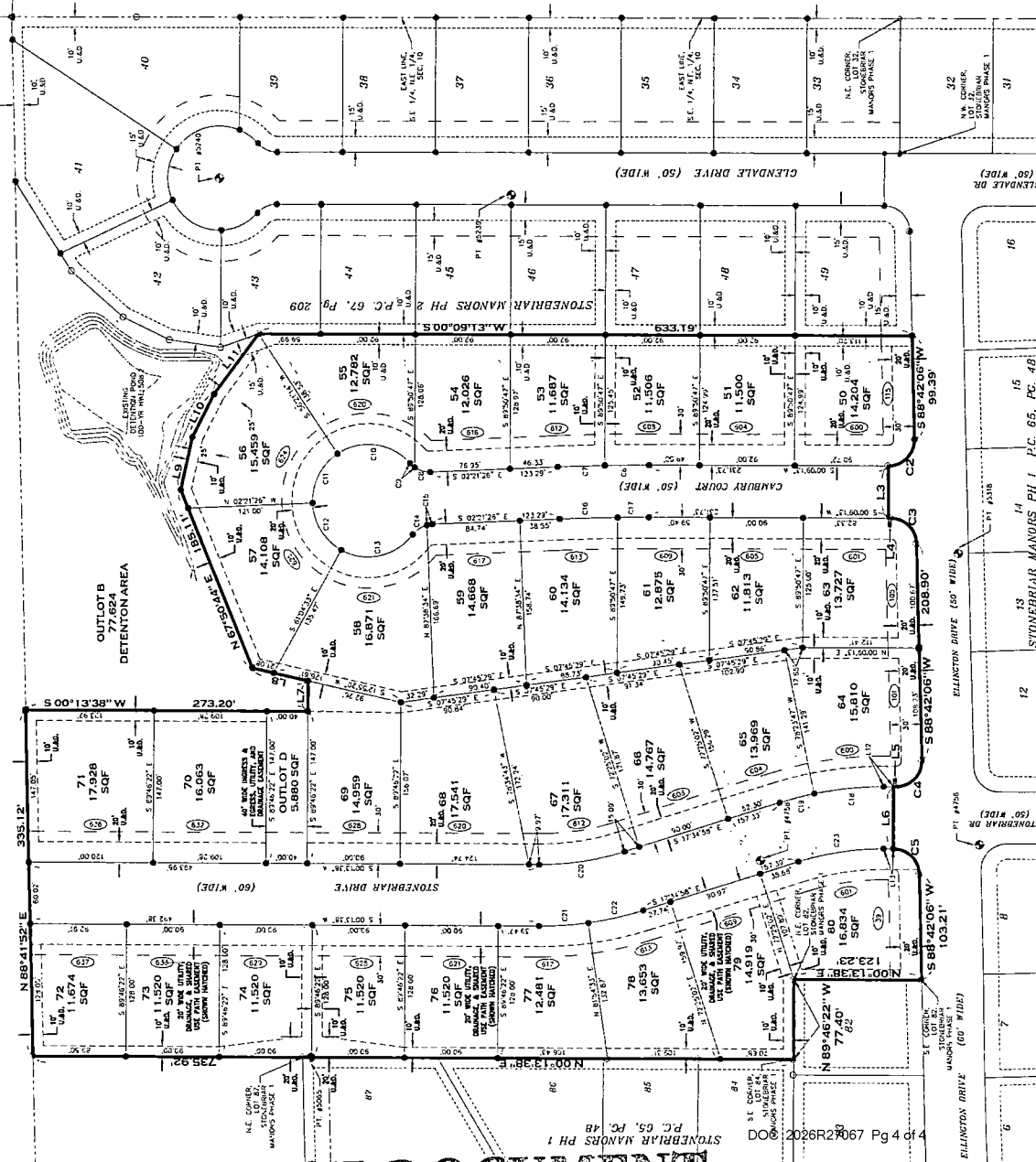
MINIMUM TOP FOUNDATION ELEVATIONS:

1. THE FOLLOWING MINIMUM TOP FOUNDATION ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE THE FINISH GRADE OF THE LOT. 2. THE FOLLOWING MINIMUM TOP FOUNDATION ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE THE FINISH GRADE OF THE LOT. 3. THE FOLLOWING MINIMUM TOP FOUNDATION ELEVATIONS SHALL BE A MINIMUM OF 1' ABOVE THE FINISH GRADE OF THE LOT.

LOT	MINIMUM TOP FOUNDATION ELEVATION	MINIMUM TOP FOUNDATION ELEVATION
1	100.00	100.00
2	100.00	100.00
3	100.00	100.00
4	100.00	100.00
5	100.00	100.00
6	100.00	100.00
7	100.00	100.00
8	100.00	100.00
9	100.00	100.00
10	100.00	100.00
11	100.00	100.00
12	100.00	100.00
13	100.00	100.00
14	100.00	100.00
15	100.00	100.00
16	100.00	100.00
17	100.00	100.00
18	100.00	100.00
19	100.00	100.00
20	100.00	100.00
21	100.00	100.00
22	100.00	100.00
23	100.00	100.00
24	100.00	100.00
25	100.00	100.00
26	100.00	100.00
27	100.00	100.00
28	100.00	100.00
29	100.00	100.00
30	100.00	100.00
31	100.00	100.00
32	100.00	100.00
33	100.00	100.00
34	100.00	100.00
35	100.00	100.00
36	100.00	100.00
37	100.00	100.00
38	100.00	100.00
39	100.00	100.00
40	100.00	100.00
41	100.00	100.00
42	100.00	100.00
43	100.00	100.00
44	100.00	100.00
45	100.00	100.00
46	100.00	100.00
47	100.00	100.00
48	100.00	100.00
49	100.00	100.00
50	100.00	100.00
51	100.00	100.00
52	100.00	100.00
53	100.00	100.00
54	100.00	100.00
55	100.00	100.00
56	100.00	100.00
57	100.00	100.00
58	100.00	100.00
59	100.00	100.00
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61	100.00	100.00
62	100.00	100.00
63	100.00	100.00
64	100.00	100.00
65	100.00	100.00
66	100.00	100.00
67	100.00	100.00
68	100.00	100.00
69	100.00	100.00
70	100.00	100.00
71	100.00	100.00
72	100.00	100.00
73	100.00	100.00
74	100.00	100.00
75	100.00	100.00
76	100.00	100.00
77	100.00	100.00
78	100.00	100.00
79	100.00	100.00
80	100.00	100.00
81	100.00	100.00
82	100.00	100.00
83	100.00	100.00
84	100.00	100.00
85	100.00	100.00
86	100.00	100.00
87	100.00	100.00
88	100.00	100.00
89	100.00	100.00
90	100.00	100.00
91	100.00	100.00
92	100.00	100.00
93	100.00	100.00
94	100.00	100.00
95	100.00	100.00
96	100.00	100.00
97	100.00	100.00
98	100.00	100.00
99	100.00	100.00
100	100.00	100.00

BENCHMARKS

POINT	HEIGHT	DATE	BY
BM 1	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 2	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 3	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 4	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 5	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 6	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 7	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 8	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 9	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.
BM 10	100.00	6/17/2026	NETMEYER ENGINEERING ASSOCIATES, INC.



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