

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294



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**Ordinance No. 2016 - 23**

AN ORDINANCE Annexing and Zoning Certain Territory  
To and in the City of Troy, Madison County, Illinois  
(Namely, 7606 Plummer Business Drive Owned  
by William and Sharon Placht)

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**WHEREAS**, William and Sharon Placht, owners of certain territory also known as 7606 Plummer Business Drive, 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 C; and

**WHEREAS**, the property owners have represented that there are electors residing on the property; and

**WHEREAS**, a legal description of the territory to be annexed is attached hereto as Exhibit A and the map attached hereto, marked Exhibit B, is an accurate map of said territory so sought to be annexed;

**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;

**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 7606 Plummer Business Drive, 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 Single-family 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 B, 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.

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**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 first day of August, 2016.

**Aldermen:**

DeCarli Aye

Dyer Aye

Greenfield Aye

Hendrickson Aye

Italiano Aye

Jackson Aye

Partney Aye

Turner Aye

**Total:**

8 Aye

0 Nay

**APPROVED:**



Allen P. Adomite

Mayor, City of Troy, Illinois

**ATTEST:**

  
\_\_\_\_\_  
Jamie Myers, City Clerk

(SEAL)



**PETITION FOR THE ANNEXATION OF  
7606 PLUMMER BUSINESS DRIVE  
TROY, ILLINOIS**

## **Notice of Intent to Annex**

To Whom It May Concern:

**NOTICE IS HEREBY GIVEN** that William and Sharon Placht, the owners of record, 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 7606 Plummer Business Drive, Troy, Madison County, Illinois with PID 09-1-22-17-00-000-001.

An ordinance to annex this property will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, August 1, 2016 at 7:30 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: July 18, 2016

Keith Frey, Building & Zoning Administrator



## PETITION FOR ANNEXATION

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

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

1. Petitioner(s)  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: OUR SEPTIC TANK HAS FAILED AND WOULD LIKE TO HOOK INTO CITY SEWER PLEASE - THE SEWER IS APPROX. 50' FROM PROPERTY LINE

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.

Dated this 27<sup>th</sup> day of JUNE, 2016

William J. Placht  
Signature of Owner

Sharon M. Placht  
Signature of Co-Owner

WILLIAM J. PLACHT  
Printed Name of Owner

SHARON M. PLACHT  
Printed Name of Co-Owner

618-781-6898

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

(618) 667-8734 ext. 4  
[buildingzoning@troyil.us](mailto:buildingzoning@troyil.us) email  
[www.troyil.us](http://www.troyil.us)

State of Illinois )  
                                  )  
County of Madison )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that WILLIAM PLACHT personally known to me to be the same person(s) 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 29<sup>TH</sup> day of JUNE, 2016

Linda S Taake  
Notary Public

My commission expires: 3/11/19



**For Office Use Only:**

Date Received: 6/29/16 at 3:50 a.m./p.m. by WT

Comments:

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Map prepared by an Illinois registered land surveyor

Annexation notice mailed to:

Jarvis Township Auditors  Tri-Township Library Trustees

Troy Fire Protection District Trustees

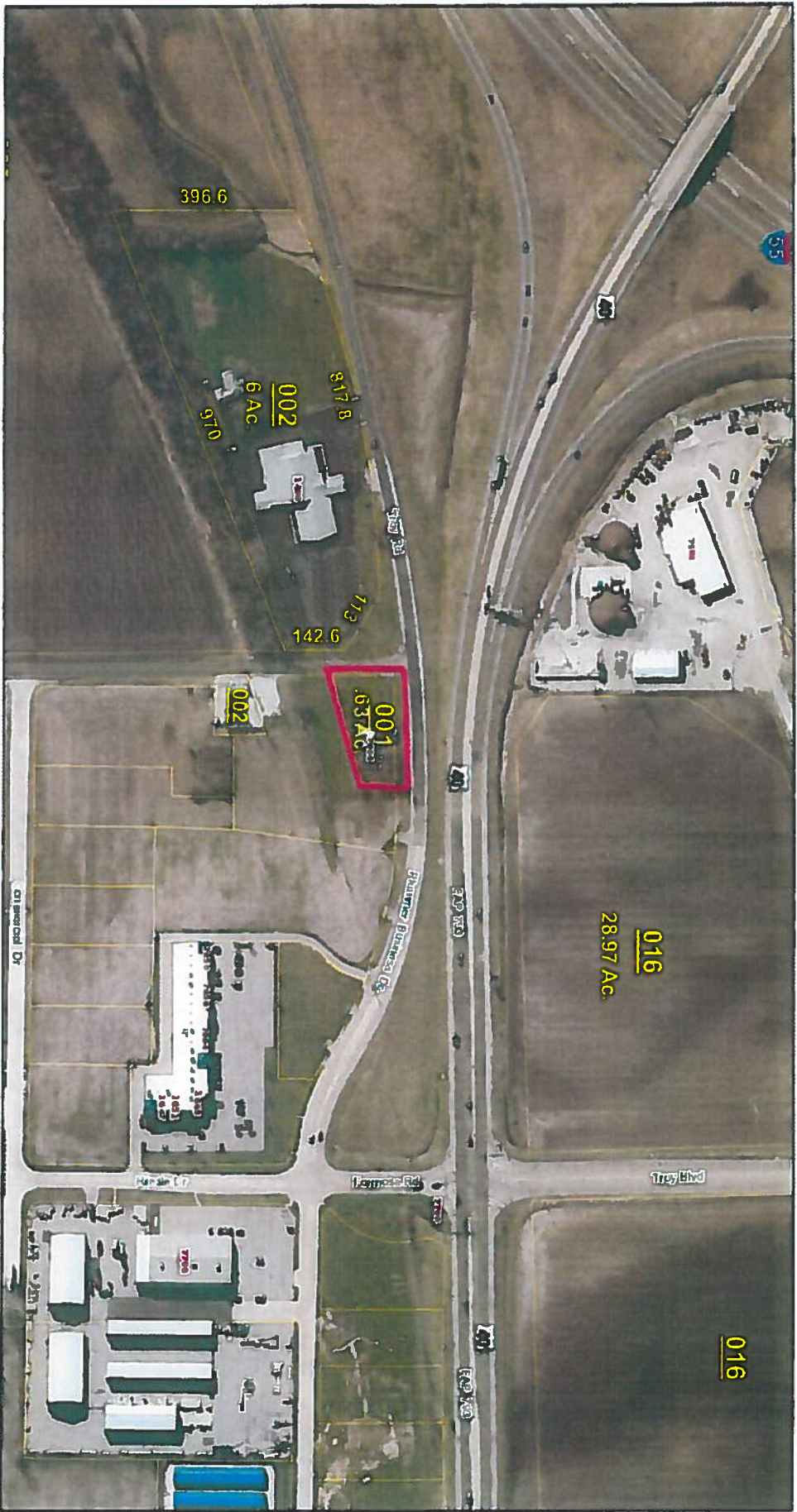
Affidavit verifying notification to each taxing district filed with the Recorder of Deeds Office

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



June 28, 2016



Madison County Assessor's Office  
Madison County GIS

Madison County Government IT/GIS Group  
Madison County Government

**WARRANTY DEED**

Form 244-70 - Performance Legal Forms & Printing Co., Amador, IL 61810

**THIS INDENTURE WITNESSETH**, That the Grantors  
**GENE M. FRIEDERICH and CONNIE M.  
FRIEDERICH, his wife**

10.  
6...3047 :1340

of the City of Collinsville in 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  
herby acknowledged, CONVEY and WARRANT to

**WILLIAM J. PLACHT and SHARON M. PLACHT**  
his wife  
whose address is  
Rte. 2, Box 83  
Troy, IL 62294

THE ABOVE SPACE FOR RECORDER'S USE ONLY

not as tenants in common, but as joint tenants, with the right of survivorship, the following described real  
estate, to-wit:

A tract of land in the Northwest Quarter of Section 17,  
Township 3 North, Range 7 West of the Third Principal Meridian,  
Madison County, Illinois, more particularly described as follows:

From the Northwest corner of Section 17, Township 3 North,  
Range 7 West of the Third Principal Meridian measure South 0  
degrees 30 minutes West along the West line of the Northwest  
Quarter of said Section, a distance of 46.71 feet to the  
intersection of said line with the southerly right-of-way line of  
F.A.R. 12, the point of beginning of the tract herein described;  
thence North 89 degrees 36 minutes East, along the southerly line  
of said F.A.R. 12, a distance of 20 feet; thence South 0 degrees  
30 minutes West, parallel with the West line of said Northwest  
Quarter a distance of 62.61 feet to an iron pin; thence North 60  
degrees 24 minutes 40 seconds East a distance of 27.14 feet to  
the southerly right-of-way line of said F.A.R. 12, thence North  
89 degrees 36 minutes East, along said right-of-way line, a  
distance of 96.85 feet to an iron pin; thence South 0 degrees 30  
minutes West, parallel with the West line of said Northwest  
Quarter, a distance of 151.79 feet to an iron pin on the  
northerly right-of-way line of Pennsylvania Railroad, said point  
being 100 feet northerly, as measured radially, from the  
centerline of the tract of the Pennsylvania Railroad (now  
abandoned); thence along said northerly right-of-way line, around  
a curve to the left, having a radius of 7573.42 feet, chord

(Continue legal description on reverse side)

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 14<sup>th</sup> day of November 1985



*Gene M. Friederich*  
Gene M. Friederich  
*Connie M. Friederich*  
Connie M. Friederich

STATE OF ILLINOIS

MADISON COUNTY

I, the undersigned, a Notary Public, in and for said County and  
State aforesaid, DO HEREBY CERTIFY THAT  
Gene M. Friederich and Connie M. Friederich

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 uses and purposes therein set forth, including  
the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 14<sup>th</sup> day of November 19 85

*Wanda R. Ruff*  
Wanda R. Ruff  
Notary Public

Please Return to Grantor's Address (X)  
OR to

Return this document to:

This instrument was prepared by:  
Whose address is:

Tognarelli & Mattes  
1605 Vandalia, Collinsville, IL 62234



1000 504

STATE OF ILLINOIS

*Charles E. Jones*  
Notary Public  
Madison County, Illinois

NOTARY PUBLIC

*Chas A. F. Ret to:  
Madison County Ill  
Jas + Mrs. Davis  
W. J. Morrison  
Collinsville, Ill. 62234*

bearing South 74 degrees 38 minutes 20 seconds West, an arc distance of 235.83 feet to the West line of said Northwest Quarter of Section 17, thence North 0 degrees 30 minutes East, along said West line, a distance of 212.68 feet to the point of beginning (except coal and other minerals underlying said premises with the right to mine and remove the same) in Madison County, Illinois.

P.P. # 09-1-22-17-00-000-001

IDENTICAL TO BOOK 3168/193

11-30-97 11:33:41



**Madison County Government  
Chief County Assessment Official**

**Joseph R Dauderman · C.I.A.O.**  
Madison County Administration Building  
157 N. Main St. Suite 229 · Edwardsville, IL 62025-1964  
Phone (618) 692-6270 · Fax (618) 692-8298

**Information for Parcel 09-1-22-17-00-000-001., Tax Year 2016**

Generated 06/29/16 at 17:30:50

**Property Information**

<b>Tax Year</b> 2016	<b>Tax Code</b> 364 - #2; TROY FIRE; TRI-TWP PARK; LIB
<b>Township</b> 09-JARVIS	<b>Neighborhood</b> 09 - 0I51
<b>Property Class</b> 0040-IMPROVED LOTS	<b>Land Use</b> 0431-Single Family - Residential
<b>Tax Status</b> Taxable	<b>Lot Size</b>
<b>Net Taxable Value</b>	<b>Tax Rate</b> Unavailable
<b>Total Tax</b> Unavailable	<b>Site Address</b> 7600 US HIGHWAY 40 TROY, IL 62294
<b>Owner Name and Address</b> PLACHT, WILLIAM AND SHARON 7600 US HIGHWAY 40 TROY, IL 62294	<b>Mailing Name and Address</b>
<b>Legal Description</b> TR N PT NW NW EXC	

**Taxing Bodies**

**Tax Rates are Currently Unavailable**