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Tx:4421759

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

**2018R40266**  
STATE OF ILLINOIS  
MADISON COUNTY  
12/26/2018 12:16 PM  
AMY M. MEYER, RECORDER  
REC FEE: 37.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 10



37.00

**Ordinance No. 2018 - DI**

*AN ORDINANCE Annexing and Zoning Certain Territory  
To and in the City of Troy, Madison County, Illinois  
(Namely, a ±40.01-acre tract of land on the south side of  
State Route 162 also known as the Rose Subdivision  
Owned by Jacqueline M. and Edward T. Rose)*

**WHEREAS**, Jacqueline M. and Edward T. Rose, owners of a ±40.01-acre tract of land (09-1-22-06-00-000-010.001, 09-1-22-06-00-000-011, 09-1-22-06-00-000-013, and 09-1-22-07-00-000-003) on the south side of State Route 162 also known as the Rose Subdivision, 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 no electors residing on the property; and

L. Taaue/B&Z

**MAPS & PLATS**

Survey Required  
For Recording

Initials BA

Date 12/18

hc

**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, Clerk, 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, ILLINOIS AS FOLLOWS:***

**SECTION 1:** That the following ±40.01-acre tract of land on the south side of State Route 162 also known as the Rose Subdivision, 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.


**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 fifth day of February, 2018.

**Aldermen:**

Henderson <u>Aye</u>	Partney <u>Aye</u>	<b>Total:</b>
Italiano <u>Aye</u>	Thompson <u>Aye</u>	<u>8</u> Ayes
Jackson <u>Aye</u>	Turner <u>Aye</u>	<u>0</u> Nays
Levo <u>Aye</u>	Zarzecki <u>Aye</u>	

**APPROVED:**

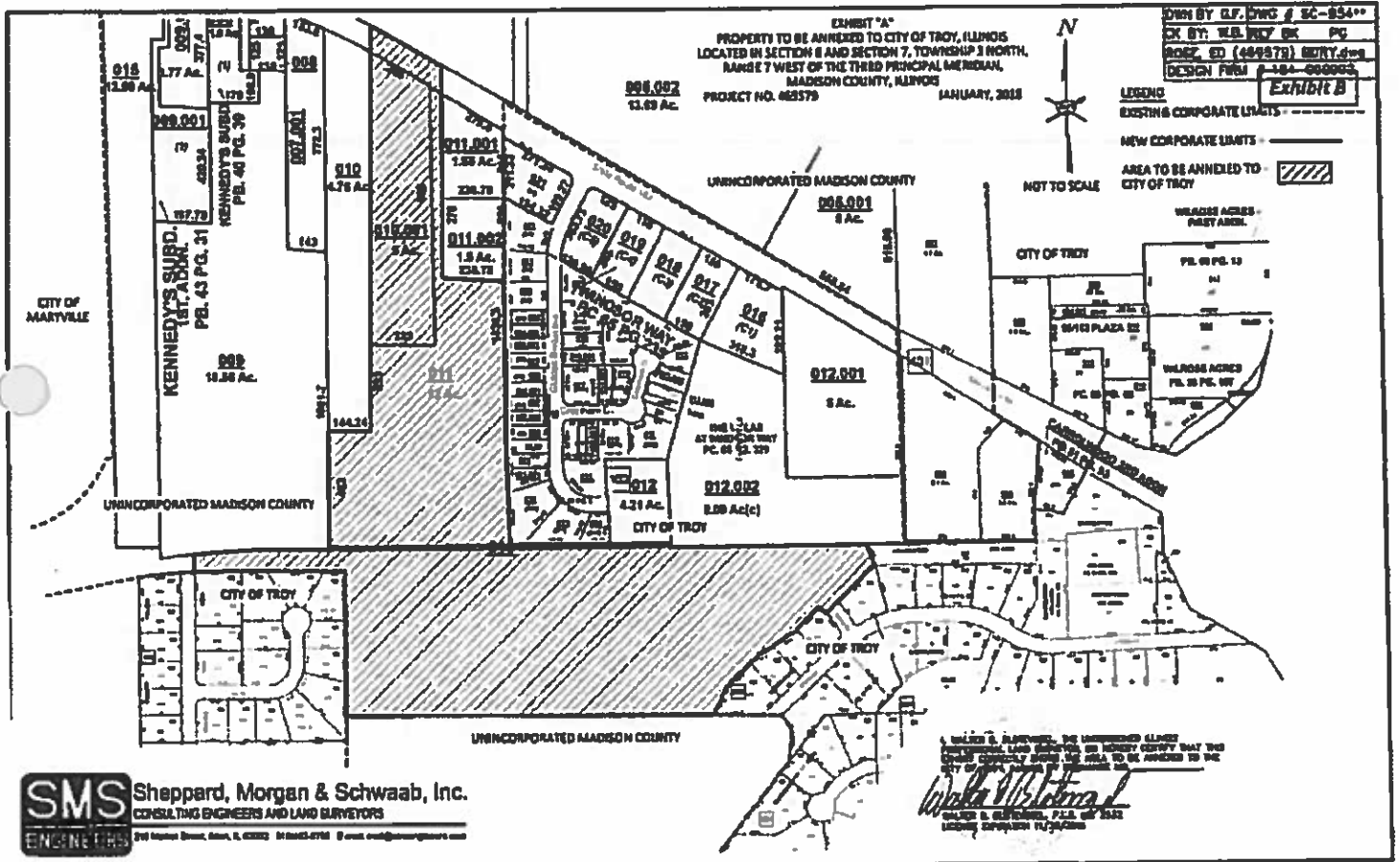
  
Allen P. Adomite  
Mayor

**ATTEST:**

Jamie Myers

Jamie Myers  
City Clerk





**SMS** Sheppard, Morgan & Schwaab, Inc.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 2101 Jackson Street, Suite 1, Chicago, IL 60612-2776 | www.sms-engineers.com

I, SHEPPARD, MORGAN & SCHWAAB, INC. HEREBY CERTIFY THAT THE FOREGOING LAND SURVEY AND PROPERTY MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER AND LAND SURVEYOR IN THE STATE OF ILLINOIS.  
*Walter J. Schwaab*  
 WALTER J. SCHWAAB, P.L.S. OF ILL. LICENSE NUMBER 12120000

**Exhibit A**

**EXHIBIT B**

**SURVEYOR'S DESCRIPTION**

**PROPERTY TO BE ANNEXED TO CITY OF TROY, ILLINOIS  
LOCATED IN SECTION 6 AND SECTION 7, TOWNSHIP 3 NORTH,  
RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,  
MADISON COUNTY, ILLINOIS  
PROJECT NO. 469579                      JANUARY, 2018**

**A tract of land in the South half of Section 6 and the North Quarter of Section 7, Township 3 North, Range 7 West of the Third Principal Meridian. Madison County, Illinois, described as follows:**

**Beginning at the southwest corner of the Villas at Windsor Way, A Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 5 of the Madison County records; thence along the south line of said Villas at Windsor Way and the south line of the Villas at Windsor Way, 2ND Addition, A Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 136 of said Madison County records the following courses and distances; thence North 89 degrees 40 minutes 03 seconds East (basis of bearings is the Illinois State Plane Coordinate System – West Zone), 604.70 feet; thence South 00 degrees 19 minutes 54 seconds East, 10.10 feet; thence North 89 degrees 39 minutes 17 seconds East, 675.67 feet to the northwest corner of Carrolwood, a subdivision, according to the plat thereof recorded in Plat Cabinet 49, Page 102 of said Madison County records; thence along the northwesterly line of said Carrolwood the following courses and distances; thence South 12 degrees 21 minutes 57 seconds East, 64.72 feet; thence South 40 degrees 30 minutes 19 seconds West, 194.24 feet to a curve to the left having a radius of 216.65 feet; thence Northwesterly along said curve with a chord which bears North 56 degrees 55 minutes 47 seconds West, 58.31 feet, an arc distance of 58.49 feet; thence departing said curve South 25 degrees 03 minutes 24 seconds West, 50.12 feet; thence South 40 degrees 49 minutes 34 seconds West, 124.40 feet; thence South 57 degrees 50 minutes 07 seconds West, 155.34 feet; thence South 44 degrees 46 minutes 00 seconds West, 152.74 feet; thence South 26 degrees 20 minutes 36 seconds West, 111.39 feet; thence departing said northwesterly line South 89 degrees 16 minutes 12 seconds West, 676.73 feet; thence North 89 degrees 56 minutes 05 seconds West, 621.72 feet to the east line of Country Village Estates 12th Addition, a subdivision, according to the plat thereof recorded in Plat Cabinet 57, Page 66 of said Madison County records; thence along said east line North 00 degrees 17 minutes 38 seconds West, 522.33 to the northeast corner thereof; thence along the north line of said Country Village Estates 12th Addition, South 89 degrees 52 minutes 43 seconds West, 388.56 feet to the beginning of a tangent curve to the left having a radius of 2839.93 feet; thence Westerly along last said curve with a chord which bears South 88 degrees 25 minutes 49 seconds West, 143.56 feet, an arc distance 143.58 feet; thence departing said north line and last said curve North 00 degrees 18 minutes 37 seconds West, 50.05 feet to a point on a curve to the right having a radius of 2889.93 feet; thence Easterly along last said curve with a chord which bears North 88 degrees 27 minutes 14 seconds East, 143.74 feet, an arc distance 143.76 feet to a point of tangency; thence North 89 degrees 52 minutes 43 seconds East, 312.12 feet; thence North 00 degrees 10 minutes 42 seconds West, 451.50 feet; thence South 89 degrees 13 minutes 17 seconds East, 144.44 feet; thence North 00 degrees 32 minutes 31 seconds East, 1320.29 feet to the southwesterly right of way line of Edwardsville Road (Illinois Route 162, U.S. Route 40 By-Pass, S.A.R. 9A), variable wide; thence along said southwesterly right of way line South 60 degrees 26 minutes 32 seconds East, 316.75 feet; thence departing said southwesterly right of way line South 00 degrees 40 minutes 48 seconds West, 622.16 feet; thence South 89 degrees 22 minutes 03 seconds East, 237.26 feet to the west line of said Villas at Windsor Way; thence along said west line South 00 degrees 41 minutes 56 seconds West, 940.98 feet to the Point of Beginning. containing 40.01 acres, more or less.**

**Exhibit C**



**PETITION FOR ANNEXATION**

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 " A " 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 " B " 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.

Dated this 8 day of November, 20 17

Jacqueline M. Rose  
Signature of Owner - Jacqueline Rose

Jacqueline M. Rose  
Jacqueline Rose

Edward T. Rose  
Edward Rose *member*

Edward T. Rose  
Signature of Owner - Edward Rose

EJR Properties, LLC  
Printed Name of Co-Owner

State of Illinois )  
County of Madison )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that Jacqueline M. Rose and Edward H. Rose 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 9th day of November, 2017

Christopher W. Kirk  
Notary Public

My commission expires: 7/10/18



For Office Use Only:

Date Received: JANUARY 3 at \_\_\_\_\_ : \_\_\_\_\_ a.m./p.m. by LT

Comments:

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



**PETITION FOR THE ANNEXATION  
OF A ±40.01 ACRE TRACT  
OF LAND ON THE SOUTH SIDE OF  
STATE ROUTE 162, 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 a ±40.01 acre tract on the south side of State Route 162, Troy, Madison County, Illinois. The territory under consideration is legally described as follows:

A tract of land in the South half of Section 6 and the North Quarter of Section 7, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, described as follows:

Beginning at the southwest corner of the Villas at Windsor Way, a Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 5 of the Madison County records; thence along the south line of said Villas at Windsor Way and the south line of the Villas at Windsor Way, 2<sup>nd</sup> Addition, a Planned Development, according to the plat thereof recorded in Plat Cabinet 66, Page 136 of said Madison County records the following courses and distances; thence North 89 degrees 40 minutes 03 seconds East (basis of bearings is the Illinois State Plane Coordinate System – West Zone), 604.70 feet; thence South 00 degrees 19 minutes 54 seconds East, 10.10 feet; thence North 89 degrees 39 minutes 17 seconds East, 675.67 feet to the northwest corner of Carrolwood, a subdivision, according to the plat thereof recorded in Plat Cabinet 49, Page 102 of said Madison County records; thence along the northwesterly line of said Carrolwood the following courses and distances; thence South 12 degrees 21 minutes 57 seconds East, 64.72 feet; thence South 40 degrees 30 minutes 19 seconds West, 194.24 feet to a curve to the left having a radius of 216.65 feet; thence Northwesterly along said curve with a chord which bears North 56 degrees 55 minutes 47 seconds West, 58.31 feet, an arc distance of 58.49 feet; thence departing said curve South 25 degrees 03 minutes 24 seconds West, 50.12 feet; thence South 40 degrees 49 minutes 34 seconds West, 124.40 feet; thence South 57 degrees 50 minutes 07 seconds West, 155.34 feet; thence South 44 degrees 46 minutes 00 seconds West, 152.74 feet; thence South 26 degrees 20 minutes 36 seconds West, 111.39 feet; thence departing said northwesterly line South 89 degrees 16 minutes 12 seconds West, 676.73

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

(618)667-8734 ext. 552  
[buildingzoningkf@troyil.us](mailto:buildingzoningkf@troyil.us) - email  
[www.troyil.us](http://www.troyil.us)

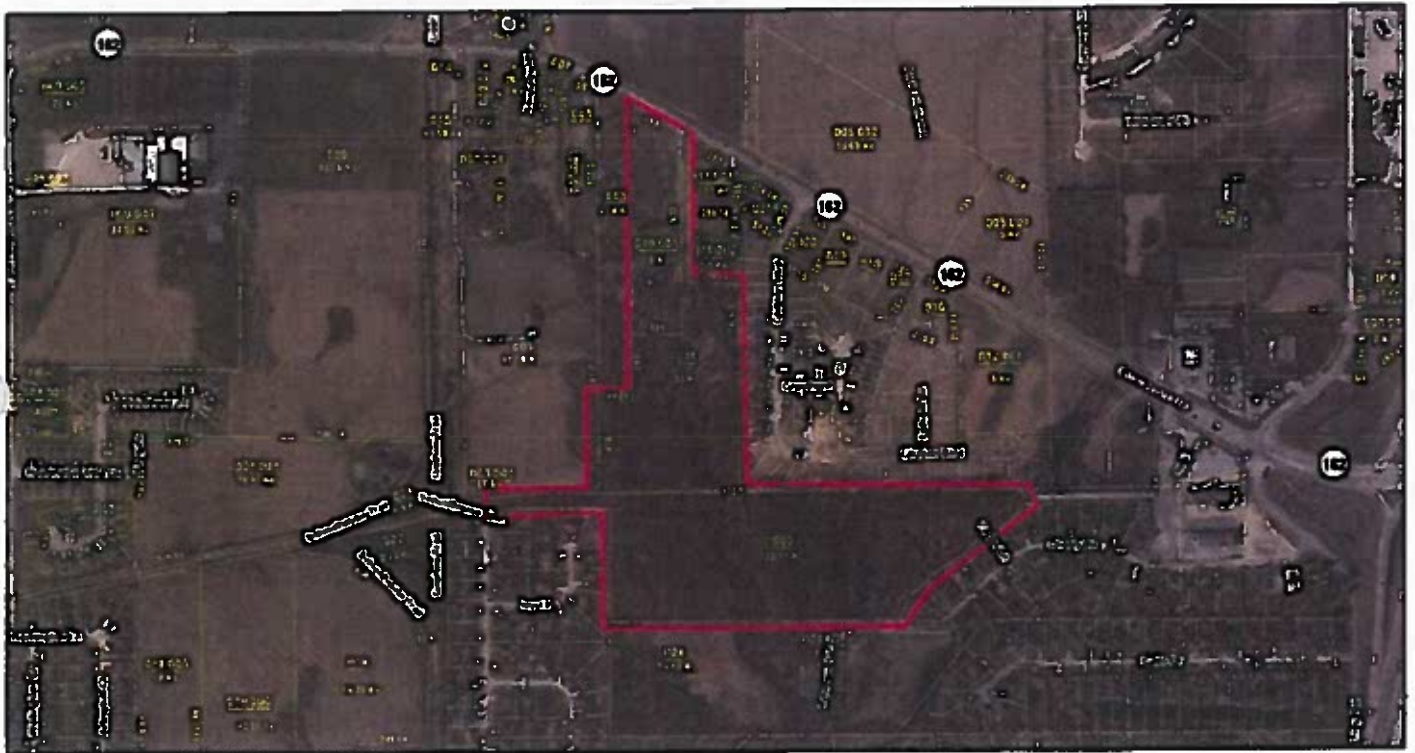


feet; thence North 89 degrees 56 minutes 05 seconds West, 621.72 feet to the east line of Country Village Estates 12<sup>th</sup> Addition, a subdivision, according to the plat thereof recorded in Plat Cabinet 57, Page 66 of said Madison County records; thence along said east line North 00 degrees 17 minutes 38 seconds West, 522.33 to the northeast corner thereof; thence along the north line of said Country Village Estates 12<sup>th</sup> Addition, South 89 degrees 52 minutes 43 seconds West, 388.56 feet to the beginning of a tangent curve to the left having a radius of 2839.93 feet; thence Westerly along last said curve with a chord which bears South 88 degrees 25 minutes 49 seconds West, 143.56 feet, an arc distance 143.58 feet; thence departing said north line and last said curve North 00 degrees 18 minutes 37 seconds West, 50.05 feet to a point on a curve to the right having a radius of 2889.93 feet; thence Easterly along last said curve with a chord which bears North 88 degrees 27 minutes 14 seconds East, 143.74 feet, an arc distance 143.76 feet to a point of tangency; thence North 89 degrees 52 minutes 43 seconds East, 312.12 feet; thence North 00 degrees 10 minutes 42 seconds West, 451.50 feet; thence South 89 degrees 13 minutes 17 seconds East, 144.44 feet; thence North 00 degrees 32 minutes 31 seconds East, 1320.29 feet to the southwesterly right of way line of Edwardsville Road (Illinois Route 162, US Route 40 By-Pass, SAR 9A), variable wide; thence along said southwesterly right of way line South 60 degrees 26 minutes 32 seconds East, 316.75 feet; thence departing said southwesterly right of way line South 00 degrees 40 minutes 48 seconds West, 622.16 feet; thence South 89 degrees 22 minutes 03 seconds East, 237.26 feet to the west line of said Villas at Windsor Way; thence along said west line South 00 degrees 41 minutes 56 seconds West, 940.98 feet to the Point of Beginning, containing 40.01 acres, more or less.

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, February 5, 2018 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: January 5, 2018

Keith Frey, Building & Zoning Administrator



January 4, 2018



Mid State Equity Assessment's Office  
Madison County GIS

Madison County Government GIS/IS Group  
Madison County Courthouse

END OF DOCUMENT