



8 7 5 6 9 3 9
Tx:4527435

Return to:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2021R40418
STATE OF ILLINOIS
MADISON COUNTY
09/24/2021 10:44 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 16



Ordinance No. 2021 - 19

An Ordinance Permitting Troy United Methodist Church to vacate a 25 foot portion of a 50 foot roadway and utility easement that exists on the south side of a 4.8± tract of land with PPID 09-1-22-04-00-000-007.006

Whereas, the City of Troy ("City"), Madison County, Illinois is a duly created, organized and validly existing municipality of the State of Illinois under the 1970 Illinois Constitution and the laws of the State of Illinois, including particularly the Illinois Municipal Code, and all laws amendatory thereof and supplementary thereto; and

Whereas, the City received a request from the Troy United Methodist Church, owner of the subject parcel, to vacate a 25 foot portion of a 50 foot roadway and utility easement that exists on the south side of a 4.8± tract of land with PPID 09-1-22-04-00-000-007.006; and

Whereas, the referenced tract was part of a subdivision plat approved by the City Council in June of 1977 that included the dedicated easement; and

[Type here]

MAPS & PLATS

Survey Required
For Recording

Initials *DM*

Date *9/24/21*

DR

Whereas, the City Engineer and Director of Public Works have indicated that the utility easements requested to be vacated are not necessary and/or required for municipal utilities; and

Whereas, the City has received recorded documentation from AT&T Illinois, Charter Communications, Southwestern Electric Coop and Ameren Illinois indicating approval of the vacation of the referenced utility easement, which satisfies the conditions for approval.

Now, Therefore, Be It Ordained By the Mayor and the City Council of the City Of Troy, Madison County, Illinois as Follows:

Section 1. The City of Troy hereby vacates the subject easement as more particularly described on Exhibit A attached hereto.

Section 2. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council, approved by the Mayor, and deposited in the office of the City Clerk this 16TH day of AUGUST, 2021.

Aldermen:

Dawson ✓

Flint ✓

Hellrung ✓

Henderson ✓

Italiano ✓

Knoll ✓

Manley ✓

Turner ✓

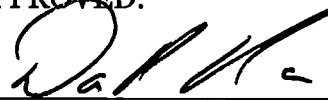
Total:

8 Ayes

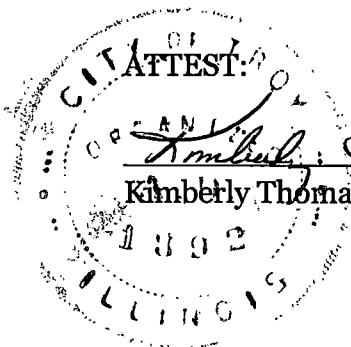
0 Nays

0 Abstain

APPROVED:

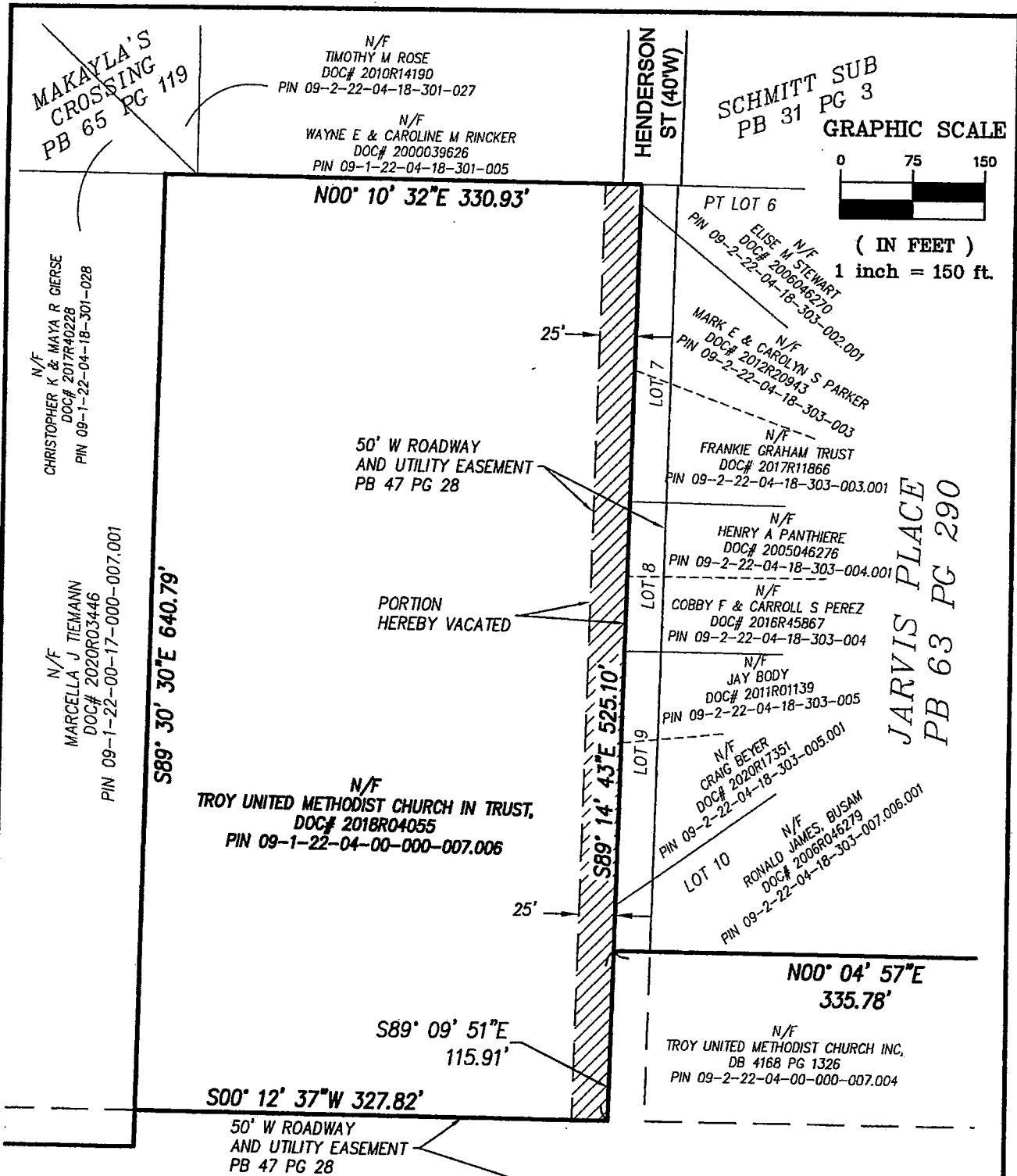


David Nonn, Mayor



Kimberly Thomas, City Clerk

LT/2021-08-12



EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF PLAT BOOK 47, PAGE 28 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS

DATE 4-19-2021

6818\ESMNT-VAC.DWG

Agreement ID: AIC-202106-35231
Project ID: 44483

2021R28021
STATE OF ILLINOIS
MADISON COUNTY
07/01/2021 09:01 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 3

PARTIAL RELEASE OF EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, **AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS**, an Illinois corporation, hereby releases to the owner (s) of record, any right title and interest it may have in and to that platted Easement as described below and as shown by the hatched lines on Exhibit A, attached hereto and made a part hereof, upon the property described as;

A tract of land being part of Plat Book 47, Page 28 and located in the Southwest Quarter of Section 4, Township 3N, Range 7W of the 3rd Principal Meridian, in the City of Troy, Madison County, Illinois and illustrated in the attached Exhibit.

This disclaimer is not intended to and shall not in any way affect the utility easements set forth within the property or upon the aforesaid Plat of Subdivision, if applicable, except as to the premises hereinbefore specifically described in the attached Exhibit.

IN WITNESS WHEREOF, Ameren has hereunto caused this Partial Release of Easement to be executed on the date hereinabove written. **AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS**.

AMEREN ILLINOIS COMPANY d/b/a AMEREN ILLINOIS

By: Geoffrey D. Douglass
Geoffrey D. Douglass
Director of Real Estate

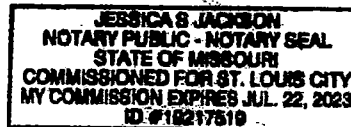
STATE OF MISSOURI

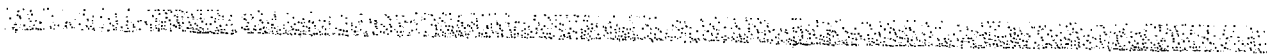
SS }
COUNTY OF St. Louis
City

Jessica S. Jackson, a notary public in and for said County and State, do hereby certify that Geoffrey D. Douglass, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he is Director of Real Estate of Ameren Illinois Company, and that he signed and delivered the said instrument in behalf of said corporation by authority of its Board of Directors, and acknowledged said instrument to be the free act and deed of said corporation.

Given under my hand and official seal this 15th day of June, A. D. 2021.

Jessica S. Jackson
Notary Public Jessica S. Jackson

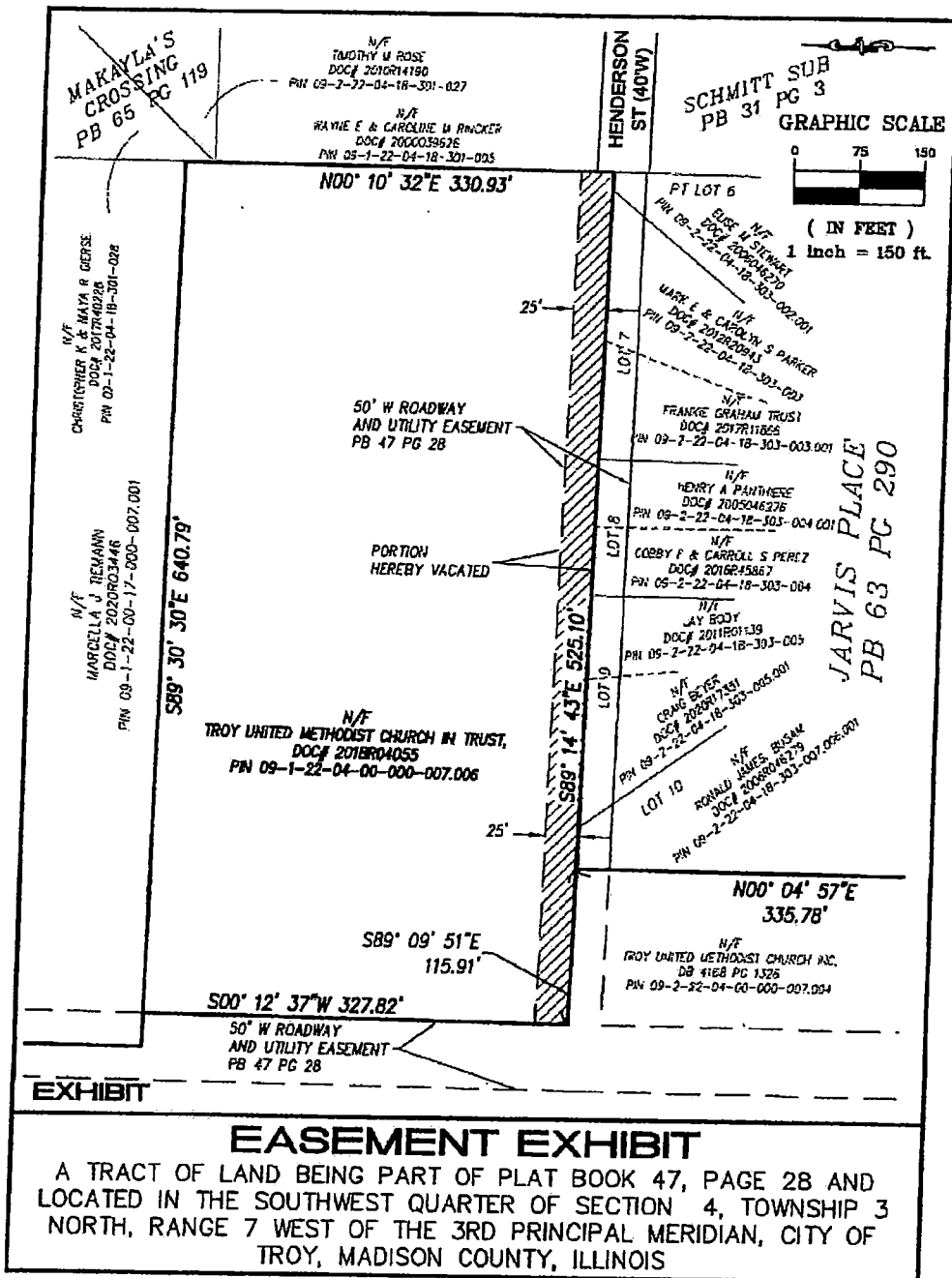




Prepared By: Ameren Illinois Real Estate

Return To: Daniel McCarthy
107 Spyglass
O Fallon, IL 62269

djm
LAT: 38.73275 LNG: -89.88906
Plat book 47, Page 28





Robert Burton
Field Operations AVP
Charter Communications

2021R23653
STATE OF ILLINOIS
MADISON COUNTY
06/02/2021 12:34 PM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 3

VACATION OF EASEMENT

WHEREAS, an easement for broadband cable communications placement within the dedicated utility easement has been granted to Charter Communications Entertainment I, LLC ("Charter"), **The Grantor** located at 941 Charter Commons Town & Country, MO 63017 by St. Louis County, Missouri that a tract of land being part of Plat Book 47, Page 28 and located in the southwest quarter of section 4, township 3 north, range 7 east of the 3rd principal meridian, city of Troy, Madison County Illinois; and it is the purpose and intent of Charter to release a portion of such easement rights.

NOW THEREFORE, Charter does hereby relinquish and release that portion of its easement rights to **Grantee**, Troy United Methodist Church, to place or maintain permanent facilities within the easements, as shown on **Exhibit A**. Except for the release of the noted area described herein, the remaining easement rights and interests granted to Charter pursuant to the aforementioned plat shall remain in full force and effect.

IN WITNESS THEREOF, Charter has caused this document to be executed as of the 2nd day of February 2021

Charter Communications Entertainment I, LLC, a Delaware limited liability company

By its Manager: Charter Communications, Inc., a Delaware corporation

By: 
_____ Robert Burton

Title: Field Operations AVP, Charter Communications Entertainment I, LLC



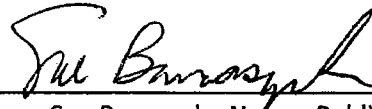


STATE OF MISSOURI)

COUNTY OF ST. LOUIS)

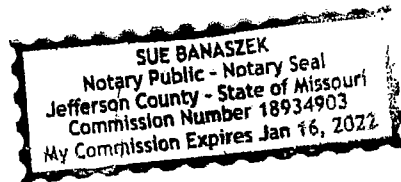
On this 2nd day of February 2021, before me appeared Robert Burton, who being by me duly sworn, did say that he is an Area Vice President of Charter Communications Inc., a Delaware corporation, that this instrument was signed on behalf of said company by authority of its board of directors, and that Robert Burton declared that his signature placed hereon was the free act and deed of said company.

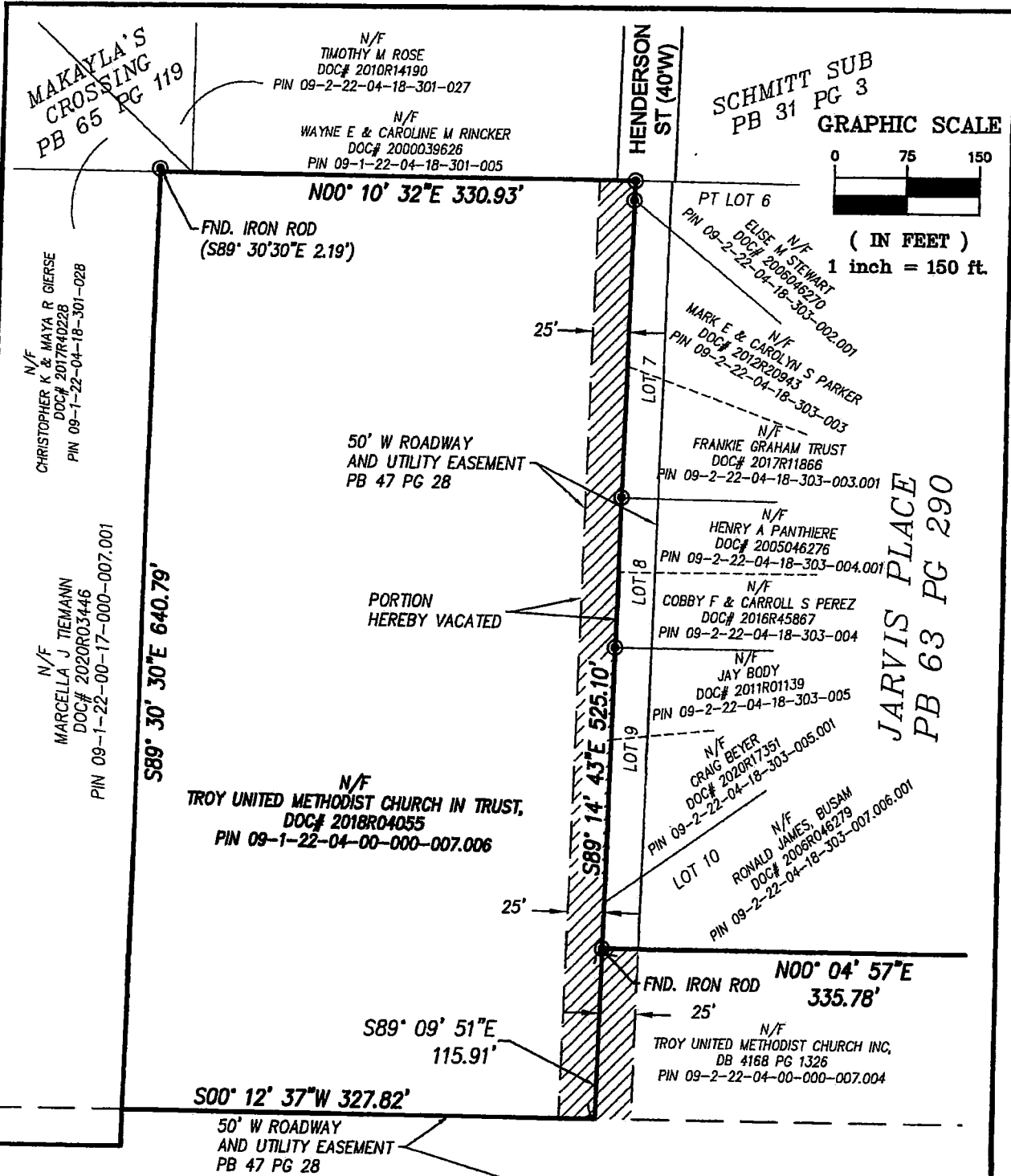
IN TESTIMONY WHEREOF, I have here unto set my hand on the day and year and in the County and State last written above.



Sue Banaszek - Notary Public

My Commission Expires:





EXHIBIT

EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF PLAT BOOK 47, PAGE 28 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS

DATE 2-2-2021

6818\ESMNT-VAC.DWG
DOC 2021R23653 Pg 3 of 3

QUITCLAIM DEED

2021R27386
STATE OF ILLINOIS
MADISON COUNTY
06/28/2021 11:30 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
RHSPS FEE:
OF PAGES: 5

THIS QUITCLAIM DEED is made on the 5th day of May, 2021, by and between Southwestern Electric Cooperative, Inc., whose mailing address is 525 US Route 40, Greenville, IL, 62246, and

Troy United Methodist Church in Trust, whose residence and/or mailing address is 407 Edwardsville Rd, Troy, IL 62294.

For a good and valuable consideration, the receipt whereof is hereby acknowledged by the second party, Southwestern Electric Cooperative, Inc. does hereby remise, release, and forever Quitclaim unto the second party any right, title, interest, and claim which Southwestern Electric Cooperative, Inc. has in and to the following described real property:

The utility easement located on Parcel ID 09-1-22-04-00-000-007.006 more specifically described as: A tract of land being part of Plat Book 47, Page 28 and located in the Southwest Quarter of Section 4, Township 3 North, Range 7 East of the 3rd Principal Meridian, City of Troy, Madison County, Illinois.

TO HAVE AND TO HOLD the above-described property unto the second party, and second party's executors, administrators, successors, and assigns forever.

It is understood that this conveyance is made without covenants or warranties of any kind, either express or implied.

IN WITNESS WHEREOF, the first party has signed and sealed this Quitclaim Deed on the day and year first above written.

STATE OF ILLINOIS)

SS:

COUNTY OF Bond)

On the 16 day of June, 2021, before me,

Brooke Scott, State of Illinois Notary Public
(Name and Title of Office taking Acknowledgment)

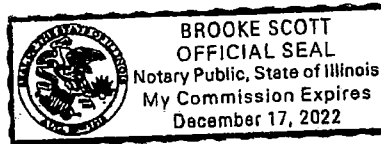
personally appeared Bobby Williams

(Name(s) of person(s) signing instrument)

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument that person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

BS
Signature



Affix Notary Seal above

Return To:

Norbert Wildhaber, P.E., P.L.S.

Stock & Associates Consulting Engineers, Inc.

257 Chesterfield Business Pkwy

St. Louis, MO 63005

Taxes to:

Troy United Methodist Church in Trust

407 Edwardsville Rd.

Troy, IL 62294

Plat Act (A)

Exempt under provisions of Paragraph "e", Section 4, Real Estate Transfer Act.

Witnesses:

Julie Love (L.S.)

Prepared By:

Bobby Williams

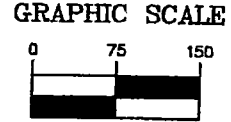
Bobby Williams
CEO, Southwestern Electric Cooperative, Inc.
525 US Route 40
Greenville, IL 62246

MAKAYLA'S
CROSSING
PB 65 PG 119

N/F
TIMOTHY M ROSE
DOC# 2010R14190
PIN 09-2-22-04-18-301-027

N/F
WAYNE E & CAROLINE M RINCKER
DOC# 2000039626
PIN 09-1-22-04-18-301-005

SCHMITT SUB
PB 31 PG 3



N/F
CHRISTOPHER K & MAYA R GIERSE
DOC# 2017R40228
PIN 09-1-22-04-18-301-028

N/F
MARCELLA J TIEMANN
DOC# 2020R03446
PIN 09-1-22-00-17-000-007.001

S89° 30' 30"E 640.79'

N00° 10' 32"E 330.93'

HENDERSON
ST (40'W)

PT LOT 6
N/F
ELSE W STEWART
DOC# 2008R46270
PIN 09-2-22-04-18-303-002.001

N/F
MARK E & CAROLYN S PARKER
DOC# 2012R20943
PIN 09-2-22-04-18-303-003

N/F
FRANKIE GRAHAM TRUST
DOC# 2017R1866
PIN 09-2-22-04-18-303-003.001

N/F
HENRY A PANTHERE
DOC# 2005046276
PIN 09-2-22-04-18-303-004.001

N/F
COBBY F & CARROLL S PEREZ
DOC# 2016R45867
PIN 09-2-22-04-18-303-004

N/F
JAY BODY
DOC# 2011R01139
PIN 09-2-22-04-18-303-005

N/F
CRAIG BEYER
DOC# 2020R17351
PIN 09-2-22-04-18-303-005.001

N/F
RONALD JAMES BUSAM
DOC# 2006R046719
PIN 09-2-22-04-18-303-007.006.001

JARVIS PLACE
PB 63 PG 290

50' W ROADWAY
AND UTILITY EASEMENT
PB 47 PG 28

PORTION
HEREBY VACATED

N/F
TROY UNITED METHODIST CHURCH IN TRUST,
DOC# 2018R04055
PIN 09-1-22-04-00-000-007.006

25'

S89° 14' 43"E 525.10'

N00° 04' 57"E
335.78'

N/F
TROY UNITED METHODIST CHURCH, INC.
DB 4168 PG 1326
PIN 09-2-22-04-00-000-007.004

S89° 09' 51"E
115.91'

S00° 12' 37"W 327.82'

50' W ROADWAY
AND UTILITY EASEMENT
PB 47 PG 28

EXHIBIT

EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF PLAT BOOK 47, PAGE 28 AND
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3
NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF
TROY, MADISON COUNTY, ILLINOIS

DATE 4-19-2021

6818\ESMNT-VAC.DWG



AFFIDAVIT FOR PURPOSE OF PLAT ACT REQUIREMENTS (765 ILCS 205)
THIS IS A LEGAL DOCUMENT - CONSULT YOUR PRIVATE ATTORNEY
 (County Zoning & Subdivision Ordinances May Also Apply)

ORIGINAL AFFIDAVIT REQUIRED FOR RECORDING, COPIES WILL NOT BE ACCEPTED

Affiant is the Grantor or is the Grantors authorized representative in a deed transferring interest in the real estate described in the accompanying deed. Affiant further states this transfer is exempt from the Illinois Plat Act because it is:

(Please check all that apply)

- A. NOT A DIVISION OF LAND (parcel lines unchanged) () C. DIVISION FOR TAXING PURPOSES ONLY (parcel lines change)
- () B. A DIVISION OF LAND THAT MEETS ONE OF THE FOLLOWING EXCEPTIONS TO THE PLAT ACT;

- ___ 1. A division or subdivision of land into tracts of five (5) acres or more not involving new streets or easements of access with a minimum of five (5) acres residue or Grandfathered under prior approved plat by Land Use Committee.
- ___ 2. A division of lots or blocks of less than one (1) acre in a recorded subdivision not involving new streets or easements of access.
- ___ 3. A sale or exchange of land between owners of adjoining and contiguous land.
- ___ 4. A conveyance of land for use as a right-of-way for public utilities and other pipelines not involving new streets or easements of access.
- ___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.
- ___ 6. A conveyance of land for highway or other public purpose or relating to a dedication of land or for vacation of land subject to a public use.
- ___ 7. A conveyance made to correct a description in prior conveyance.
- ___ 8. The sale or exchange of parcels of land following the division into no more than two (2) parts of a parcel existing on July 17, 1959, and not involving any new streets or easements of access.
- ___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose survey must accompany the deed)

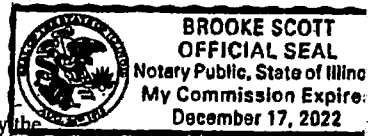
IF A IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS NOT REQUIRED.
IF B OR C IS MARKED ABOVE, APPROVAL BY THE MAPS & PLATS GIS DIVISION IS REQUIRED.

Under the penalties of perjury I swear that the statements contained here are true and correct.

NAME Bobby Williams SIGNATURE: [Signature] DATE: 6/16, 2021
 (Please Print)

Subscribed and sworn to before me this 16 day of June, 2021

[Signature]
 Notary Public



All divisions of less than 2 acres within the County jurisdiction must be reviewed by the
 Madison County Planning and Development Department

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1.5 miles of a municipality, local ordinances may apply. If exception 9 is used, it is required that this land division be reviewed & approved by the participating municipality. Each municipality has five (5) business days to review deed(s) and return. If the five day limit expires, Maps & Plats will process the deed upon proof of date submitted to municipality.

Date Submitted to Municipality (s) _____ (Please check one) () Municipality Jurisdiction () County Jurisdiction

Municipality (s) with Jurisdiction: _____

Municipal Planning Official's Signature _____	Print Name _____	Date _____
Municipal Planning Official's Signature _____	Print Name _____	Date _____

(Revised 8/11)

RELEASE OF EASEMENT

For good and valuable consideration, the receipt of which is hereby acknowledged, Illinois Bell Telephone Company, LLC dba AT&T Illinois, an Illinois limited liability company, hereby releases to the owner (s) of record, any right title and interest it may have in and to that Easement as shown by the hatched lines on Exhibit A, attached hereto and made a part hereof, upon the property described as;

2021R18710
STATE OF ILLINOIS
MADISON COUNTY
04/30/2021 08:42 AM
DEBRA D. MING-MENDOZA
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 2


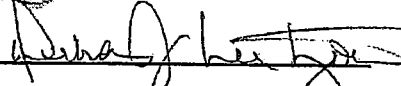
FOR RECORDERS USE ONLY

A tract of land being part of Plat book 47, Page 28 and located in the Southwest Quarter of Section 4, Township 3N, Range 7E of the 3rd Principal Meridian, in the City of Troy, Madison County, Illinois.

This disclaimer is not intended to and shall not in any way affect the utility easements set forth within the property or upon the aforesaid Plat of Subdivision, if applicable, except as to the premises hereinbefore specifically described.

IN WITNESS WHEREOF, Illinois Bell Telephone Company, LLC dba AT&T Illinois, an Illinois limited liability company has caused this release to be duly executed this 21st day of April A.D. 2021.

THIS INSTRUMENT IS VOID UNLESS RECORDED ON THE PUBLIC RECORDS WITHIN 90 DAYS AFTER THE ABOVE DATE.



Right of Way Manager

STATE OF Illinois)
)SS
COUNTY OF McHenry)
I, Mary Crow, a Notary Public in and for said County in the State aforesaid,
DO HEREBY CERTIFY THAT Debra Leetzow personally known to me to be the
Right of Way Manager, of Illinois Bell Telephone Company, LLC dba AT&T Illinois, an Illinois limited liability company, also known to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Right of Way Manager he/she signed and delivered the said instrument as the free and voluntary act of said company..

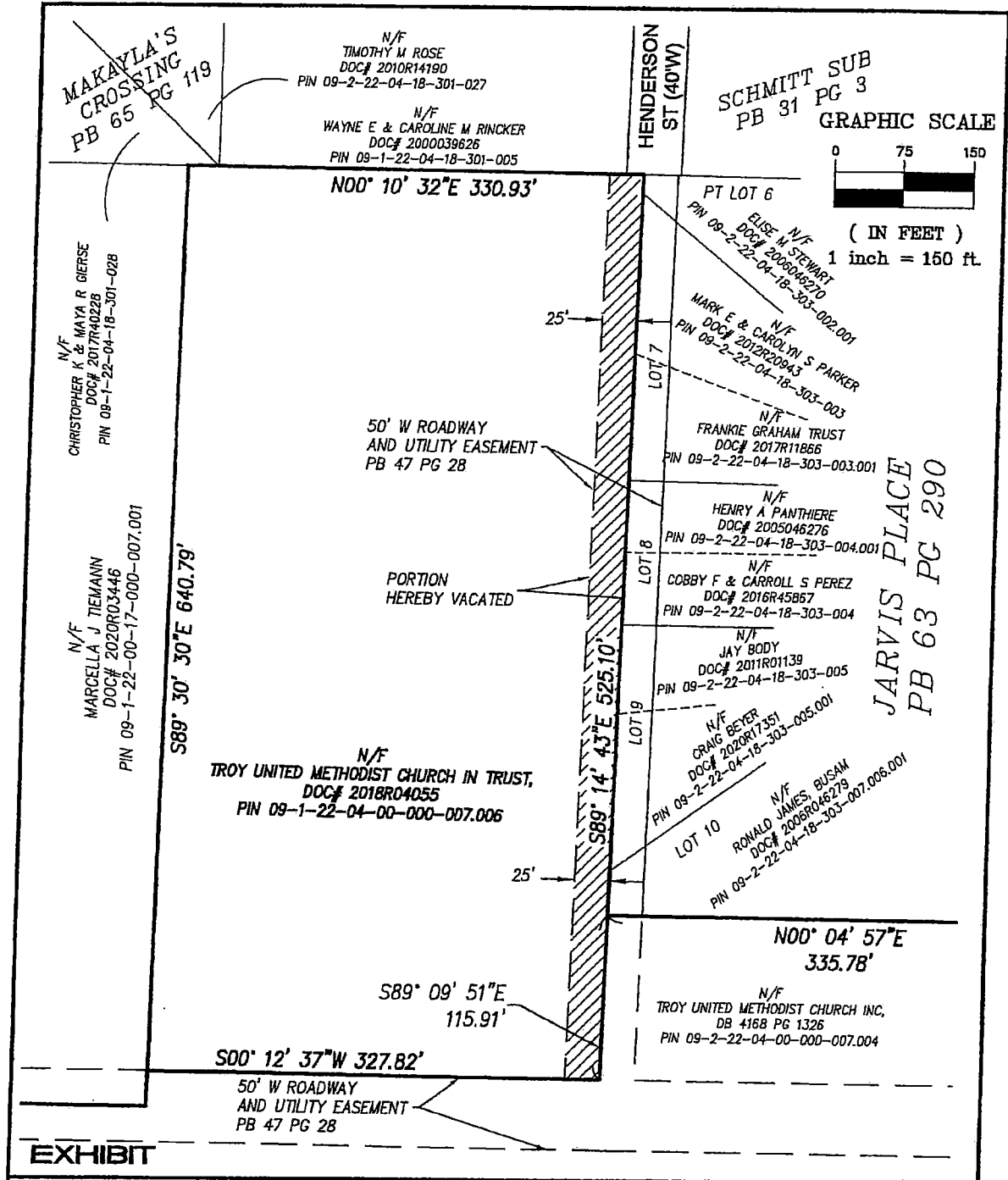
Given under my hand and notarial seal, this 21 day of April A.D. 2021.

My Commission Expires: 01/25/2023
(SEAL)


NOTARY PUBLIC

OFFICIAL SEAL
MARY CROW
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/25/2023

THIS INSTRUMENT PREPARED BY:
Debra J. Leetzow
Right of Way Manager
AT&T Illinois
222 W. Jackson Street
Woodstock, Illinois 60098



EASEMENT EXHIBIT

A TRACT OF LAND BEING PART OF PLAT BOOK 47, PAGE 28 AND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 7 EAST OF THE 3RD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS

DATE 4-19-2021

6818\ESMNT-VAC.DWG

END OF DOCUMENT