



DocId:8924673

Tx:14625138

Prepared by:

City Clerk
116 E. Market Street
Troy, Illinois 62294

2024R16014
STATE OF ILLINOIS
MADISON COUNTY
06/10/2024 03:01 PM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 50.00
CO STAMP FEE:
ST STAMP FEE:
FF FEE:
RHSPS FEE:
OF PAGES: 15



50 CTY

Ordinance No. 2024 - 24

**AN ORDINANCE Annexing and Zoning Certain Territory
To and In the City of Troy, Madison County, Illinois**

(Namely, 208 Arrowhead Drive
Owned by
Christopher D. Prosser)

WHEREAS, Christopher D. Prosser, petitioners/owners of certain territory also known as 208 Arrowhead Drive (parcel number 09-2-22-09-16-402-009) 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 B; and

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

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

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; and

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.

DR

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 208 Arrowhead 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 Low Density 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 A, 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 20th day of May, 2024.

Aldermen:

Dan Dawson	<u>AYE</u>	Sam Italiano	<u>AYE</u>	Ayes:	<u>7</u>
Tim Flint	<u>AYE</u>	Debbie Knoll	<u>AYE</u>	Nays:	<u>0</u>
Elizabeth Hellrung	<u>AYE</u>	Tony Manley	<u>ABSENT</u>	Absent:	<u>1</u>
Nathan Henderson	<u>AYE</u>	Troy Turner	<u>AYE</u>	Abstain:	<u>0</u>



APPROVED:

By: David Nonn
DAVID NONN, Mayor
City of Troy, Illinois

ATTEST:

By: Kimberly Thomas
KIMBERLY THOMAS, Clerk
City of Troy, Illinois

MAPS & PLATS

Survey Required
For Recording

Initials AE

DOC 19245001792024
Date May 20 2024



PETITION FOR ANNEXATION

Please use ONLY BLUE or BLACK INK

www.troyil.us

Name Christopher Prosser

Address 208 Arrowhead Dr
~~Christopher Prosser~~

Phone Number 618-541-5007

Email chrisprosser981@gmail.com

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 "____" 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: _____

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.

Sign in person - witnessed by a Notary Public (available at City Hall)

Christopher Prosser
Signature of Owner

Signature of Co-Owner

Christopher Prosser
Printed Name of Owner

Printed Name of Co-Owner

* * * * *

State of Illinois) I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify
) that CHRISTOPHER PROSSER personally known to me to be the same person(s)
 County of Madison) 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 14TH day of MARCH, 2024



Kimberly Thomas
Notary Public

Notary Seal

OFFICE USE ONLY:

Date Received: _____ at _____ : _____ a.m./p.m. by _____

Comments: _____

- Map prepared by an Illinois registered land surveyor*
- Annexation notice mailed to: Jarvis Township Board 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*

Advanced Title Solutions, Inc.
807 West Hwy. 50, Suite 5



DocId:8709638

Tx:4615462

**PREPARED WITHOUT ADVICE OR
COUNSEL BY:**

AEGIS Law
807 West Highway 50, Suite 1
O'Fallon, IL 62269

MAIL TAX BILL TO:

Christopher D. Prosser
208 Arrowhead Drive
Troy, IL 62294

2024R06463
STATE OF ILLINOIS
MADISON COUNTY
03/12/2024 09:30 AM
LINDA A. ANDREAS
CLERK & RECORDER
REC FEE: 52.00
CO STAMP FEE: 125.00
ST STAMP FEE: 250.00
RHSPS FEE: 18.00
OF PAGES: 3

MAIL RECORDED DEED TO:

PTAX-043829

Christopher D. Prosser
208 Arrowhead Drive
Troy, IL 62294

CH 1577 70

**WARRANTY DEED – LIMITED LIABILITY COMPANY TO INDIVIDUAL
(Illinois)**

THE GRANTOR(S), Thomas Homes, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Member(s) of said Limited Liability Company, party of the first part, CONVEYS and WARRANT(S) to Christopher D. Prosser, of 7472 Leslie Drive, Edwardsville, IL party of the second part, a single person, the following described Real Estate, situated in the County of Madison, in the State of Illinois, to wit:

Lot 5 in Creekside III, a subdivision located in the Southeast Quarter of Section 9, Township 3 North, Range 7 West of The Third Principal Meridian in Madison County, Illinois according to the Plat thereof recorded in Plat Book 46 Page 121.

Except the coal, oil, gas and other minerals.

THIS IS NOT HOMESTEAD PROPERTY.

Permanent Tax Number: 09-2-22-09-16-402-009

Commonly known as: 208 Arrowhead Drive, Troy, IL 62294

[Handwritten initials]

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Authorized Member or

Manager this 8th day of March, 2024.

By Jerald Thomas
Thomas Homes, LLC, an Illinois Limited Liability Company, Jerald Thomas, Manager

STATE OF ILLINOIS

SS

COUNTY OF ST. CLAIR

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jerald Thomas, Manager personally known to me to be the Authorized Member or Manager of , an Illinois Limited Liability Company, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Authorized Member or Manager, he/she signed and delivered the said instrument pursuant to authority given by the Members of said Limited Liability Company, as the free and voluntary act of the Authorized Member or Manager, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 8th day of March, 2024

Bonnie K. Fietsam
Notary Public

My commission expires: 12/13/24





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.

___ 5. A conveyance of land owned by a public utility not involving new streets or easements of access.

___ 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.

___ 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.

___ 3. A sale or exchange of land between owners of adjoining and contiguous land.

___ 7. A conveyance made to correct a description in prior conveyance.

___ 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.

___ 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.

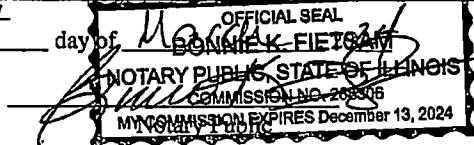
___ 9. The sale of a single lot/tract less than five (5) acres from a larger tract. (Exception only applies to the 1st tract conveyed from a larger tract as it existed on October 1, 1973.) (The single tract of less than five (5) acres must have been surveyed by an Illinois Registered Land Surveyor whose 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 Maureen A Wilkerson SIGNATURE: Maureen Wilkerson DATE: 3/8, 2024
(Please Print)

Subscribed and sworn to before me this 8th day of March



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

END OF DOCUMENT

(Revised 8/11)



PETITION FOR THE ANNEXATION
OF 208 ARROWHEAD DRIVE
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 **208 Arrowhead Drive, Troy, Madison County, Illinois.**

An ordinance to annex this property with **parcel ID # 09-2-22-09-16-402-009** will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, May 20, 2024 at 6:30 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: 04/15/24

Linda Taake,
Building & Zoning
Administrative Coordinator

208 Arrowhead Drive

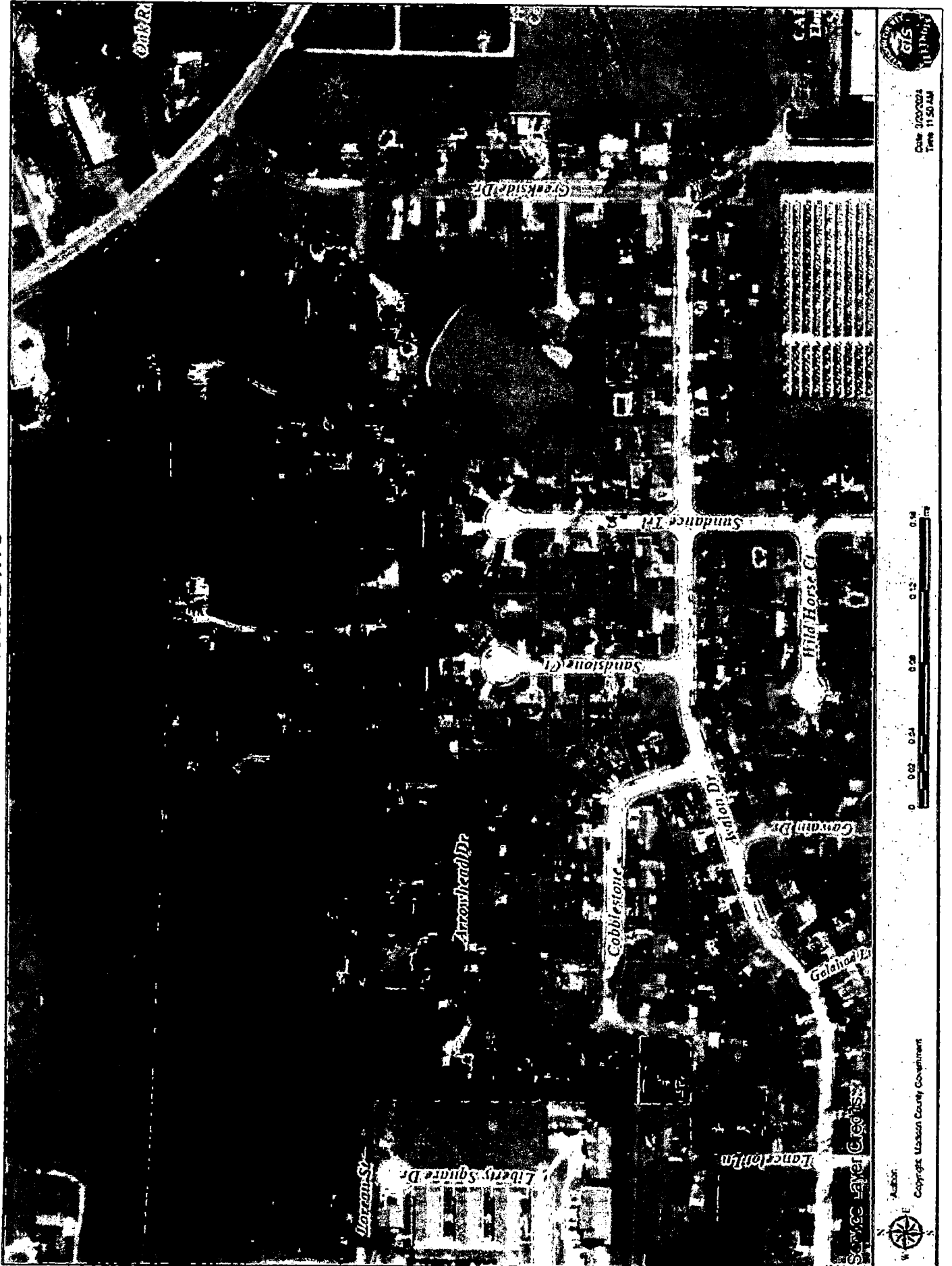
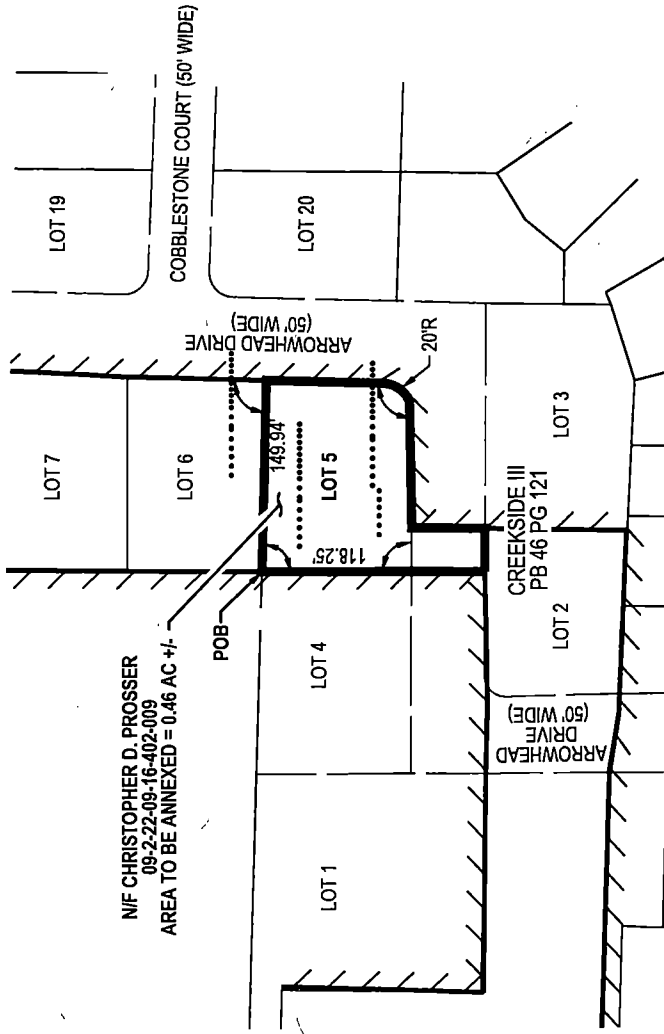
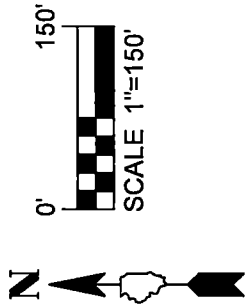


EXHIBIT A

TERRITORY TO BE ANNEXED BY THE CITY OF TROY, ILLINOIS BY ORDINANCE NO. _____
 BEING PART OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 7 WEST
 OF THE 3RD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS

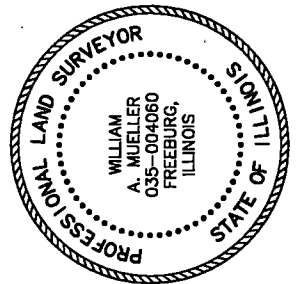


N/F CHRISTOPHER D. PROSSER
 09-222-08-16-402-009
 AREA TO BE ANNEXED = 0.46 AC +/-

LEGEND

- EXISTING CORPORATE LIMITS
- AREA TO BE ANNEXED
- EX RIGHT OF WAY LINE
- SECTION LINE
- POB
- POINT OF BEGINNING

WE, OATES ASSOCIATES, INC., HAVE AT THE REQUEST OF THE CITY OF TROY, ILLINOIS, PREPARED THIS PLAT FROM RECORD SOURCES.



William A. Mueller 3/18/2024

WILLIAM A. MUELLER
 ILLINOIS PROFESSIONAL LAND SURVEYOR
 NO. 035-004060
 EXPIRES 11-30-2024



OATES
 ASSOCIATES

ANNEXATION PLAT
 208 ARROWHEAD DRIVE
 CITY OF TROY, IL

PROJECT NO.:
 15062.002

DATE:
 3/18/2024

REVISION:

EXHIBIT:

A

Annexation Legal Description
Owner: Christopher D. Prosser
Parcel: 09-2-22-09-16-402-009

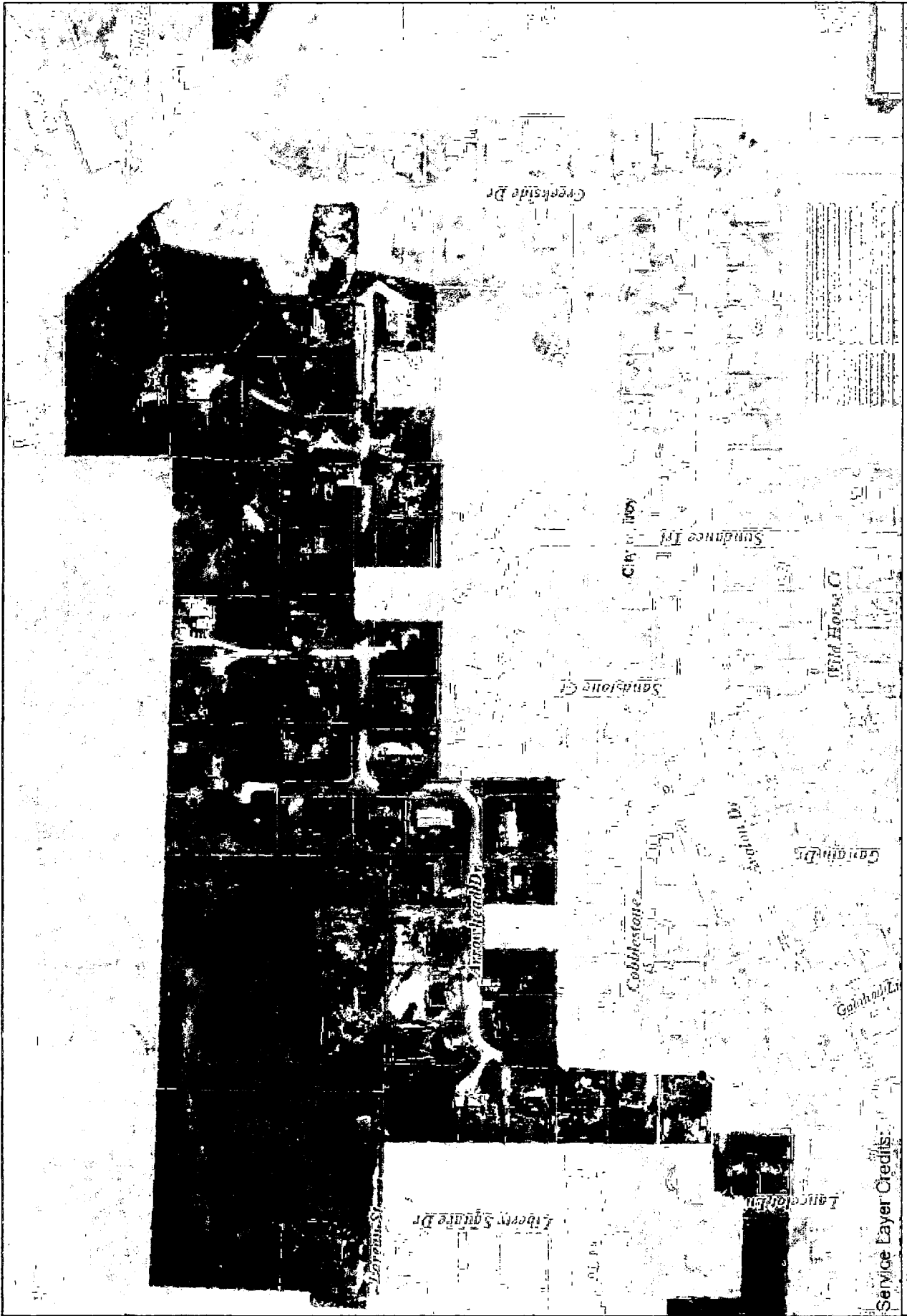
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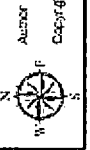
Further described as follows:

Beginning at the northwest corner of said Lot 5; thence easterly on the north line of said Lot 5, a distance of 149.94 feet to the easterly line of said Lot 5; thence southerly on said easterly line; thence southwesterly continuing on said easterly line, being a curve to the right having a radius of 20.00 feet, to the south line of said Lot 5; thence westerly on said south line to the west line of said Lot 5; thence northerly on said west line, 118.25 feet to the Point of Beginning.

208 Arrowhead Drive



Date: 3/20/2024
Time: 11:50 AM



Service Layer Credits:

Author: Madison County Government

RETURN TO:

CITY OF TROY
Building & Zoning Dept.
116 E. Market St.
Troy, Illinois 62294

Affidavit of Service of Notice

I, Andrea D. Lambert, hereby state as follows:

1. I am the Building and Zoning Administrative Clerk for the City of Troy, Illinois, and I am competent to testify to the matters set forth herein, all of which are based upon my personal knowledge.
2. Per 65 ILCS 5/7-1-1, this shall serve as an Affidavit of Service of Notice that I duly provided notice (letter containing proposed **ORDINANCE NO 2024-24 An Ordinance Annexing and Zoning Certain Territory To and In the City of Troy, Madison County, Illinois (Namely, 208 Arrowhead Drive) Owned by Christopher D. Prosser** and public meeting date for adoption thereon to the following, via Certified Mail, Return Receipt Requested, and First Class U.S. Mail on the 15th day of April, 2024:

Linda Taake
Tri-Township Library
34 David Drive
St. Jacob, Illinois 62281

Allen Adomite
Jarvis Township Supervisor
500 Lakewood Drive
Troy, Illinois 62294

Kevin Byrne
Troy Fire Protection District
26 Lake Dr.
Troy, Illinois 62294

Michelle Erschen
Tri-Township Library
903 Long Branch Road
Troy, Illinois 62294

Alan Dunstan
Jarvis Township Clerk
1101 Antler Drive
Troy, Illinois 62294

Ryan Cunningham
Troy Fire Protection District
112 Reagan Dr.
Troy, Illinois 62294

Maryellen Akridge
Tri-Township Library
43 Lake Drive
Troy, Illinois 62294

Jessica Dudley
Jarvis Township Assessor
506 Lower Marine Road
Troy, Illinois 62294

Michael Cushing
Troy Fire Protection District
27 Stonebrooke
Troy, Illinois 62294

Katie Devany
Tri-Township Library
1 Autumn Oaks
Troy, Illinois 62294

Dale Grapperhaus
Township Highway Commissioner
7948 W. Kirsch Road
Troy, Illinois 62294

Steve Lynn
Troy Fire Protection District
8383 Mill Hill Lane
Troy, Illinois 62294

Dawn Henry
Tri-Township Library
256 Fairington Drive
Troy, Illinois 62294

Scott Wiesehan
Jarvis Township
1129 Troy O'Fallon Road
Troy, Illinois 62294

Fred Patterson
Troy Fire Protection District
127 Pebblebrooke
Troy, Illinois 62294

Kathy Scheller
Tri-Township Library
600 Woodland Hills
Troy, Illinois 62294

Jason Helldoerfer
Jarvis Township
132 Blackjack Road
Troy, Illinois 62294

Troy Post Office
Attn: Postmaster
515 Edwardsville Road
Troy, Illinois 62294

Liz Compton
Tri-Township Library
10 Autumn Oaks
Troy, Illinois 62294

Nathan Hovatter
Jarvis Township
409 Avalon
Troy, Illinois 62294

Ameren Services Company
Attn: Tax Compliance
PO Box 66149, MC 212
St. Louis, Missouri 63166

Madison County Election Authorities
Madison County Clerk
157 N. Main Street
Edwardsville, Illinois 62025

Monica Hartlein
Jarvis Township
2069 Grandview
St. Jacob, Illinois 62281

Member Records Clerk
Southwestern Electric Cooperative
525 US Route 40
Greenville, Illinois 62246

Kirk Brown
IDOT District #8
1102 Eastport Plaza Drive
Collinsville, IL 62234

3. I declare under penalty of perjury that the foregoing is true and correct.

Andrea D. Lambert
Andrea D. Lambert

4/15/24
Date

SUBSCRIBED and SWORN to before me this 15TH day of April, 2024.

My commission expires:

Linda S. Taake
Notary Public



RETURN TO:

CITY OF TROY
Building & Zoning Dept.
116 E. Market St.
Troy, Illinois 62294

Affidavit of Service of Notice

I, Andrea D. Lambert, hereby state as follows:

1. I am the Building and Zoning Administrative Clerk for the City of Troy, Illinois, and I am competent to testify to the matters set forth herein, all of which are based upon my personal knowledge..
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Troy, Illinois 62294

END OF DOCUMENT