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2024R23793

STATE OF ILLINOIS

MADISON COUNTY

www.troyil.us

116 E. Market Street / Troy, Illinois 62294

08/28/2024 10:24 AM
LINDA A. ANDREAS

CLERK & RECORDER

REC FEE: 50.00

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OF PAGES: 4

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CITY CLERK
116 E. MARKET STREET
TROY, ILLINOIS 62294

RESOLUTION 2024 - 31

50 CTY

A RESOLUTION OF THE CITY OF TROY, ILLINOIS APPROVING A FINAL PLAT FOR WEST WIND VILLAS - AN 18-LOT TWO-FAMILY RESIDENTIAL DEVELOPMENT (ON 10+ ACRES OF LAND ON THE NORTH SIDE OF BOUSE ROAD IN PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, MADISON COUNTY, ILLINOIS)

ADOPTED BY THE CITY COUNCIL
OF THE CITY OF TROY, ILLINOIS
THIS 5TH DAY OF AUGUST 2024

DR

**RESOLUTION OF THE CITY COUNCIL REGARDING THE
APPROVAL/DISAPPROVAL OF A FINAL PLAT**

Whereas, CPO Investments, LLC (Developer) has submitted a final plat for a residential development named West Wind Villas (18 Two-family Residential Lots) located on 10+ acres of land on the north side of Bouse Road in part of the Southeast Quarter of Section 31, Township 4 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois; and

Whereas, the Planning Commission met on September 14, 2023 and recommended approval of the preliminary plat. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council met on September 18, 2023, accepted the Planning Commission's recommendation, and approved the preliminary plat. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council reviewed the final plat for compliance with the provisions of Chapter 153 Subdivision Code of the Code of Ordinances and voted as recorded below:

Aldermen:

Dawson <u>AYE</u>	Italiano <u>AYE</u>	Total:	
Flint <u>AYE</u>	Knoll <u>AYE</u>	<u>1</u>	Ayes
Hellrung <u>AYE</u>	Manley <u>AYE</u>	<u>0</u>	Nays
Henderson <u>ABSENT</u>	Turner <u>AYE</u>	<u>0</u>	Abstain

Now Therefore, the City Council of the City of Troy, Illinois

Approves the final plat with the following stipulations, if any:

Disapproves the final plat

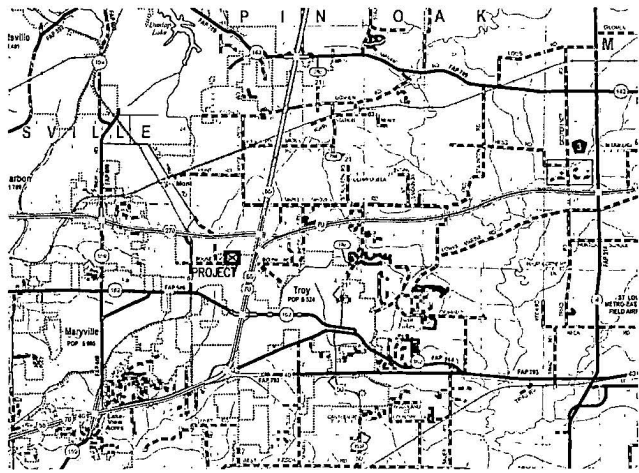
One copy of this resolution shall be given to the Subdivider/Developer and the City Clerk shall give the Code Administrator a certified copy of the Council's resolution of approval or disapproval to be attached to the final plat.

Dated this 5th day of August, 2024.

By David Nonn
David Nonn, Mayor

Attest Kimberly Thomas
Kimberly Thomas, City Clerk





LOCATION SKETCH

OWNER / DEVELOPER:
CPO INVESTMENTS LLC
1700 STONEDRIDGE CIRCLE DR
MARYVILLE, IL 62002
PH: 618-228-7818

ENGINEER / SURVEYOR:
NETEMEYER ENGINEERING ASSOCIATES, INC.
101 SOUTH PINE ST.
AVONDALE, ILLINOIS 62216
PH: 618-228-7818 FAX: 618-228-7900

DEVELOPMENT INFORMATION

WADSWORTH COUNTY PARCEL NUMBER: 10-11-16-31-00-000-013
 ZONING: R-2, TWO-FAMILY RESIDENTIAL, CITY OF TROY
 GROSS AREA PARCEL: 210.3 ACRES
 ROW AREA: 7.2 AC
 OUTLOT AREA: 2.4 AC
 LOT AREA: 5.7 AC
 TOTAL LOTS: 18
 TOTAL UNITS: 36

ZONING

VERIFY ALL ZONING INFORMATION WITH CURRENT CITY CODE
 SECTION 154.032, R-2 ZONING
 MIN. WIDTH: 110'
 MIN. DEPTH: 100'
 MIN. AREA: 13,000sqf
 CORNER: 13,500sqf
 REGULAR: 11,500sqf
 FRONT SETBACK: 30'
 SIDE SETBACK: 12'
 REAR SETBACK: 25'

PERMITS DESCRIPTION

A tract of land being part of the Southeast Quarter of Section 31 in Township 4 North, Range 7 West of the Third Principal Meridian and being more particularly described as follows:
 Commencing at the east cross in Farmosa Road which marks the Southeast corner of said Southeast Quarter of Section 31; thence on the Southern line of said Southeast Quarter of Section 31, North 89 degrees 11 minutes 34 seconds West, 30.00 feet to the Point of Beginning; from said Point of Beginning, thence continue on said Southern line North 89 degrees 11 minutes 34 seconds West, 1067.17 feet to a point which marks the Southern prolongation of the Eastern line of "SEASONS VILLAGE" as shown on the plat thereof recorded in Plat Cabinet 05 on Page 108 in the Madison County Recorder of Deeds Office, thence on said Eastern line and its prolongation North 01 degree 16 minutes 32 seconds East, 416.63 feet, thence bearing and distance South 93 degrees 25 minutes 01 second West, 1073.55 feet to a point on the West right of way line of Farmosa (60'w) Road, thence on said West right of way line of South 00 degrees 00 minutes 35 seconds East, 420.86 feet to the point of beginning.
 Said tract of land containing 10.35 acres, more or less, including an easement (Basse Road) to the City of Troy, Illinois, and being situated in the City of Troy, Madison County, Illinois.

SURVEYOR'S CERTIFICATE

I, Patrick R. Netemeyer, hereby certify that this plat is a correct plat of a survey made under my direct supervision at the request of the owners for the purpose of subdividing the tract into lots as shown. The land is within the corporate limits of the City of Troy, Illinois, which has adopted a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that a portion of the property shown hereon is not within a special flood hazard area as so identified on the Federal Emergency Management Agency

I further certify that I have reviewed the Coal Mines in Illinois Map, Collinsville Quadrangle, as available from the Illinois State Geological Survey in Champaign, Illinois, and hereby indicate that part of the property shown hereon is not located within an area indicated as being underlain.

Given under my hand and seal at 101 South Pine St., Avondale Illinois, this _____ day of _____, 20____.

Patrick R. Netemeyer I.P.L.S. No. 2704
 Expiration Date: November 30, 2024

This professional service conforms to the current Illinois minimum standards for a boundary survey.

It is not warranted that this plat contains complete information regarding dedications, easements, rights of way, Federal Emergency Management Agency Flood Zones, encroachments, building locations, occupation lines, or other encumbrances. For complete information, a title opinion or commitment for title insurance and FEMA maps should be obtained, received, and upon request additional information can be included on this plat.

FINAL PLAT SHEET 1 of 2 DECEMBER 2023
WEST WIND VILLAS

PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 4 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF TROY, MADISON COUNTY, ILLINOIS

(SPACE RESERVED FOR RECORDER)

OWNER'S CERTIFICATE

We, CPO INVESTMENT LLC, an Illinois LLC, the owners of the land herein described, have caused the said tract to be surveyed and subdivided/developed in the manner shown, and said subdivision/development is to be hereinafter known as "WEST WIND VILLAS". The street right-of-ways shown hereon are hereby dedicated to the use of the public forever including the release and waiver of the right of homestead under the Homestead Exemption laws of the State of Illinois. Utility, drainage, drainage - detention easements as shown hereon are hereby dedicated to the City of Troy and the public and private utility companies, including cable television, as their interests may appear for access (vehicular and pedestrian), construction and maintenance of utilities and other public purposes.

We further certify that the property platted herein is within Troy Community Unit # 2 and Southwestern Illinois Community College District # 522. Dated this _____ day of _____, 20____.

CPO INVESTMENTS LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

State of Illinois)
)ss
 County of Madison)

Given under my hand and Notarial Seal this _____ day of _____, 20____ A.D.

I, _____ a Notary Public in and for the County aforesaid do hereby certify that _____ is personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and sealed the same as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of Homestead.

Given under my hand and Notarial Seal this _____ day of _____, 20____ A.D.

Notary Public
 My commission expires: _____

DRAINAGE CERTIFICATE

We, the undersigned, professional engineer for this development and the owners do hereby state that to the best of our knowledge and belief the drainage of surface waters will not be changed by the construction of this subdivision if completed in accordance with the plans prepared or to be prepared by Netemeyer Engineering Assoc., Inc., latest revision, and as approved by the City or, that if such surface water drainage will be changed, reasonable provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will be planned for in accordance with generally accepted engineering practices so as to reduce the likelihood of damage to the adjoining property because of the construction of this subdivision.

CPO INVESTMENTS LLC, an Illinois LLC

By: _____

Name: _____

Title: _____

Patrick R. Netemeyer I.R.P.E. No. 37441
 Expiration Date: November 30, 2025

NOTE: The approval and certification of this plat by the City of Troy, the subdivider, and the surveyor / engineer does not obligate them to perform any maintenance of any drainage easement in this subdivision, nor does it obligate them to the acceptance of any storm water drainage way, structure or improvement. It is the intent of the City, subdivider and surveyor / engineer that the individual lot owners shall maintain that part of any drainage easement shown hereon lying within the boundary of their property.

CERTIFICATE OF CITY COUNCIL

I hereby certify this plat was examined and approved by the City Council of the City of TROY, Illinois and accepted by resolution No. _____ dated this _____ day of _____, 20____.

Mayor _____

City Clerk _____

COUNTY CLERK CERTIFICATE

State of Illinois)
)ss
 County of Madison)

I, the undersigned, County Clerk of Madison County, Illinois, do hereby certify that I have examined the above plat and I have searched the records of my office to ascertain whether all redeemable sales of unpaid taxes or special assessments have been paid as required by law upon all of the property embraced within said plat, and I hereby certify that I find no redeemable tax sales of unpaid forfeited taxes against any of the real estate included in this plat and I do hereby approve the same for assessment purposes.

In witness, whereof, I do hereunto set my hand and seal of my office this _____ day of _____, 20____ A.D.

County Clerk and Recorder _____

MAPPING and PLATTING APPROVAL

State of Illinois)
)ss
 County of Madison)

I, the undersigned, Supervisor of Maps & Plats Division of Madison County, Illinois, do hereby certify that this plat has been reviewed by this office on _____ day of _____, 20____ A.D.

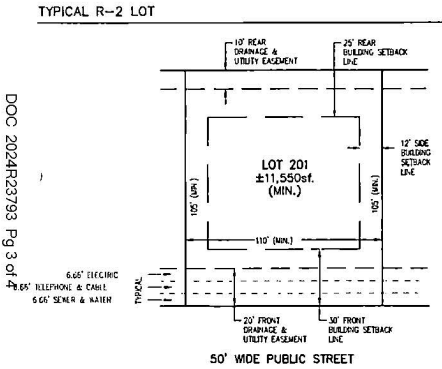
Supervisor of Maps & Plats Division _____

9-1-1 COORDINATOR'S CERTIFICATE

State of Illinois)
)ss
 County of Madison)

I, the undersigned, 9-1-1 Coordinator of Madison County, Illinois, do hereby approve this plat as to street names and addresses.

911 Coordinator _____ Date _____



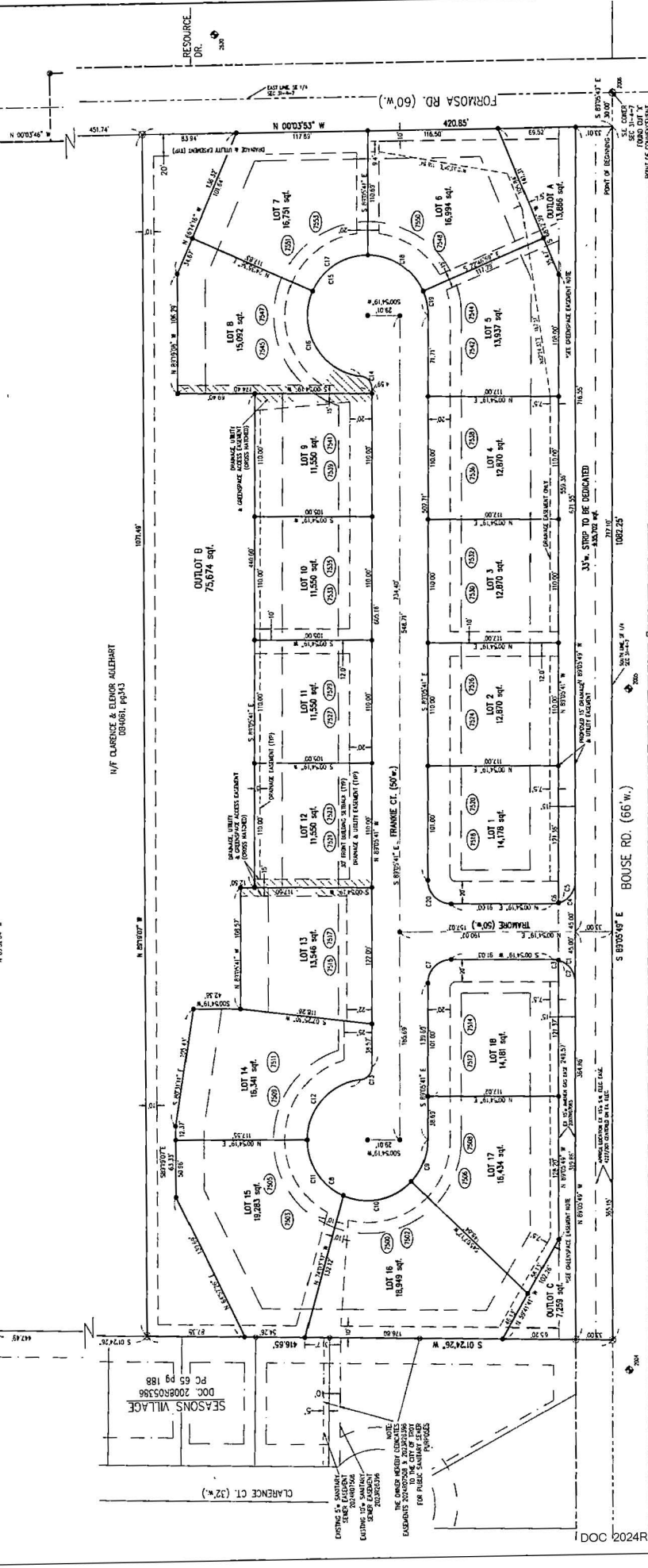
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DRAFT, NOT FOR RECORD

NETEMEYER ENGINEERING ASSOCIATES, INC.
 101 South Pine St
 Avondale, IL 62216
 PH: 618-228-7818
 FAX: 618-228-7900

LOT NUMBER	MINIMUM TOP FOUNDATION ELEVATIONS
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00

LOT	AREA (SQ. FT.)	PERCENTAGE	BEARING	LENGTH	WIDTH	DEPTH	PERIMETER	AREA (SQ. FT.)	PERCENTAGE	BEARING	LENGTH	WIDTH	DEPTH	PERIMETER
1	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
2	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
3	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
4	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
5	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
6	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
7	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
8	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
9	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
10	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
11	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
12	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
13	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
14	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
15	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
16	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00
17	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00	15,000	10.00%	N 89°50'00" W	100.00	150.00	150.00	300.00
18	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00	15,000	10.00%	S 89°50'00" E	100.00	150.00	150.00	300.00



SEASONS VILLAGE
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CLARENCE CT. (32' W.)

FORMOSA RD. (60 W.)

BOUSE RD. (66 W.)

WATERFORD PLACE
PC 65, pg 129

TRAMORE (50' W.)

NETEMEYER ENGINEERING & ASSOCIATES, INC.
101 South Park St.
Aurora, IL 60115
Tel: 630-252-7818
Fax: 630-252-7880
PROJECT NO: 22211111 REV: 02/23/21 PAGE 2 OF 2

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REFERENCE PLATS:
PC 65, pg 108
PC 65, pg 129

BOUNDARY SURVEY PLAT
FOR SEASONS VILLAGE
DATED 01-19-23
ARE: 72'-40" EIGHTH

PERMITS EXEMPT NOTE:
One of the permitted uses of Outlot A and Outlot C shall be a Shared Use Path within the utility easements.

LEGEND:
 ○ = BOUNDARY POINT
 ○ = PROPOSED UTILITY & DRAINAGE EXEMPT
 ○ = CONCRETE BOUNDARY POINT
 ○ = STAKE FOUND

SCALE: 1"=40'
 1/8"=100'
 1/4"=200'
 1/2"=400'
 3/4"=600'
 1"=800'

END OF DOCUMENT