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Tx:4441824

Return to: *EW.*

City of Troy
Attn: City Clerk
116 E. Market Street
Troy, Illinois 62294

2019R28625
STATE OF ILLINOIS
MADISON COUNTY
09/06/2019 01:38 PM
AMY N. MEYER, RECORDER
REC FEE: 27.00
CD STAMP FEE:
ST STAMP FEE:
FF FEE:
RNSPS FEE:
OF PAGES: 4

27.00 CTY

**THIS PAGE BEING ADDED
FOR RECORDER'S USE ONLY**

*Resolution
2019-16*

RESOLUTION OF THE CITY COUNCIL REGARDING THE ACCEPTANCE/REJECTION OF A FINAL DEVELOPMENT PLAN

Whereas, AECM Property, LLC (Developer) has submitted a final development plan for a planned development named Winding Rose Subdivision (Residential lots 1-14 and Outlots A and B) with a legal description located on 40+ acres of land at 7300 State Route 162 in the Southeast Quarter of fractional Section 6, Township 3 North, Range 7 West and the North Half Section 7, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois ; and

Whereas, the Planning Commission met on June 14, 2018 and recommended approval of the preliminary development plan. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council met on July 2, 2018, accepted the Planning Commission's recommendation and approved the preliminary development plan. A copy of the supporting documents is incorporated by reference; and

Whereas, the City Council reviewed the final development plan for compliance with the provisions of Chapter 153 Subdivision Code and Section 154.064 Planned Developments of the Code of Ordinances and voted as recorded below:

Aldermen:

Table with 3 columns: Alderman Name, Response, Total. Rows include Dawson YES, Levo YES, Hellrung YES, Manley YES, Henderson YES, Partney YES, Italiano YES, Turner ABSENT. Totals: 7 Ayes, 0 Nays.

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

[X] Approves the final development plan with the following stipulations, if any: [Blank lines]

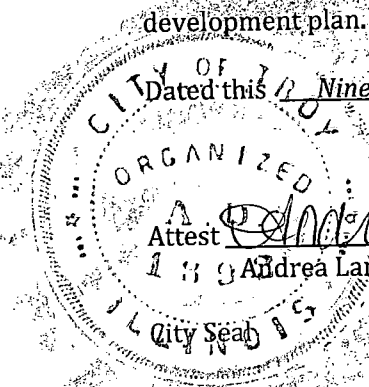
[] Rejects the final development plan

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 development plan.

Dated this 19 Nineteenth day of August, 2019.

By [Signature] Allen P. Adomite, Mayor

Attest [Signature] Andrea Lambert, City Clerk



FINAL PLAT OF WINDING ROSE SUBDIVISION

A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SEC. 6 AND THE NORTH 1/2 SEC. 7,
TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
CITY OF TROY, MADISON COUNTY, ILLINOIS

SCALE: 1"=100' APRIL, 2019
JOB NO. 469579

SMS Sheppard, Morgan & Schwaab, Inc.
ENGINEERS CONSULTING ENGINEERS AND LAND SURVEYORS
215 Market Street, P.O. Box E, Alton, IL 62002 • 618-452-0755 • e-mail: smg@smgspring.com
DESIGN FIRM #184-000992

OWNER'S CERTIFICATE

We, AECM Property LLC, the Owner of:

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 of Windsor Way, 1st Addition, 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 of Windsor Way, 1st Addition, A Planned Development, and the south line of the Villas of Windsor Way, 2ND Addition, A Planned Development, according to the plat thereof recorded in Plat Cabinet 56, Page 135 of said Madison County 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, 875.67 feet to the northwest corner of Carrollwood, 2nd Addition, a subdivision, according to the plat thereof recorded in Plat Cabinet 51, Page 95 of said Madison County records; thence along the northeasterly line of said Carrollwood 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 point on 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 58.43 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, 171.33 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 68 of said Madison County records; thence along said east line North 00 degrees 17 minutes 36 seconds West, 522.33 to the northeast corner thereof; thence along the north line of said Country Village Estates 12TH Addition, South 89 degrees 32 minutes 43 seconds West, 380.56 feet to the beginning of a tangent curve to the left having a radius of 2839.93 feet; thence Westerly along said curve with a chord which bears South 88 degrees 25 minutes 50 seconds West, 143.58 feet, an arc distance 143.59 feet; thence departing said north line and east 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 2839.93 feet; thence Easterly along 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 departing east curve North 89 degrees 52 minutes 43 seconds East, 312.12 feet; 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 Bypass, S.A.R. 94), variable width; thence along said southwesterly right of way line South 60 degrees 26 minutes 32 seconds East, 316.72 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 of Windsor Way; thence along said west line South 00 degrees 41 minutes 56 seconds West, 949.98 feet to the Point of Beginning, containing 40.01 acres, more or less.

have caused the said tract to be surveyed and subdivided in the manner shown, and said subdivision is to be hereinafter known as WINDING ROSE SUBDIVISION. All easements shown herein are hereby dedicated to the use of the public forever.

Dated this _____ day of _____, 2019
AECM PROPERTY, LLC: _____ (SEAL)

NOTARY PUBLIC'S CERTIFICATE

I, _____, a Notary Public in and for the County aforesaid, do hereby certify that _____, Sole Manager AECM Property LLC, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that she appeared before me this day in person and acknowledged that she signed and sealed the same of her free and voluntary act and the free and voluntary act of AECM Property LLC 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 _____ day of _____, 2019.
Notary Public: _____
COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

I, JOHN N. LEDFORD, A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECT SUPERVISION AT THE REQUEST OF AECM Property, LLC FOR THE PURPOSE OF SUBDIVIDING THE TRACT INTO LOTS AS SHOWN.

DATE: _____ JOHN N. LEDFORD, I.P.L.S. #035-003019
SEAL EXPIRES 11/30/2020 D.F. #184-000992

COUNTY CLERK'S CERTIFICATE

I, DEBRA D. MUNG-VENDEGA, COUNTY CLERK OF MADISON COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO UNPAID OR FORFEITED TAXES AGAINST ANY OF THE REAL ESTATE INCLUDED WITHIN THIS PLAT

DATE: _____ COUNTY CLERK: _____ (SEAL)

9-1-1 CERTIFICATE

I, TERENCE H. McFARLAND, 9-1-1 COORDINATOR OF MADISON COUNTY, ILLINOIS DO HEREBY APPROVE THIS PLAT AS TO STREET NAMES AND ADDRESSES.

DATE: _____ 9-1-1 COORDINATOR, MADISON COUNTY, ILLINOIS

MAPS & PLATS CERTIFICATE

APPROVED BY MAPPING AND PLATING THIS _____ DAY OF _____, 20____.
SUPERVISOR OF MAPS AND PLATS DIVISION

CITY COUNCIL CERTIFICATE

I, ALLEN ADAMITE, MAYOR OF THE CITY OF TROY, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREIN WAS DULY PRESENTED TO THE CITY COUNCIL, AND APPROVED AT A MEETING OF SAID MEETING HELD ON _____, 20____.

MAYOR: _____ CITY CLERK: _____

FLOOD HAZARD CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY THAT NO PART OF THIS PLAT TO BE RECORDED IS SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

AECM PROPERTY, LLC: _____ DATE: _____
JOHN N. LEDFORD: _____ I.P.L.S. #035-003019
SEAL EXPIRES 11/30/2020 D.F. #184-000992

SURFACE WATER DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, DO HEREBY CERTIFY TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THAT DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SAID SURFACE WATERS INTO PUBLIC AREAS OR DRAINAGE FACILITIES WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT MANAGEMENT OF SAID SURFACE WATERS HAS BEEN PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO ANY ADJOINING PROPERTY AS A RESULT OF CONSTRUCTION OF THIS SUBDIVISION.

AECM PROPERTY, LLC: _____ DATE: _____
ENGINEER: _____ I.P.E. REGISTRATION No. 62-32817
SEAL EXPIRES 11/30/19 D.F. #184-000992

UNDERMINING CERTIFICATE

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE HAVE REVIEWED THE MINED-OUT AREA MAP NO. 23, AS AVAILABLE FROM THE ILLINOIS STATE GEOLOGICAL SURVEY IN URBANA, ILLINOIS, AND THAT IT APPEARS NONE OF THE SUBDIVIDED PROPERTY SHOWN HEREON LIES WITHIN A MINED OUT AREA.

DATE: _____ WALTER O. BLOTEVOKEL: _____ I.P.L.E. #62-32817 SEAL EXPIRES 11/30/19 D.F. #184-000992

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATION

THIS PLAT HAS BEEN APPROVED BY DOT WITH RESPECT TO ROADWAY ACCESS PURSUANT TO 705 ILCS 205/2. HOWEVER, IF A HIGHWAY PERMIT FOR ACCESS IS REQUIRED BY THE OWNER OF THE PROPERTY, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS FOR ACCESS DRIVEN TO STATE HIGHWAYS WILL BE REQUIRED BY THE DEPARTMENT.

BY: _____ (SEAL)
DISTRICT ENGINEER
DATE: _____

SUBDIVISION CONTAINS: 40.01 AC.

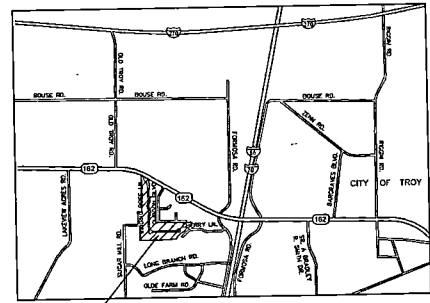
REGISTERED LAND SURVEYOR:
SHEPPARD, MORGAN AND SCHWAAB, INC.
JOHN N. LEDFORD, P.L.S. #035-003099
215 MARKET STREET
ALTON, ILLINOIS 62002
1-618-462-9755

DEVELOPED BY:
AECM PROPERTY, LLC
7300 STATE ROUTE 162
TROY, IL 62294
1-618-997-0554

OWNED BY:
AECM PROPERTY, LLC
7300 STATE ROUTE 162
TROY, IL 62294
1-618-997-0554

INDEX

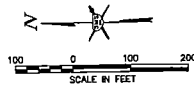
SHEET	DESCRIPTION
1	NOTES & CERTIFICATES
2	NOTES & DRAWING



PROJECT LOCATION LOCATION MAP

NOTES:

ALL BEARINGS SHOWN HEREON ARE GEODETIC.
 IRON PINS HAVE BEEN SET AT ALL LOT CORNERS, AND AT ALL CHANGES IN THE RIGHT-OF-WAY LINES, UNLESS OTHERWISE NOTED. PINS TO BE NO. 5 REINFORCEMENT BAR, 30" LONG.
 MONUMENTS TO BE CONCRETE PYRAMID TYPE, 6" X 6" AT THE BASE AND 4" X 4" AT THE TOP, 24" LONG.
 THE COVENANTS AND RESTRICTIONS AFFECTING THE PROPERTY SHOWN HEREON, ARE RECORDED IN THE MADISON COUNTY RECORDER OF DEEDS OFFICE.
 UTILITY EASEMENTS ARE HEREBY DEDICATED AND ARE INTENDED FOR JOINT USE FOR ACCESS (VEHICULAR & PEDESTRIAN) TO AND FROM STORM DRAINAGE, SANITARY SEWER, STORM SEWER, WATER MAIN, GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION, ETC., UNLESS OTHERWISE NOTED.
 OUTLOT A AND OUTLOT B SHALL BE OWNED BY THE HOMEOWNERS ASSOCIATION AS DESCRIBED IN THE COVENANTS AND RESTRICTIONS RECORDED WITH THIS FINAL PLAT.
 OUTLOT A SHALL SERVE AS A DRAINAGE, ROADWAY AND UTILITY EASEMENT.
 OUTLOT B SHALL SERVE AS A DRAINAGE AND GREEN SPACE/BICYCLE/PEDESTRIAN EASEMENT.



FINAL PLAT OF
WINDING ROSE SUBDIVISION
 A SUBDIVISION LOCATED IN THE SOUTHWEST 1/4 OF SEC. 6 AND THE NORTH 1/2 SEC. 7,
 TOWNSHIP 3 NORTH, RANGE 7 WEST OF THE THIRD PRINCIPAL MERIDIAN,
 CITY OF TROY, MADISON COUNTY, ILLINOIS
 SCALE: 1"=100'
 APRIL, 2019
 JOB NO. 469579

SMS Sheppard, Morgan & Schwaab, Inc.
 ENGINEERS CONSULTING ENGINEERS AND LAND SURVEYORS
 215 MARKET STREET, P.O. BOX E, TROY, ILLINOIS 62202-2753 E-MAIL: tms@smsengineers.com
 DESIGN FIRM #184-000992

LOT AREAS

LOT NO.	AREA-SQ. FT.	AREA-ACRES
1	146,301	3.41
2	24,044	0.55
3	107,063	2.46
4	201,609	4.63
5	92,791	2.14
6	82,182	1.89
7	106,948	2.46
8	56,638	1.29
9	104,877	2.40
10	92,143	2.13
11	100,633	2.31
12	93,667	2.15
13	92,523	2.13
14	92,960	2.15
OUTLOT A	182,274	4.23
OUTLOT B	38,444	0.88
TOTAL	1,743,047	40.01

CURVE TABLE

Curve #	Length	Radius	Chord Bearing	Chord Length	Central Angle
C1	58.49'	216.65'	S56°55'47"E	58.31'	015° 28' 02"
C2	143.59'	283.93'	S88°25'50"W	143.56'	002° 53' 48"
C3	143.76'	289.93'	N89°27'14"E	143.74'	002° 50' 59"
C4	150.43'	101.00'	S13°06'27"E	136.91'	089° 20' 17"
C5	225.65'	229.00'	N27°32'54"W	216.63'	056° 27' 23"
C6	76.66'	175.00'	S11°52'12"E	76.05'	025° 55' 59"
C7	134.03'	150.00'	N07°10'54"E	129.63'	051° 12' 10"
C8	140.24'	150.00'	S00°00'00"E	135.18'	053° 33' 57"
C9	160.50'	250.00'	N08°23'29"W	157.75'	030° 46' 58"
C10	12.22'	100.00'	S06°30'00"W	12.21'	007° 00' 00"
C11	68.07'	300.00'	S03°30'00"E	67.92'	013° 00' 00"
C12	157.08'	112.50'	S50°00'00"E	144.63'	080° 00' 00"
C13	116.42'	126.00'	S29°19'21"E	112.33'	052° 26' 20"
C14	201.01'	204.00'	N27°32'54"W	192.98'	056° 27' 23"
C15	45.78'	200.00'	S05°55'37"E	45.68'	013° 06' 50"
C16	41.84'	200.00'	S18°25'37"E	41.78'	011° 59' 09"
C17	111.71'	125.00'	N01°10'54"E	108.03'	031° 12' 10"
C18	163.61'	175.00'	S00°00'00"E	157.71'	053° 33' 57"
C19	144.45'	325.00'	N08°23'29"W	141.98'	036° 46' 58"
C20	15.27'	125.00'	S06°30'00"W	15.26'	007° 00' 00"
C21	22.24'	325.00'	S01°02'23"W	22.23'	003° 55' 13"
C22	40.14'	325.00'	S04°27'31"E	40.11'	007° 04' 38"
C23	11.36'	325.00'	S08°59'54"E	11.36'	002° 00' 11"
C24	46.12'	137.50'	S20°01'33"E	47.88'	020° 03' 06"
C25	33.89'	25.00'	N08°54'06"E	31.43'	077° 54' 23"
C26	41.76'	50.00'	S23°55'39"W	40.56'	047° 51' 17"
C27	78.54'	50.00'	S45°00'00"E	70.71'	090° 00' 00"
C28	62.00'	50.00'	N54°28'28"E	58.11'	071° 03' 07"
C29	33.99'	25.00'	S57°54'04"W	31.43'	077° 54' 23"
C30	16.45'	137.50'	S88°34'22"E	16.44'	006° 51' 16"
C31	62.47'	150.00'	S12°29'23"E	62.01'	023° 51' 36"
C32	156.39'	175.00'	N01°10'54"E	151.24'	051° 12' 10"
C33	116.68'	125.00'	S00°00'00"E	112.65'	053° 33' 57"
C34	46.66'	275.00'	N21°55'56"W	46.51'	009° 42' 05"
C35	129.58'	275.00'	N03°12'27"W	129.78'	027° 04' 54"
C36	9.18'	75.00'	S06°30'00"W	9.18'	007° 00' 00"
C37	62.40'	275.00'	S03°30'00"E	62.26'	013° 00' 00"
C38	122.17'	87.50'	S50°00'00"E	112.49'	080° 00' 00"

END OF DOCUMENT

