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Tx:4431891

**Return to:**

City Clerk  
116 E. Market Street  
Troy, Illinois 62294

**2019R14703**  
STATE OF ILLINOIS  
MADISON COUNTY  
05/14/2019 09:55 AM  
AMY M. MEYER, RECORDER  
REC FEE: 37.00  
CO STAMP FEE:  
ST STAMP FEE:  
FF FEE:  
RHSPS FEE:  
# OF PAGES: 10



37.00 city

**Ordinance No. 2018 - 05**

*AN ORDINANCE Annexing and Zoning Certain Property*

*To and in the City of Troy, Madison County, Illinois*

*(Namely, 2400 Riggin Road, Owned by Joey A. McDowell)*

**Whereas**, Joey A. McDowell, owner of 2400 Riggin Road (09-1-22-04-00-000-001), Troy, Illinois which is not within the corporate limits of any municipality, but which is contiguous to the City of Troy, Illinois, has filed a written petition with the City of Troy requesting that said property be annexed to the City of Troy, Illinois, a copy of which is attached hereto as Exhibit C; and

**Whereas**, the property owner has represented that there are no electors residing on the property; and

**Whereas**, a legal description of the property 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;

L. Taake/B&Z

**MAPS & PLATS**

Survey Required  
For Recording

Initials *BH*

Date *5/10/19*

**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 property 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 2400 Riggan Road, 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 property is hereby established in the zoning classification of "R-1 Single-family Residential." Said classification shall apply to the property 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 property, 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.

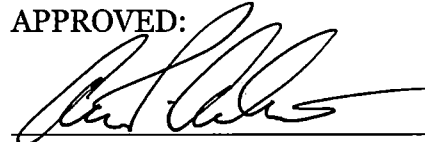
**SECTION 6:** This Ordinance shall be in full force and effect from and after its passage, approval, and publication as required by law.

**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 second day of April, 2018.

Aldermen:

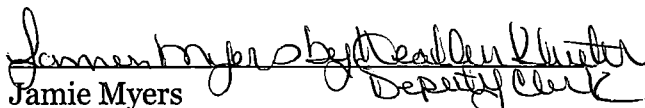
Henderson <u>4</u>	Partney <u>4</u>	<u>Total:</u>
Italiano <u>4</u>	Thompson <u>4</u>	<u>7</u> Ayes
Jackson <u>4</u>	Turner <u>4</u>	<u>0</u> Nays
Levo <u>4</u>	Zarzecki <u>absent</u>	

APPROVED:



Allen P. Adomite  
Mayor

ATTEST:

  
Jamie Myers  
City Clerk



PETITION FOR THE ANNEXATION  
OF 2400 RIGGIN ROAD,  
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 2400 Riggan Road, Troy, Madison County, Illinois.

An ordinance to annex this property with parcel ID #09-1-22-04-00-000-001 will be presented to the corporate authorities of the City of Troy, Madison County, Illinois at the regular City Council meeting on Monday, April 2, 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: March 19, 2018

Keith Frey, Building & Zoning Administrator

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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)



Madison County Government  
 Chief County Assessment Official

*Joseph R Dauderman - C.I.A.O.*  
 Madison County Administration Building  
 157 N. Main St. Suite 229 • Edwardsville, IL 62025-1964  
 Phone (618) 692-6270 • Fax (618) 692-8298

*Phil Byers, C.I.A.O.*  
 Chief Deputy  
*Fred N. Michael, C.I.A.O.*  
 Director of Maps & Plats

**Exhibit A**

**Information for Parcel 09-1-22-04-00-000-001., Tax Year 2017**

Generated 03/28/18 at 19:58:12

**Property Information**

**Tax Year**  
2017

**Township**  
09-JARVIS

**Property Class**  
0040-IMPROVED LOTS

**Tax Status**  
Taxable

**Net Taxable Value**

**Total Tax**  
Unavailable

**Owner Name and Address**  
MCDOWELL, DONALD  
2400 RIGGIN RD  
TROY, IL 62294

**Legal Description**  
TR NW/C NW

**Tax Code**  
364 - #2; TROY FIRE; TRI-TWP PARK; LIB

**Neighborhood**  
09 - 0151

**Land Use**  
0431-Single Family - Residential

**Lot Size**

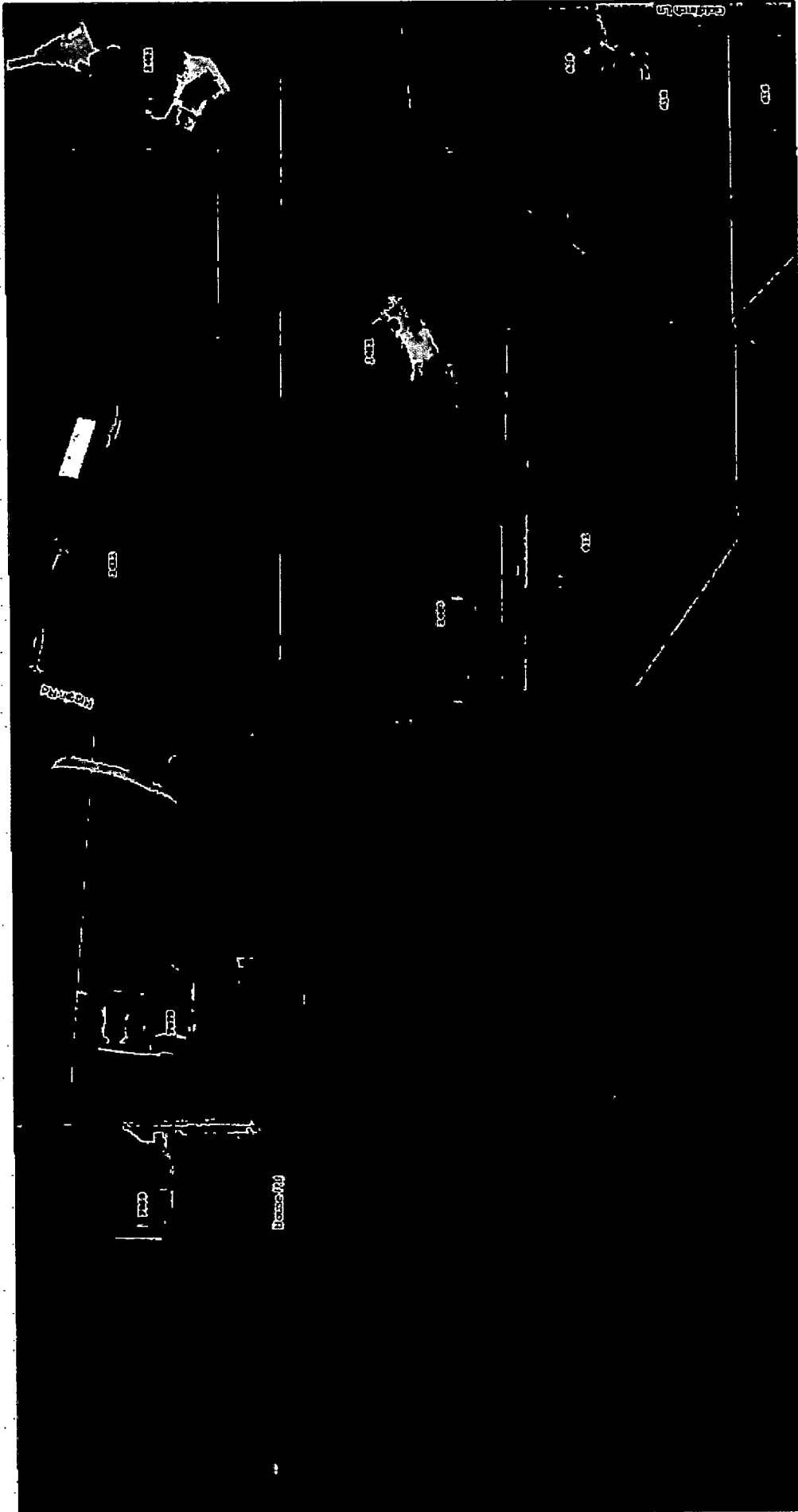
**Tax Rate**  
Unavailable

**Site Address**  
2400 RIGGIN RD  
TROY, IL 62294

**Mailing Name and Address**

Level	Assessments					Total
	Homesite	Dwelling	Farm Land	Farm Building	Mineral	
Department of Revenue	7,390	50,730	0	0	0	58,120
Board of Review Equalized	7,390	50,730	0	0	0	58,120
Board of Review	7,240	49,670	0	0	0	56,910
S of A Equalized	7,240	49,670	0	0	0	56,910
Supervisor of Assessments	7,240	49,670	0	0	0	56,910
Township Assessor	7,240	49,670	0	0	0	56,910
Prior Year Equalized	7,240	49,670	0	0	0	56,910

# Exhibit B



March 16, 2018

1:1,200

0 0.015 0.03 0.045 0.06 m  
0 0.0225 0.045 0.09 km

Madison County Assessor's Office  
Madison County GIS

Madison County Government IT/GIS Group  
Madison County Government



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 "\_\_\_\_" and by reference thereto made a part hereof and sometimes referred to herein as the Tract. PARCEL INDEX #  
09-1-22-04-00-000-001
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 16 day of March, 2018

Joey A. McDowell  
Signature of Owner

\_\_\_\_\_  
Signature of Co-Owner

Joey McDowell  
Printed Name of Owner

\_\_\_\_\_  
Printed Name of Co-Owner

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

(618) 667-8734 ext. 4  
buildingzoning@troyil.us email  
www.troyil.us

State of Illinois       )  
  )  
County of Madison    )

I, the undersigned, a Notary Public, in and for said County and State aforesaid, do hereby certify that \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

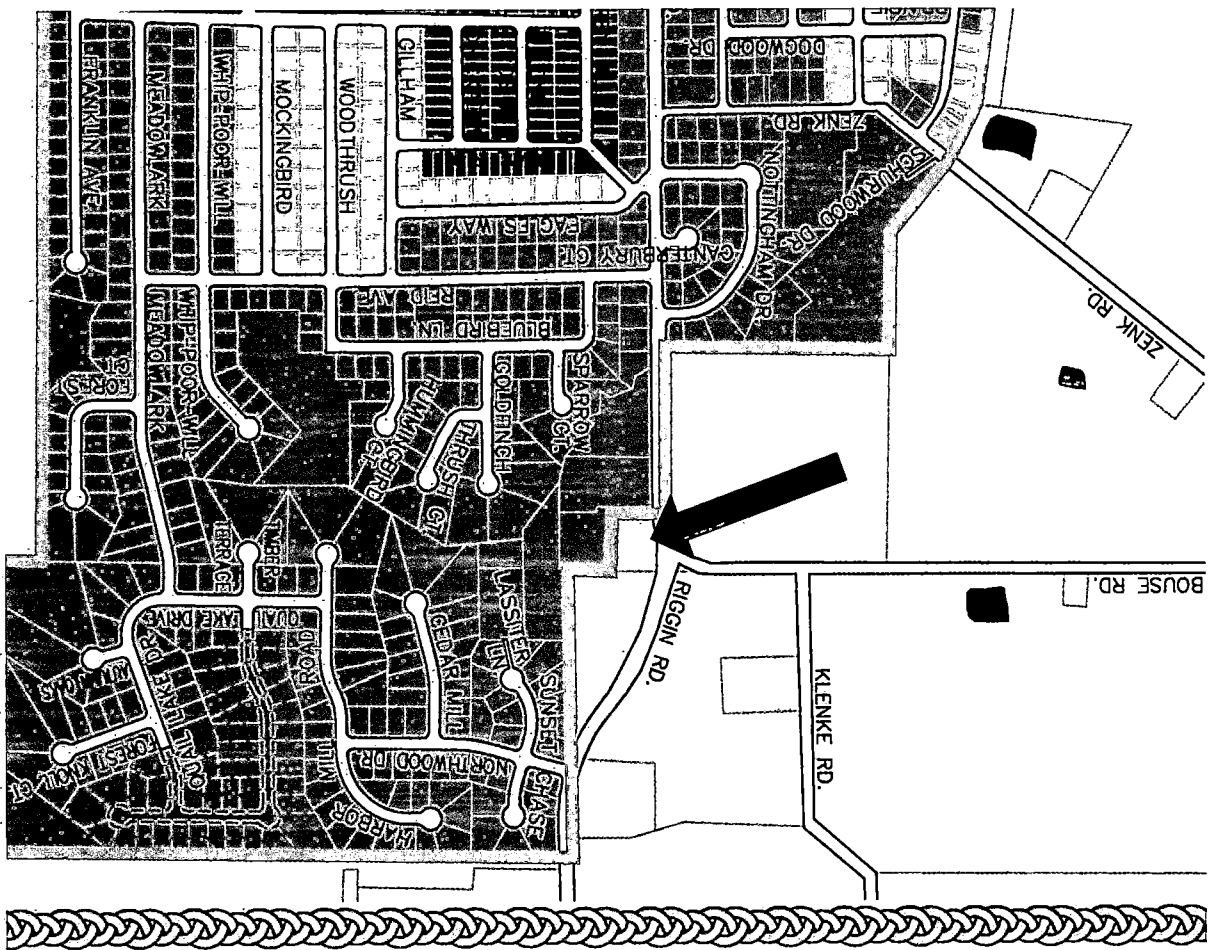
**For Office Use Only:**

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

Comments:  
\_\_\_\_\_  
\_\_\_\_\_

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





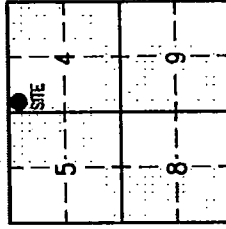
**EXHIBIT A**

Proposed City of Troy  
Zoning: R-1

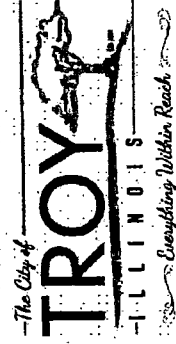
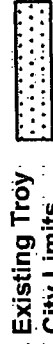
Date: March 28, 2019

Ordinance Number:

Property Address:  
2400 Riggan Road



PART OF SECTION 4  
JARVIS TOWNSHIP  
T. 3 N. R. 7 W.



Colloquial Description:

Donald McDowell  
2400 Riggan Road  
Troy, Illinois 62294

Parcel Number: 09-1-22-04-00-000-001

Tract Area: 1.20 acres more or less

Described in Deed Book 2425 on Page 539 as:  
A part of the Northwest Quarter of Section 4, Township 3 North, Range 7 West of the Third Principal Meridian, Madison County, Illinois, being more fully described as follows:

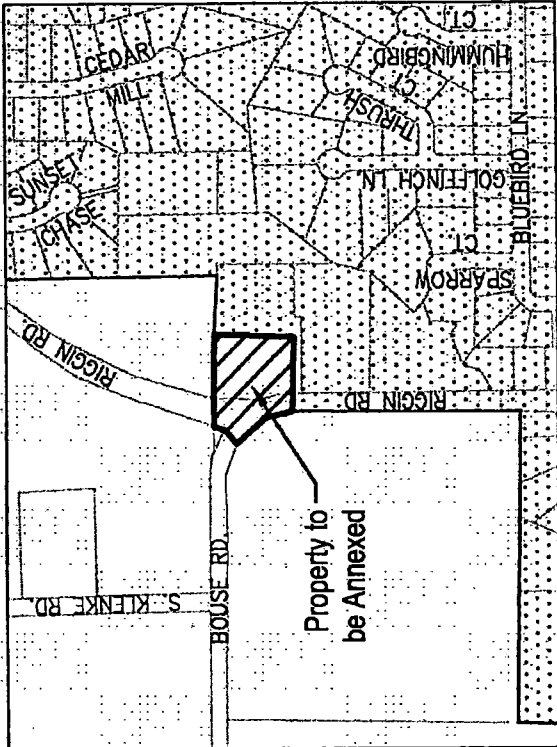
From the Northwest corner of said Section 4 measure Eastwardly along the line of said Section for 225.0 feet; thence South and parallel to the West line of said Section 4 for 228.9 feet; thence Westwardly and parallel to the North line of said Section for 225.0 feet to a point on the West line of said Section 4, said latter point being also in the center of a 50-foot public road; thence North along the West line of said Section for 228.9 feet to the point of beginning (except coal and other minerals underlying said premises with the right to mine and remove same), in Madison County, Illinois.

Also any Right-of-Way adjacent to the above described tracts not currently within the corporate limits of any municipality.

Excepting therefrom any portion of the above described tracts or Right-of-Way currently within the corporate limits of any municipality.

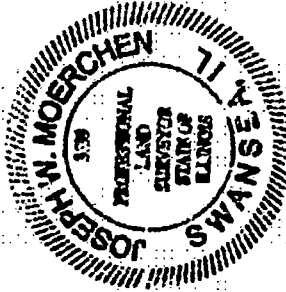
This parcel exhibit has been prepared for reference purposes only. No survey work was completed to create said exhibit.

**Plat of Annexation for the City of Troy**



Jarvis Township  
NW 1/4 of the NW 1/4 Section 4 T3N R7W

This is to certify that in the employ of the City of Troy, "Thouvenot, Wade, and Moerchen" has prepared this plat for annexation to the City of Troy, Madison Co., Illinois.



THOUVENOT, WADE  
& MOERCHEN, INC.



CONSULTING ENGINEERING  
GEOSPATIAL SERVICES

*Joseph W. Moerchen*  
Joseph W. Moerchen, P.L.S.

March 28, 2019  
Date