

PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON
AND WAIVER OF REMONSTRANCE THERETO

This PETITION FOR ANNEXATION INTO THE CITY OF COVINGTON AND WAIVER OF REMONSTRANCE THERETO ("Petition and Waiver") is tendered to the CITY OF COVINGTON ("City") by the following Owners: Ratcliff, Inc., by its President Jimmy J. Ratcliff; Mt Hope Cemetery Association Inc, by its President Richard L. Rennick Jr.; and Cornerstone District, Inc. by its Vice President, Bradley D. Crain ("Owners") this 29th day of May, 2026, for the Owner's property generally located alongside W Dixie Bee Road and along S Stringtown Road, and more particularly described in Exhibit 1 ("Property").

RECITALS:

- A. The Owners desire utility service from the City; and
- B. The Owners collectively possess one hundred percent (100%) ownership of the Property; and
- C. As part consideration for the City making its utility service available to the Property, the Owners have agreed to the annexation of the Property by the City.

NOW, THEREFORE, in consideration of the mutual agreements and covenants set forth below, and other good and valuable consideration, the receipt and sufficiency of which are hereby mutually acknowledged, the parties agree as follows:

1. Petition for and Waiver of Annexation. The Owners hereby petition the City for annexation, and the Owners release and waive all right to remonstrate against and, in any way, oppose either directly or indirectly the annexation of the Property into the City. The parties agreed that such petition, release, and waiver by Owners shall be non-revocable.
2. Binding on Successors and Assigns. The parties agree that this Agreement touches and concerns the Property and the parties desire that this Waiver run with the land. Accordingly, the Owners and Owners' successors and assigns in the Property, including, but not limited to, any future residents, homeowners, businesses and/or tenants, are and will be bound by this Petition and Waiver.
3. Attorneys' Fees. The City is entitled to recover its costs, including attorney fees, in enforcing the terms of this Petition and Waiver.
4. Severability. If any provision of this Petition and Waiver is found by a court of competent jurisdiction to be illegal, invalid, or unenforceable, the remaining terms hereof will not be affected, and in lieu of each provision that is found to be illegal, invalid, or unenforceable, a provision will be added as part of this Petition and Waiver that is as similar to the illegal, invalid, or unenforceable provision as may be possible and be legal, valid, and enforceable.
5. Authority. The Owners represent and warrant that: (i) each Owner has the full power and authority to enter into this Petition and Waiver and to carry out the terms hereof; (ii) this Petition and Waiver has been duly authorized; (iii) each Owner is the fee simple owner of the Property; and (iv) the person executing this Petition and Waiver on behalf of each Owner has been duly authorized to act in the name and on behalf of each Owner.

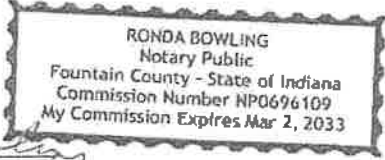
IN WITNESS WHEREOF, the Owners have caused this Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto to be executed as of the day and year first above written.

Signed: Bradley D. Crain
Cornerstone District, Inc. by its Vice President, Bradley D. Crain

STATE OF INDIANA)
)SS:
COUNTY OF FOUNTAIN)

Before me, a Notary Public in and for said County and State, appeared Bradley D. Crain, who acknowledged the execution of the foregoing "Petition for Annexation into the City of Covington and Waiver of Remonstrance Thereto."

WITNESS my hand and Notarial Seal this 29th day of MAY, 2026.



MARCH 2 2033
My Commission Expires

Ronda Bowling
Notary Public

FOUNTAIN
My County of Residence

RONDA BOWLING
Printed Signature

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law. Aaron J. Spolarich

This Instrument was prepared by Aaron J. Spolarich of the firm BENNETT BOEHNING & CLARY LLP, Attorneys at Law, 415 Columbia Street, Suite 1000, P.O. Box 469, Lafayette, IN 47902-0469; Telephone: (765) 742-9066.

EXHIBIT 1

OWNER: Ratcliff Inc.

44.93 Acres

Pt E ½ SW 36-20-9

23-06-36-303-001.002-015

Legal: Part of the Southwest Quarter of Section Thirty-Six (36), Township Twenty (20) North, Range Nine (9) West, Troy Township, Fountain County, Indiana, more particularly described as follows: Beginning at a railroad spike in the approximate center line of the former Covington and Crawfordsville Road, said point being 622.00 feet South 00 Degrees 00 Minutes 00 Seconds East and 405.85 feet North 90 Degrees 00 Minutes 00 Seconds West of the Northeast corner of said Southwest Quarter; THENCE along the West line of the Mount Hope Cemetery on the following Four (4) courses: South 00 Degrees 23 Minutes 58 Seconds East for a distance of 568.60 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 89 Degrees 52 Minutes 43 Seconds West for a distance of 74.94 feet to a 5/8" uncapped rebar; THENCE South 00 Degrees 22 Minutes 40 Seconds East for a distance of 601.16 feet to a 2" OD iron pipe; THENCE North 89 Degrees 01 Minutes 32 Seconds East for a distance of 75.47 feet to a 2" OD iron pipe; THENCE South 00 Degrees 23 Minutes 49 Seconds East for a distance of 846.32 feet to a 5/8" capped rebar marked RWG 880043 on the South line of said Southwest Quarter; THENCE South 89 Degrees 50 Minutes 58 Seconds West along said South line for a distance of 249.00 feet to a 5/8" x 24" capped rebar marked Deckard survey LIC#20000203, (hereinafter referred to as a Deckard rebar); THENCE leaving said South line and running North 53 Degrees 05 Minutes 55 Seconds West for a distance of 380.49 feet to a Deckard rebar; THENCE North 33 Degrees 53 Minutes 13 Seconds West for a distance of 369.86 feet to a Deckard rebar; THENCE North 32 Degrees 08 Minutes 08 Seconds West for a distance of 571.81 feet to a Deckard rebar; THENCE North 27 Degrees 48 Minutes 16 Seconds West for a distance of 78.04 feet to a Deckard rebar; THENCE North 34 Degrees 25 Minutes 12 Seconds West for a distance of 94.85 feet to a wood post; THENCE North 00 Degrees 16 Minutes 24 Seconds East for a distance of 776.83 feet to a Deckard rebar; THENCE North 90 Degrees 00 Minutes 00 Seconds East for a distance of 182.95 feet to a Deckard rebar; THENCE North 29 Degrees 49 Minutes 30 Seconds East for a distance of 471.16 feet to a Deckard rebar in the approximate center line of the former Covington and Crawfordsville Road; THENCE along said approximate center line on the following Three (3) courses: South 71 Degrees 02 Minutes 38 Seconds East for a distance of 113.26 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 61 Degrees 58 Minutes 00 Seconds East for a distance of 146.43 feet to a 5/8" capped rebar marked RWG 880043; THENCE South 64 Degrees 21 Minutes 27 Seconds East for a distance of 534.65 feet to the place of beginning, containing 44.932 acres, more or less.

Subject to all liens, covenants, rights of way, and easements, including the "Restriction" as memorialized in Instrument 202102624 SPWD, recorded June 16, 2021 in the Recorder's Office of Fountain County, Indiana.

OWNER: Mt Hope Cemetery Assn

42.49 Acres

PT S ½ 36-20-9

23-06-36-406-001.000-015

TRACT I:

Twenty-three and one half (23 1/2) acres of equal and even width off of and from the west side of all that part of the west half of the southeast quarter of section thirty-six (36) in township twenty (20) north, range nine (9) west, lying and being south of the center of the Covington and Crawfordsville State Road running across said quarter section.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

Beginning at the Southwest Corner of the Southeast quarter (1/4) of Section Thirty-six (36), Township Twenty (20) North, Range Nine (9) West; thence South eighty-nine degrees twenty eight minutes (89°28') West for a distance of fifty and zero tenths (50.0) feet; thence North ten degrees forty-two minutes (10°42') East for a distance of two hundred thirty-six and four tenths (236.4) feet; thence North one degree thirty-one minutes (01°31') West for a distance of one hundred eighteen and six tenths (118.6) feet; thence North twenty-nine degrees twenty-nine minutes (29°29') East for a distance of eighty-one and two

tenths (81.2) feet to the center of a county road (Stringtown Road); thence along the center of said county road the following bearings and distances: South nineteen degrees fifty-four minutes (19°54') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-one degrees forty-two minutes (21°42') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-three degrees forty-nine minutes (23°49') East for a distance of fifty and zero tenths (50.0) feet; thence South twenty-seven degrees twenty-one minutes (27°21') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-one degrees thirty minutes (31°30') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-four degrees fifty-one minutes (34°51') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-seven degrees nine minutes (37°09') East for a distance of fifty and zero tenths (50.0) feet; thence South thirty-eight degrees nineteen minutes (38°19') East for a distance of forty and five tenths (40.5) feet; thence South forty degrees thirty minutes (40°30') East for a distance of one hundred one and seven tenths (101.7) feet to the South boundary of said Section Thirty-six (36); thence leaving said county road and along said South boundary South eighty-eight degrees fifty-six minutes (88°56') West for a distance of two hundred eighty-five and seven tenths (285.7) feet to the point of beginning and containing one and four hundred seventy-eight thousandths (1.478) acres, more or less, in Troy Township, Fountain County, Indiana.

TRACT II:

Also, commencing at the southeast corner of the southwest quarter of section thirty-six (36) in township twenty (20) north, range nine (9) west, and running thence north eighteen hundred twenty-six and sixteen hundredths (1826.16) feet to the center of the road; thence north, sixty-four (64) degrees west, with the center of said road, four hundred fifty-two and five tenths (452.5) feet; thence south two thousand twenty-three and ninety-six hundredths (2023.96) feet to the south line of said quarter section; thence east four hundred six and six tenths (406.6) feet to the place of beginning.

OWNER: Mt Hope Cemetery Assn

1.03 Acres

PT SE SW 36-20-9

23-06-36-304-001.000-015

Beginning at an iron pipe four hundred six and six tenths (406.6) feet South eighty-nine degrees twenty-eight minutes (89°28') West and eight hundred forty-three and three tenths (843.3) feet North one degree fifty-five minutes (01°55') West from the Southeast corner of the Southwest quarter (1/4) of Section Thirty-six (36), Township Twenty (20) North, Range Nine (9) West; thence South eighty-eight degrees five minutes (88°05') West for a distance of seventy-five and zero tenths (75.0) feet; thence North one degree fifty-five minutes (01° 55') West for a distance of six hundred and zero tenths (600.0) feet; thence North eighty-eight degrees five minutes (88°05') East for a distance of seventy-five and zero tenths (75.0) feet; thence South one degree fifty-five minutes (01° 55') East for a distance of six hundred and zero tenths (600.0) feet to the point of beginning and containing one and three hundredths (1.03) acres, more or less, in Troy Township, Fountain County, Indiana.

OWNER: Mt Hope Cemetery Assn

0.2 Acres

FR PT SE SE SW 36-20-9

23-06-36-406-001.001-015

Part of the southwest quarter of Section 36, Township 20 North, Range 9 West, in Fountain County, Indiana, and being that 0.200-acre parcel surveyed by James S. Swift, LS No. 20200054, as part of a survey certified March 14, 2025, described as follows:

Commencing at the southeast corner of said southwest quarter section, marked by a 3/4-inch diameter rebar: thence South 89 degrees 49 minutes 49 seconds West along the south line of said southwest quarter for a distance of 49.64 feet to a 5/8-inch diameter rebar on a westerly line of the Rivercrest Golf Club, LLC property as recorded in Instrument 201301557 in the Office of the Fountain County Recorder and the true POINT OF BEGINNING of the parcel described herein; thence South 89 degrees 49 minutes 49 seconds West along the south line of said southwest quarter for a distance of 360.34 feet to the southwest corner of the Mount Hope Cemetery Association Property, as described in Deed Record 106, Page 589 in the Office of the Fountain County Recorder; thence North 00 degrees 23 minutes 49 seconds West along the west line of said

cemetery for a distance of 24.00 feet to a 5/8-inch diameter rebar; thence North 89 degrees 49 minutes 49 seconds East for a distance of 365.36 feet to a 5/8-inch diameter rebar on a westerly line of said Rivercrest Golf Club property; thence South 12 degrees 00 minutes 54 seconds West along said westerly line for a distance of 23.36 feet to a westerly corner thereof; thence South 00 degrees 12 minutes 06 seconds East along said westerly line for a distance of 1.16 feet to the point of beginning, containing 0.200 acres, more or less.

OWNER: Cornerstone District Inc.

27.16 Acres

WND NFR NE 1-19-9 23-13-01-200-001.000-015

Legal: Forty Acres of land of even width off of and from the west end of the north fraction of the Northeast Fractional Quarter of Section One (1) in Township Nineteen (19) North, Range Nine (9) West, Excepting therefrom that portion of said Forty acres that lies north and east of the center line of the Covington and Terre Haute State Road, said exception containing four and eighty-four hundredths (4.84) acres, more or less, and containing in said original tract after said Exception Thirty-five and sixteen hundredths (35.16) acres, more or less.

There is excepted from the above described tract of land that portion thereof included in the following boundaries to-wit:

Commencing at a point 457.05 feet South of the Northwest corner of the South fraction of the Northeast Fractional Quarter of Section 1, Township 19 North, Range 9 West, and running thence East 858 feet, thence North 1090 feet, thence West 288 $\frac{3}{4}$ feet; thence South 371 feet; thence West 569 $\frac{1}{4}$ feet; thence South 719 feet to the place of beginning.

ALSO, Excepting a roadway commencing at the Northeast corner of the above described tract and running due North to the Covington and Terre Haute Road, said roadway to be 1 $\frac{1}{2}$ rods wide.

Containing in all after said Exceptions 27.16 acres, more or less, in Fountain County, in the State of Indiana.

Subject to all other rights-of-way, easements, covenants and restrictions of record.