

FILED Catawba County
on May 06, 2026 at 08:16:00 am

Excise Tax \$0.00 (SSS)

INST. # 08935

ANGELA HENSON,
Register of Deeds

Bk 04018 Pg 1225-1232

CITY OF CLAREMONT ORDINANCE 45-26

**AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE CITY OF
CLAREMONT, NORTH CAROLINA**

PREPARED BY: CITY OF CLAREMONT

✓ **RETURN TO: CITY OF CLAREMONT**
HB - Bryce Carter

ADDRESS: 3288 E MAIN ST CLAREMONT NC 28610

CITY OF CLAREMONT
ORDINANCE 45-26
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF CLAREMONT, NORTH CAROLINA

- WHEREAS,** the City Council has been petitioned pursuant to N.C.G.S. Chapter 160A, Article 4A, Part 4 to annex the area described below; and
- WHEREAS,** the City Council has by resolution directed the City Clerk to investigate the sufficiency of the petition; and
- WHEREAS,** a public hearing on the question of this annexation was held at the City Hall at 6:00 PM on the 4th day of May, 2026, after due notice by the Observer News Enterprise newspaper on the 16th day of April, 2026; and
- WHEREAS,** the City Council finds that the area described therein meets the requirements of G.S. 160A-31;

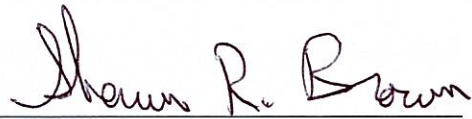
NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Claremont, North Carolina, that:

- Section 1. By virtue of the authority granted pursuant to N.C.G.S. 160A-31, the following described contiguous property owned by the City is hereby annexed and made part of the City of Claremont, North Carolina, as of the 4th day of May, 2026:

(See Attached Metes and Bounds Description)

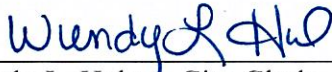
- Section 2. Upon and after the 4th day of May, 2026, the above-described territory and its citizens and property shall be subject to all debts, laws, ordinances and regulations in force in the City of Claremont, North Carolina and shall be entitled to the same privileges and benefits as other parts of the City of Claremont, North Carolina. Said territory shall be subject to municipal taxes according to G.S. 160A-58.10.
- Section 3. The Mayor of the City of Claremont, North Carolina shall cause to be recorded in the office of the Register of Deeds of Catawba County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with a duly certified copy of this ordinance. Such a map shall also be delivered to the Board of Elections, as required by G.S. 163-288.1.

ADOPTED this 4th day of May, 2026, by the City Council of the City of Claremont, North Carolina.



Shawn R. Brown, Mayor

ATTEST:



Wendy L. Helms, City Clerk

APPROVED AS TO FORM:



Robert M. Grant Jr., City Attorney

Metes and Bounds

Parcel ID: 375116943351

TRACT I: Being all of a 43.996 acre tract in Newton Township, Catawba County, North Carolina and being more particularly described as follows: BEGINNING at a new iron located in the northwestern margin of Shangri La Lane (SR 2424) and in the northeastern property line of Robert E. Smith (Deed 1787/246), said new iron being located N53°18'10"W 60.00 feet from an existing 7/8" pipe located in the southeastern margin of Shangri La Ln; thence from said beginning and with the northeastern property line of Robert E. Smith, N53°18'10"W 439.55 feet to an existing 1/2" rebar; thence with the northeastern property line of Wayne Simanovich, et al. (Deed 3923/963), N53°19'51"W 393.67 feet to an existing 1" pipe; thence with the common property lines with John M. Self (Deed 3474/683), the following two (2) calls and distances: (1) N03°47'41"E passing through a reference iron at a distance of 811.83 feet, a total distance of 821.83 feet to a 32" post oak, and (2) N55°22'00"W passing through a reference iron at a distance of 10.00 feet, a total distance of 363.12 feet to an existing 7/8" pipe; thence with the common property lines with MHBPC, Inc. (Deeds 1504/155, 1541/162, and 1541/165), the following three (3) calls and distances: (1) N04°27'17"E 444.81 feet to an existing 5/8" rod, (2) N70°09'47"E 435.63 feet to an existing 7/8" pipe, and (3) N32°29'07"E 181.66 feet to a calculated point in the centerline of the creek, said calculated point being located S32°35'38"W 80.00 feet from an existing 5/8" rebar located in the southeastern property line of Ethan Allen Operations, Inc. (Deed 3724/1573), said existing 5/8" rebar being located S32°31'10"W 956.84 feet from an existing mag nail in the intersection of Kelly Boulevard and Penny Road; thence with the centerline of the creek and with the southwestern property lines of Exeter 2973 Kelly, LLC (Deed 3433/458), the following eleven (11) calls and distances: (1) S41°05'39"E 58.85 feet to a calculated point, (2) S13°55'35"E 41.38 feet to a calculated point, (3) S24°38'10"E 98.57 feet to a calculated point, (4) S21°07'22"E 137.03 feet to a calculated point, (5) S29°38'37"E 68.28 feet to a calculated point, (6) S27°09'42"E 87.00 feet to a calculated point, (7) S52°37'03"E 159.04 feet to a calculated point, (8) S43°25'56"E 114.08 feet to a calculated point, (9) S70°04'47"E 83.97 feet to a calculated point, (10) S16°10'26"E 18.75 feet to a calculated point, and (11) S78°36'41"E 41.24 feet to a calculated point, said calculated point being located S40°43'57"W 33.22 feet from an existing 1/2" rebar in the southeastern property line of Exeter 2973 Kelly, LLC; thence with the centerline of the creek and with the southwestern property lines of Southeastern Freight Lines, Inc. (Deed 2165/1726), the following nine (9) calls and distances: (1) S35°24'12"E 82.00 feet to a calculated point, (2) S44°15'52"E 55.06 feet to a calculated point, (3) S61°35'17"E 45.80 feet to a calculated point, (4) S24°07'48"E 64.94 feet to a calculated point, (5) S44°44'57"E 79.46 feet to a calculated point, (6) S50°51'34"E 83.37 feet to a calculated point, (7) S03°37'19"E 22.75 feet to a calculated point, (8) S39°16'16"E 63.38 feet to a calculated point, and (9) S37°45'38"E 92.35 feet to a calculated point, said calculated point being located S43°09'12"W 143.13 feet from and existing 1/2" rebar located in the southeastern property line of Southeastern Freight Lines, Inc.; thence with the centerline of the creek and with the southwestern property lines of the City of Claremont (Deed 3266/569), the following eight (8) calls and distances: (1) S57°18'41"E 26.37 feet to a calculated point, (2) S52°49'12"E 19.86 feet to a calculated point, (3) S26°40'41"E 98.32 feet to a calculated point, (4) S50°14'46"E 39.29 feet to a calculated point, (5) S58°46'25"E 29.75 feet to a calculated point, (6) S60°03'56"E 24.45 feet to a calculated point, (7) S37°56'43"E 13.13 feet to a calculated point, and (8) S37°54'01"E 2.68 feet to a calculated point in the northwestern margin of Shangri La Lane;

thence with the northwestern margin of Shangri La Lane, the following three (3) calls and distances: (1) S34°27'50"W 122.28 feet to a new iron, (2) S33°24'37"W 158.53 feet to a new iron, and (3) S36°47'17"W 926.78 feet to a new iron, the point and place of BEGINNING, containing 43.996 acres by coordinate computation as shown on survey plat entitled: Boundary Survey for: Legacy Home Builders North Carolina LLC, dated 10/08/2025 by Bunton Surveying and Mapping, P.A., as certified by Derek R. Bunton, PLS-4808.

Parcel ID: 375116838104

TRACT II: Being all of a 5.752 acre tract in Newton Township, Catawba County, North Carolina and being more particularly described as follows: BEGINNING at a calculated point in the centerline of Keisler Dairy Road (SR 1731), said existing calculated point being the southeastern corner of Bailie Joy (Deed 3856/1149); thence leaving Keisler Dairy Road and with the common property lines with Bailie Joy, the following three (3) calls and distances: (1) N19°40'36"E 29.49 feet to an existing 1/2" rebar, said existing 1/2" rebar being located S75°42'36"E 2,377.22 feet from an existing mag nail in the intersection of Keisler Dairy Road and Clareview Drive, (2) N19°40'36"E 218.80 feet to an existing 1/2" rebar, and (3) N63°53'11"W 174.94 feet to an existing 1/2" rebar; thence with the eastern property lines of Michelle E. Beckham (Deed 3910/1822), the following two (2) calls and distances: (1) N19°39'39"E 156.48 feet to an existing 2" rod, and (2) N03°25'16"E 159.72 feet to an existing 2" rod; thence with the eastern property line of John M. Self (Deed 3474/683), N03°54'19"E 421.87 feet to an existing 1" pipe; thence with the southwestern property line of Michael Dale Frazier, et al. (Deed 3894/712), S53°19'51"E 393.67 feet to an existing 1/2" rebar; thence with the northwestern property line of Robert E. Smith (Deed 1787/246), S36°45'00"W 175.32 feet to an existing 1/2" rebar; thence with the western property line of Nathan E. McGee (Deed 1251/638), S07°19'58"E 424.17 feet to an existing 3/4" rebar; thence with the western property line of Jeffrey Green (Deed 3724/1155), S21°11'16"W passing through an existing 3/4" rebar at a distance of 313.46 feet, a total distance of 343.71 feet to a calculated point in the centerline of Keisler Dairy Road, thence with the centerline of Keisler Dairy Road, N63°40'40"W 176.50 feet to a calculated point, the point and place of BEGINNING, containing 5.752 acres by coordinate computation as shown on survey plat entitled: Boundary Survey for: Legacy Home Builders North Carolina LLC, dated 10/08/2025 by Bunton Surveying and Mapping, P.A., as certified by Derek R. Bunton, PLS-4808.

STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

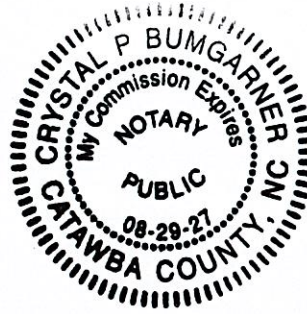
I, Crystal P. Bungarner a Notary Public of the County and State aforesaid, certify that Shawn R. Brown came before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and official stamp this 4th day of May, 2026.

Crystal P. Bungarner
Notary Public

Crystal P. Bungarner
Printed Name of Notary Public

My commission expires: Aug 29, 2027



STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

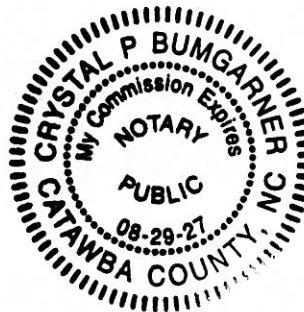
I, Crystal P. Bungarner a Notary Public of the County and State aforesaid, certify that Wendy L. Helms, came before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and official stamp this 4th day of May, 2026.

Crystal P. Bungarner
Notary Public

Crystal P. Bungarner
Printed Name of Notary Public

My commission expires: Aug 29, 2027



STATE OF NORTH CAROLINA
COUNTY OF CATAWBA

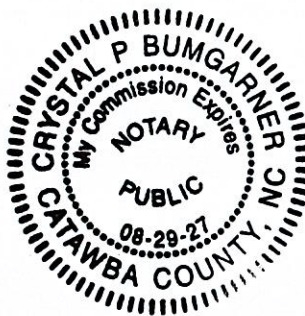
I, Crystal P. Bumgarner a Notary Public of the County and State aforesaid, certify that Robert M. Grant, Jr., came before me this day and acknowledged the due execution of the foregoing instrument for the purposes herein expressed.

Witness my hand and official stamp this 4th day of May, 2026.

Crystal P. Bumgarner
Notary Public

Crystal P. Bumgarner
Printed Name of Notary Public

My commission expires: Aug 29, 2027

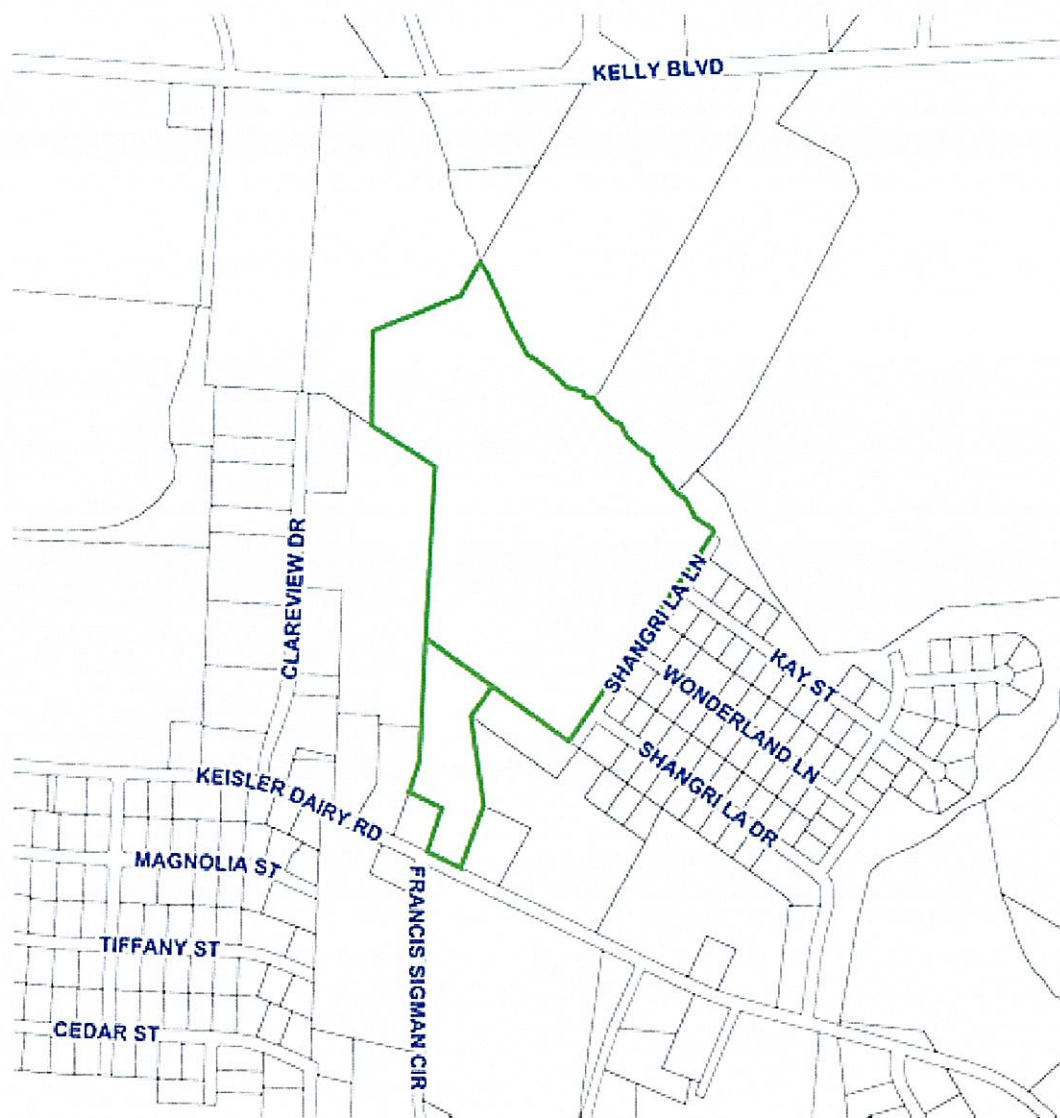




catawba county
MAKING LIVING BETTER

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Real Estate Search



1in=800ft

2 Selected Parcels

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS. NCGS 47-30(n)

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02/16/2026