

FILED Catawba County
on May 06, 2026 at 08:18:00 am

Excise Tax \$0.00 (SSS)

INST. # 08937

ANGELA HENSON,
Register of Deeds

Bk 04018 Pg 1233-1242

CITY OF CLAREMONT ORDINANCE 46-26

**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 46-26
AN ORDINANCE TO EXTEND THE CORPORATE LIMITS OF THE
CITY OF CLAREMONT, NORTH CAROLINA

WHEREAS, the City Council has adopted a resolution under G.S. 160A-31 stating its intent to annex the area described below; 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 21st 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.

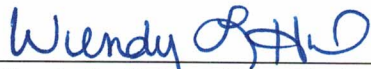
Section 3. The Mayor of the City of Claremont, North Carolina shall cause to be recorded in the office of the Register of Deeds of Catawba County, and in the office of the Secretary of State at Raleigh, North Carolina, an accurate map of the annexed territory, described in Section 1 above, together with 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.



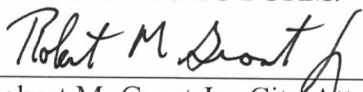
Shawn R. Brown, Mayor

ATTEST:



Wendy L. Helms, City Clerk

APPROVED AS TO FORM:



Robert M. Grant Jr., City Attorney

Metes and Bounds

PID: 376113034680

Lying and being in Catawba County, North Carolina and being described as follows:

Tract C

Being all that piece, parcel and tract of land labeled as Tract C as shown on the plat recorded in Plat Book 74 at Pages 44 to 51, Catawba County Public Registry, and being generally along McLin Creek and Long Creek in the City of Claremont's extra territorial jurisdiction, being portion of PIN 3761-1303-4680 located in Catawba County, North Carolina, containing approximately 18.03 acres, and being more particularly described as follows:

BEGINNING AT A POINT SET BACK THE FOLLOWING COURSES AND DISTANCES FROM NGS concrete monument "Claremont" PID FA0665 (NAD83 (2011) N:722276.99 E:1361929.29): thence; South 13°38'15" West, 6380.04 feet to a one half inch rebar found on the easterly property line of Southwestern Freight Lines Inc. (now or formerly) described in an instrument recorded in Deed Book 2165, Page 1726, Catawba County Public Registry; thence along the eastern lines of Southwestern Freight Lines Inc. as follows: South 60°56'36" East, 388.07 feet to a one half inch rebar found; thence South 17°58'11" East, 146.04 feet to a one and one half inch channel found; thence South 28°37'21" West, 792.08 feet to a disturbed one inch pipe found; thence South 29°50'37" West, 396.31 feet to a disturbed two inch pipe found; thence South 36°10'33" West, 181.50 feet to a rebar set; thence South 43°45'45" West, 154.63 feet to the center of an existing sewer line; thence South 43°45'45" West, 12.50 feet to a rebar set on the southern line of a 25 foot sewer easement described in an instrument recorded in Deed Book 1611, Page 154, and shown on Plat Book 25, Page 25 and 26, Catawba County Public Registry, and BEING THE POINT OF BEGINNING of the tract of land herein described; thence from said POINT OF BEGINNING, leaving the eastern lines of Southwestern Freight Lines Inc. and running with the southern boundary of the existing city limits of the City of Claremont, along the southern sewer easement line, the following courses and distances: South 45°31'19" East, 184.67 feet to a rebar set; thence South 20°42'24" East, 222.33 feet to a rebar set; thence South 29°02'33" East, 277.28 feet to a rebar set; thence South 38°05'47" East, 371.14 feet to a rebar set; thence North 87°17'33" East, 293.88 feet to a rebar set; thence North 56°57'17" East, 357.14 feet to a rebar set; thence North 87°04'06" East, 375.20 feet to a rebar set; thence North 83°30'18" East, 275.12 feet to a rebar set; thence North 02°20'38" East, 274.46 feet to a rebar set; thence North 02°30'58" East, 272.76 feet to a rebar set; thence North 38°03'17" East, 351.09 feet to a rebar set; thence North 13°33'17" East, 326.95 feet to a rebar set; thence North 40°47'52" East, 121.20 feet to a rebar set, thence leaving the existing city limit and southern sewer easement lines and running with the westerly property line of Charles Pitts Coulter, Jr. and Nancy Geller Coulter (now or formerly) described in an instrument recorded in Deed Book 3072, Page 696, Catawba County Public Registry, South 05°03'17" West, 71.94 feet to the center of McLin Creek; thence continuing with the westerly property line of Coulter and with the western line of Shannon E. Gantt and Candy L. Gantt (now or formerly) described in an instrument recorded in Deed Book 3192, Page 1973, Catawba County Public Registry, South 05°03'17" West, 174.16 feet to a rebar set at the northwest corner of the property of Kurt W. Wartner and Gail C. Wartner (now or formerly) described in an

instrument recorded in Deed Book 3132, Page 1697, Catawba County Public Registry; thence with the aforesaid Wartner property line South $05^{\circ}03'17''$ West, 74.88 feet to a one and one half inch flat iron bar found; thence with the northern property line of Cindy Cloninger Fulcher (now or formerly) described in an instrument recorded in Deed Book 2814, Page 1471, Catawba County Public Registry, North $73^{\circ}45'11''$ West, 36.80 feet to the center of McLin Creek; thence along the center of McLin Creek the following courses: South $35^{\circ}16'44''$ West, 18.35 feet; South $25^{\circ}34'38''$ West, 94.20 feet; South $33^{\circ}35'39''$ West, 90.47 feet; South $29^{\circ}45'54''$ West, 98.91 feet; South $34^{\circ}30'38''$ West, 49.35 feet; South $06^{\circ}23'29''$ West, 148.68 feet; South $26^{\circ}12'36''$ West, 47.54 feet; South $14^{\circ}43'19''$ West, 92.69 feet; South $01^{\circ}11'47''$ East, 43.80 feet; South $10^{\circ}16'42''$ West, 50.15 feet; South $16^{\circ}26'28''$ West, 45.15 feet; South $10^{\circ}49'26''$ West, 46.75 feet to the northwest corner of Kurt W. Wartner and Gail C. Wartner (now or formerly) described in an instrument recorded in Deed Book 2928 Page 1474, Catawba County Public Registry; thence continuing with McLin Creek and the Wartner western boundary line the following courses and distances: South $10^{\circ}49'26''$ West, 11.75 feet; South $02^{\circ}25'04''$ West, 47.46 feet; South $12^{\circ}31'36''$ West, 128.37 feet; South $12^{\circ}03'53''$ West, 46.52 feet; South $16^{\circ}42'19''$ West, 48.42 feet to the intersection of McLin Creek and Long Creek; thence continuing with the centerline of McLin Creek the following courses: South $16^{\circ}42'19''$ West, 16.93 feet; thence South $13^{\circ}04'15''$ West, 48.28 feet; thence South $10^{\circ}50'50''$ East, 54.15 feet; thence South $04^{\circ}44'14''$ East, 35.84 feet; thence South $12^{\circ}02'15''$ West, 25.20 feet; thence continuing with the westerly property line of Wartner and with the western line of Rising Hope Farm, LLC (now or formerly) described in an instrument recorded in Deed Book 3887 Page 1302 Catawba County Public Registry, South $40^{\circ}22'25''$ West, 64.59 feet; thence continuing with McLin Creek and the western boundary of Rising Hope Farm the following courses and distances: South $05^{\circ}49'34''$ West, 14.66 feet; thence South $43^{\circ}27'50''$ East, 31.02 feet; thence South $39^{\circ}12'38''$ West, 42.96 feet; thence South $49^{\circ}22'26''$ West, 73.31 feet; thence South $06^{\circ}50'39''$ East, 47.06 feet; thence South $06^{\circ}17'40''$ West, 30.43 feet; thence South $14^{\circ}37'08''$ West, 65.58 feet; thence South $50^{\circ}40'45''$ West, 44.67 feet; thence South $33^{\circ}00'33''$ West, 45.24 feet; thence South $30^{\circ}05'42''$ West, 68.32 feet; thence South $37^{\circ}47'46''$ West, 82.93 feet; thence South $39^{\circ}40'46''$ West, 98.19 feet; thence South $62^{\circ}27'49''$ West, 61.93 feet; thence South $52^{\circ}41'53''$ West, 48.26 feet; thence South $41^{\circ}35'14''$ West, 37.53 feet; thence continuing with McLin Creek and the westerly property line of Wartner and with the western line of Mark and Julie Sheffield (now or formerly) described in an instrument recorded on Deed Book 3886 Page 0001 Catawba County Public Registry, South $69^{\circ}00'19''$ West, 90.45 feet; thence continuing with the McLin Creek and the western boundary of Sheffield the following courses and distances: South $63^{\circ}33'29''$ West, 50.39 feet; thence South $48^{\circ}47'45''$ West, 91.25 feet; thence South $51^{\circ}49'45''$ West, 54.89 feet; thence South $55^{\circ}46'19''$ West, 43.35 feet; thence South $66^{\circ}17'30''$ West, 51.51 feet; thence South $60^{\circ}15'01''$ West, 23.10 feet; thence South $60^{\circ}55'07''$ West, 38.29 feet; thence South $67^{\circ}29'02''$ West, 84.07 feet; thence South $68^{\circ}11'21''$ West, 60.59 feet; thence South $48^{\circ}07'54''$ West, 39.84 feet; thence South $43^{\circ}48'57''$ West, 29.17 feet; thence South $51^{\circ}28'19''$ West, 20.76 feet; thence leaving McLin Creek and running with the westerly property line of John Leslie Sigman (now or formerly) described in an instrument recorded in Deed Book 2422, Page 365, Catawba County Public Registry, the following three (3) courses and distances: (1) South $15^{\circ}32'11''$ West, 43.35 feet to a one half inch rebar found; (2) South $15^{\circ}35'01''$ West, 181.63 feet to a one half inch rebar found; and (3) South $11^{\circ}21'33''$ West, 496.59 feet to a one half inch rebar found at the northwest corner of John Leslie Sigman (now or formerly) described in an instrument recorded in Deed Book 1369, Page 857, Catawba County Public Registry; thence with the westerly property line of the aforesaid Sigman property South $01^{\circ}07'21''$ East, 8.40 feet to a rebar set on the

northern right-of-way line of Keisler Dairy Road (SR 1731); thence with the northern right-of-way of Keisler Dairy Road (SR 1731) North 73°22'56" West, 127.66 feet to a rebar set on the eastern right-of-way line for Teak Drive; thence leaving the northern right-of-way line of Keisler Dairy Road and with the eastern right-of-way line of Teak Drive the following courses, North 07°54'08" East, 226.83 feet to a rebar set at the beginning of a curve tangent to said line; thence northerly 190.36 feet along the curve concave to the east, having a radius of 1232.22 feet and a central angle of 8°51'05", Chord bears North 12°19'40" East, 190.17 feet to a rebar set; thence North 16°32'01" East, 111.82 feet to a rebar set; thence North 02°02'08" East, 98.55 feet to a rebar set at the beginning of a curve tangent to said line; thence northerly and northwesterly 74.13 feet along the curve concave to the west, having a radius of 112.07 feet and a central angle of 37°52'58", Chord bears North 16°54'51" West, 72.79 feet to a rebar set; thence North 36°47'39" East, 348.48 feet to a concrete monument found at the southeast corner of Lot 21, Block D of the Shangri-La Subdivision (PB 16/PG 40), now or formerly Shelia McCleave; thence along the eastern line of Lot 21, North 37°11'19" East, 110.42 feet to a disturbed five eights inch rebar found, southwest corner of Lot 20, Block D of said subdivision, now or formerly Teng Vue; thence along the eastern line of Lot 20, North 36°57'35" East, 59.11 feet to a disturbed five eights inch rebar found, southwestern corner of Lot 18, Block D of said subdivision, now or formerly Stewart Huffman and Sarah Huffman; thence along the southern line of Lot 18, South 48°22'26" East, 99.40 feet to a one inch open top iron pin found, southwestern corner of Lot 17, Block D of said subdivision, now or formerly Franklin H. Williams III and Jennifer W. Willaims; thence along the southern line of Lot 17, South 53°18'41" East, 99.73 feet to a five eights inch rebar found; thence continuing along the southern line of Lot 17, South 74°20'25" East, 75.23 feet to a one half inch open top iron pin found, southwestern corner of Lot 16, Block D of said subdivision; thence along the southeast line of Lot 16, North 57°25'52" East, 169.43 feet to a disturbed five eights inch rebar found, corner of Lot 15, Block D of said subdivision; thence along the eastern line of Lot 15, North 25°47'16" East, 96.00 feet to a one half inch open top iron pin found; thence continuing along the eastern line of Lot 15, North 10°12'58" West, 89.21 feet to a one half inch rebar found, southeastern corner of Lot 14, Block D of said subdivision, now or formerly MD Ham LLC; thence along the eastern line of Lot 14, North 13°29'27" East, 122.21 feet to a one inch open top iron pin found, southwest corner of Lot 8, Block D of said subdivision, now or formerly Carolyn Coulter; thence along the southeastern line of Lot 8, North 48°21'02" East, 122.61 feet to a one half inch open top iron pin found, southwest corner of Lot 7, Block D of said subdivision, now or formerly Frazier Properties Ral Estate, Inc.; thence along the southeastern line of Lot 7, South 87°31'28" East, 99.78 feet to a one inch open top iron pin found; thence continuing along the southeastern line of Lot 7, North 46°40'53" East, 99.98 feet to a one half inch rebar found, southeast corner of Lot 6, Block D or said subdivision, also now or formerly Frazier Properties Real Estate, Inc.; thence along the eastern line of Lot 6, North 28°03'26" East, 91.92 feet to a one inch open top iron pin found; thence continuing along the eastern line of Lot 6, North 03°14'46" West, 83.73 feet to a one half inch rebar found, southeastern corner of Lot 5, Block D of said subdivision; thence along the northeastern line of Lot 5, North 15°29'39" West, 83.89 feet to a one half inch open top iron pin found; thence continuing along the northeastern line of Lot 5, North 47°49'29" West, 77.97 feet to a one inch open top iron pin found, northeastern corner of Lot 4, Block D of said subdivision, now or formerly Martin and Lori Holsclaw; thence along the northern line of Lot 4, North 65°15'39" West, 47.42 feet to a one inch angle iron found; thence continuing along the northern line of Lot 4, South 84°21'43" West, 110.03 feet to a one half inch rebar found, northeast corner of Lot 3, Block D of said subdivision, now or formerly Brenda Robinson; thence along the northern line of

Lot 3, South $86^{\circ}45'51''$ West, 99.97 feet to a rebar set, northeast corner of Lot 2, Block D of said subdivision, now or formerly Bonnie Crenshaw and William Crenshaw; thence along the northern line of Lot 2, South $86^{\circ}45'51''$ West, 99.97 feet to a one inch open top iron pin found, northeast corner of Lot 1, Block D of said subdivision, now or formerly Investmartnc, LLC; thence along the northern line of Lot 1, South $86^{\circ}45'51''$ West, 100.00 feet to a rebar set; thence along the western line for Lot 1, South $02^{\circ}33'31''$ East, 160.71 feet to a rebar set on the northern right-of-way line for Teakwood Place; thence along said right-of-way line, South $86^{\circ}45'51''$ West, 119.91 feet to a rebar set at the intersection of right-of-way lines for Teakwood Place and Teak Drive Extended and being the point of cusp on a curve concave to the west having a radius of 376.23 feet and a central angle of $18^{\circ}54'44''$ and being subtended by a chord which bears North $12^{\circ}07'30''$ West 123.62 feet, thence northerly along said curve and right-of-way line for Teak Drive Extended, 124.18 feet to a rebar set; thence South $68^{\circ}25'09''$ West radial to said curve, 58.99 feet to a rebar set at the beginning of a curve radial to said line; thence southerly 181.73 feet along the curve concave to the west, having a radius of 317.24 feet and a central angle of $32^{\circ}49'16''$, chord bears South $05^{\circ}10'14''$ East, 179.25 feet to a one inch open top iron pin found for the northeast corner of Lot 1, Block E of the Shangri-La subdivision (PB 16/PG 40), now or formerly David and Christine Seay (Deed Book 2751, Page 1059, Catawba County Registry), thence leaving said right-of-way line and along the northern line of Lot 1, North $52^{\circ}33'51''$ West, 113.70 feet to a one inch open top iron pin found, northeastern corner of Lot 2, Block E (PB 16 / PG 40), now or formerly Sherri M. Frazier and Michael D. Frazier; thence along the northern line of Lot 2, North $53^{\circ}21'54''$ West, 115.00 feet to a rebar set, northwestern corner of Lot 2; thence along the western line of Lot 2, South $36^{\circ}38'08''$ West, 120.00 feet to a reference rebar set; thence continuing along the western line of Lot 2, South $36^{\circ}38'08''$ West, 30.00 feet to a point on the northern right-of-way line for Kay Street; thence leaving Lot 2 and along the northern right-of-way line for Kay Street, North $53^{\circ}21'56''$ West, 425.06 feet to a rebar set on the southeast corner for Lot 3 Block E in the Shangri-La Subdivision (PB 16/PG 40), now or formerly Jeffrey Scott Glace; thence along the eastern line of Lot 3, North $36^{\circ}38'08''$ East, 150.00 feet to a rebar set; thence along the northern lines of Lots 3-6, North $52^{\circ}01'52''$ West, 419.41 feet to a rebar set on the eastern right-of-way line for Shangri-La Lane; thence along said right-of-way line, North $30^{\circ}49'16''$ East, 71.74 feet to a reference rebar set; thence North $30^{\circ}49'16''$ East, 30.00 feet to the center of Long Creek; thence along the center line of Long Creek the following calls: North $43^{\circ}00'30''$ West, 49.88 feet; thence North $05^{\circ}38'53''$ East, 8.77 feet; thence North $37^{\circ}50'59''$ West, 8.01 feet to a point on the western right-of-way line for Shangri-La Lane; thence North $37^{\circ}53'41''$ West, 13.13 feet; thence North $60^{\circ}00'54''$ West, 24.45 feet; thence North $58^{\circ}43'23''$ West, 29.75 feet; thence North $50^{\circ}11'44''$ West, 39.29 feet; thence North $26^{\circ}37'39''$ West, 98.32 feet; thence North $52^{\circ}46'10''$ West, 19.86 feet; thence North $56^{\circ}15'36''$ West, 27.70 feet; thence leaving Long Creek and running with the easterly and northerly property lines of the aforesaid Southwestern Freight Lines Inc. property the following two (2) courses and distances: (1) North $43^{\circ}45'45''$ East, 30.00 feet to a reference rebar set; (2) North $43^{\circ}45'45''$ East, 112.90 feet to the point of beginning, as shown on a survey by Christopher F. Jordan, PLS #L-4956 of McGill Associates dated May 5, 2014.

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. Bungarner 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. Bungarner
Notary Public

Crystal P. Bungarner
Printed Name of Notary Public

My commission expires: Aug 29, 2027





catawba county
MAKING. LIVING. BETTER.

Geospatial
Information Services

Real Estate Search



1in=800ft

Parcel: 376113034680, CONOVER, 28613

Owners: CITY OF CLAREMONT,

Owner Address: PO BOX 446

Values - Building(s): \$0, Land: \$82,000, Total: \$82,000

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