

PAR ID	OWNER NAME			DATE	DEED BOOK	PAGE
177427	SIAG, JAMAL W & CATHERINE			7/17/2025	6399	436
MAP	PARCEL					
735-40.76						
ORTHO						
4236.01						
TOWNSHIP						
STUMP SOUND						
SPLIT FROM						
735-40.29 (051886)						

PROPERTY ADDRESS	99 DUNDEE TRL
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ORIGINAL DEEDED ACREAGE	0.23	DATE	MB.	PG.	SUBDIVISON NAME	SECTION	PHASE	BLOCK	UNIT	LOT
ORIGINAL CALCULATED AC.		6/17/2025	88	222	JAMAL SIAG DIV.					1
LESS & EXCEPT										
REMAINING AC.	0.23									

SPLITS, CONSOLIDATIONS, ACREAGE ADJUSTED	REFERENCE	ACREAGE	SPLITS, CONSOLIDATIONS, AC, ADJUSTED CONTINUED	REFERENCE	ACREAGE
	D.B.			D.B.	
	PG.			PG.	
	D.B.			D.B.	
	PG.			PG.	
	D.B.			D.B.	
	PG.			PG.	

REMARKS:

LK  
#25  
Type: CONSOLIDATED REAL PROPERTY  
Recorded: 7/17/2025 9:36:58 AM  
Fee Amt: \$26.00 Page 1 of 4  
Revenue Tax: \$0.00  
Onslow County, NC  
Omega K. Jarman Reg. of Deeds

BK 6399 PG 436 - 439

(L2) 735-40.29  
+ New Map #  
(L1) 735-40.76(177427)

**\*\*\*NO TITLE SEARCH REQUESTED OR PERFORMED\*\***

Prepared by: Lanier, Fountain & Ceruzzi, 114 Old Bridge Street, Jacksonville, NC 28540/cdb

Tax Parcel ID #051886

Stamps - \$0.00

Mail after recording to: Jamal W. Siag and Catherine Siag, 151 Stump Sound Church Rd., Holly Ridge, NC 28445

**STATE OF NORTH CAROLINA  
COUNTY OF ONSLOW**

**DEED OF DIVISION**

THIS DEED OF DIVISION is made and entered into this 11<sup>th</sup> day of JULY, 2025, by and between **JAMAL W. SIAG and wife, CATHERINE SIAG**, hereinafter called "Grantors" and **JAMAL W. SIAG and wife, CATHERINE SIAG, 151 Stump Sound Church Road, Holly Ridge, NC 28445**, hereinafter called "Grantees".

**WITNESSETH:**

**WHEREAS**, the Grantors are the owners of a parcel of land located in Stump Sound Township, Onslow County, North Carolina and identified as all of parcel 165064 in the Onslow County Tax Office; and

**WHEREAS**, the Grantees desire to take the property pursuant to the plat referred herein.

**WHEREAS**, Onslow County has required that this instrument of division be prepared and recorded in the Onslow County Registry for the stated purposes.

**NOW, THEREFORE**, in consideration of the premises and for the purposes stated herein, the Grantors do hereby grant and convey unto the Grantees, their successors and assigns, the following described property which may heretofore be described as follows:

**\*SEE ATTACHED "EXHIBIT A" WHICH IS INCORPORATED BY REFERENCE AS IF FULLY SET FORTH HEREIN\***

The purpose of this deed is to divide the above-described tract into two parcels as shown on map recorded in Map Book 88, Page 222, Onslow County Registry. **(The purpose of this Deed is to ratify the survey and correct acreage as set on the plat referenced hereinabove.)**

The above-described property does not include the primary residence of the Grantors.

**EXHIBIT A**

**TRACT ONE:**

Being all of Lot 1 as shown on that plat entitled, "Subdivision for Jamal Siag," prepared by Weston Lyall, PE, PLS, PLLC, and recorded in Map Book 88, Page 222, Onslow County Registry.

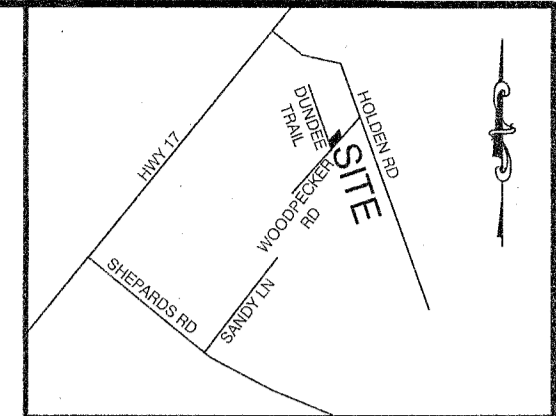
**TRACT TWO:**

Being all of Lot 2 as shown on that plat entitled, "Subdivision for Jamal Siag," prepared by Weston Lyall, PE, PLS, PLLC, and recorded in Map Book 88, Page 222, Onslow County Registry.

L1	S39°50'26"W	23.23'
L2	N19°37'19"W	23.25'
L3	S39°50'26"W	20.00'
L4	N19°37'19"W	23.23'
L5	S44°49'40"W	35.70'
L6	S45°38'49"E	12.00'
L7	S44°49'40"W	29.86'
L8	S19°37'19"E	13.30'
L9	N39°47'32"E	20.00'
L10	S19°35'58"E	20.00'
L11	N39°47'32"E	20.00'
L12	S19°35'58"E	20.00'
L13	N39°47'32"E	80.19'

**- LEGEND -**

- EIR - Existing Iron Rod
  - EIP - Existing Iron Pipe
  - EIRD - Existing Rod Disturbed
  - EPK - Existing EPK Nail
  - SIR - Set Iron Rod
  - CP - Calculated Point
  - RWM - Existing R/W Monument
  - FH - Existing Fire Hydrant
  - RW - Right-of-Way
  - MBL - Minimum Building Line
  - DB - Deed Book
  - MB - Map Book
  - PG - Page
- — — — — Property Line Surveyed  
 - - - - - Property Line Not Surveyed



**VICINITY MAP (NTS)**

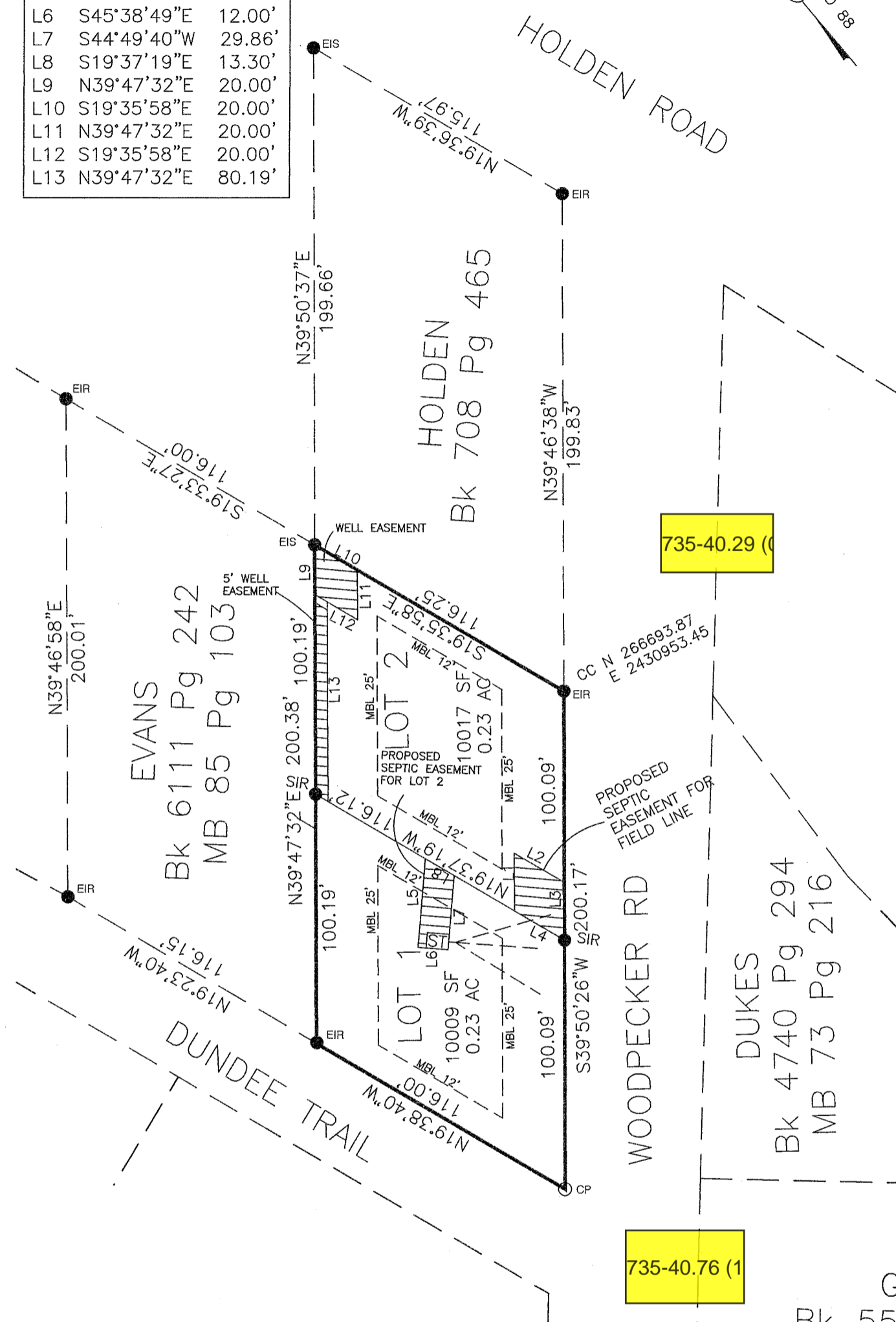
1. THIS SURVEY IS OF AN EXISTING PARCEL OF LAND.
2. SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS OF RECORD, ZONING ORDINANCE, & UNDERGROUND UTILITIES, IF ANY.
3. NO TITLE SEARCH BY SURVEYOR.
4. REFERENCES: DB 708, PG 465; DB 6111, PG 242; DB 6269 PG 73; MB 85 PG 39; MB 85 PG 103
5. THE SUBJECT PROPERTY IS NOT IN A FLOOD HAZARD AREA (ZONE X) NC FLOOD MAP #3720-423600-M, EFFECTIVE DATE 01-17-25
6. ZONE: R-10A- HOLLY RIDGE  
 SETBACKS: FRONT- 25', SIDE- 12', REAR - 25', CORNER- 12'
7. AREA BY COORDINATE METHOD.
8. FIELD WORK COMPLETED 05-21-25
9. SEPTIC SHOWN SCALED FROM PERMIT EHES-2024-00054



Doc ID: 017549450001 Type: CRP  
 Recorded: 06/17/2025 at 10:39:46 AM  
 Fee Amt: \$21.00 Page 1 of 1  
 Onslow County, NC  
 Omega K. Jarman Reg. of Deeds  
 BK 88 PG 222

*Omega K. Jarman*  
*By: Angela B. Toteno*  
 Sr. Assistant

BK 88 PG 222

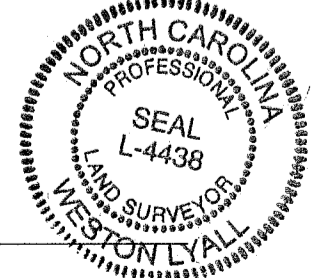


0.23A S/F 735-40.29 TO 735-40.7

THIS PURPOSE OF THIS PLAT IS TO SUBDIVIDE 111 WOODPECKER RD DB 6269, PG 70, INTO 2 LOTS.

NORTH CAROLINA  
 ONSLOW COUNTY

I, WESTON LYALL, PROFESSIONAL LAND SURVEYOR NUMBER L-4438, CERTIFY THAT THIS PLOT PLAN WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL GPS SURVEY MADE UNDER MY SUPERVISION AND THE FOLLOWING INFORMATION WAS USED TO PERFORM THE SURVEY: CLASS OF SURVEY: B; POSITIONAL ACCURACY: 500 RMS; TYPE OF GPS FIELD PROCEDURE: VRSRTKGPS; DATUM: NAD83 "2007", NAVD88; GEIOD MODEL: GEIOD 03; COMBINED GRID FACTOR: 0.99996690; UNITS: US SURVEY FEET; THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND. THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 47-30 AS AMENDED.



*Weston Lyall* 5/22/25  
 WESTON LYALL, PLS

**CERTIFICATE OF APPROVAL FOR RECORDING**

I HEREBY CERTIFY THAT THE SUBDIVISION PLAT SHOWN HEREON HAS BEEN FOUND TO COMPLY WITH SUBDIVISION REGULATIONS OF THE TOWN OF HOLLY RIDGE, NORTH CAROLINA, AND THAT THIS PLAT HAS BEEN APPROVED BY THE HOLLY RIDGE PLANNING DEPARTMENT FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS OF ONSLOW COUNTY.

DATE: 6/11/2025  
 SUBDIVISION ADMINISTRATOR: *[Signature]*

**STATE OF NORTH CAROLINA, ONSLOW COUNTY**

I, *Samuel Traubler*  
 REVIEW OFFICER OF ONSLOW COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.  
 REVIEW OFFICER: *[Signature]* 6-17-25

**PROPERTY DESCRIPTION:**

OWNER: JAMAL & CATHERINE SIAG  
 151 STUMP SOUND CHURCH RD  
 HOLLY RIDGE, NC 28445  
 DB 6269, PG 70  
 PIN #423601068667



**SUBDIVISION FOR JAMAL SIAG**

**111 WOODPECKER ROAD  
 HOLLY RIDGE, NC**

**STUMP SOUND TOWNSHIP, ONSLOW COUNTY**

SCALE: 1" = 50' MAY 22, 2025

**WESTON LYALL, PE, PLS, PLLC**  
 214 HIGHWAY 17N SUITE 1  
 HOLLY RIDGE, NC 28445  
 PHONE: 910-329-9961 FIRM LICENSE #P-0937  
 STRUCTURAL & CIVIL ENGINEERING & LAND SURVEYING