

# 471 Deer Run, Pittsboro

1614 sq.ft. | 4.92 acres

## \$400,000

## 3 bedrooms/2 bathrooms



# For Sale

This 4.9+ acre, level hilltop lot offers a peaceful retreat with plenty of space to enjoy. Located in a subdivision with protective covenants, this property includes a 3 bed/2 bath manufactured home that is move-in ready and perfect for comfortable living. The property features a large metal building/workshop and RV carport, both connected to electricity - ideal for hobbyists, storage or workspace. New roof 2023, new front deck, recently updated primary bath, walk-in closet & pantry. Whether you're an avid DIYer or need extra storage for tools and equipment, this setup is perfect. The RV carport provides the convenience of keeping your RV protected year-round and is wired with 220/30 amp service. There are additional 30 and 50 amp plug-ins for RV hook up as well.

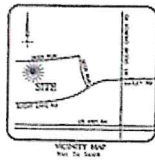
For those who love the outdoors, this property is just minutes away from Jordan Lake, a popular spot for boating, fishing and recreational activities. With ample space to park your boat or RV right at home, this is an ideal location for outdoor enthusiasts. Don't miss this opportunity to own this beautiful, versatile property with a charming home and all the space you need for your hobbies, storage and more. Close and easy access to Hwy 64, Chapel Hill, Pittsboro, RDU and RTP.



**Eric Andrews, ALC**  
(919) 542-0523  
eric@ericandrewsrealtor.com

73 Hillsboro Street (P.O. Box 1400)  
Pittsboro, NC 27312  
Txt (919) 548-1014





- LEGEND**
- PROPERTY LINE
  - ADJACENT PROPERTY LINES
  - D.D. PROPERTY LINES
  - S.P.M. - 100' P.M. SET
  - E.P.C. - EXISTING IRON PIPE
  - C.P. - COMPUTED POINT
  - C.D. - CEDD MARK
  - P.B. - PLAT BOOK
  - P.C. - PAGE
  - [E17] STREET ADDRESS

**BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I HEREBY CERTIFY THAT I AM THE AGENT OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY FOR REASON:

*Robert Dempsey* *Malone*  
 AGENT OF AUTHORIZED AGENT AND FILE FOR #1712-01-4512 DATE  
*Thomas A. Christman* *Malone*  
 AGENT OF AUTHORIZED AGENT AND FILE FOR #1712-01-4512 DATE  
*Ann H. Moore* *Malone*  
 AGENT OF AUTHORIZED AGENT AND FILE FOR #1712-01-4512 DATE

**OWNER INFORMATION**

Plat #1712-01-4512  
 PART 8 1364  
 ZONING R. 100' SETBACK  
 PART DEER RUN  
 LOT 15  
 Plat #1712-01-4512  
 PART 8 1364  
 ZONING R. 100' SETBACK  
 PART DEER RUN  
 LOT 16  
 Plat #1712-01-4512  
 PART 8 1364  
 ZONING R. 100' SETBACK  
 PART DEER RUN  
 LOT 18

**GENERAL NOTES**

1. BEARS COMPUTED BY COORDINATE METHOD
2. BASIS OF BEARING: PA IN PL 14
3. THESE LOTS MAY BE LOCATED IN THE 100-YEAR FLOOD ZONE PER N.C. TITLE 106A CHAPTER 43E ARTICLE 1000 DATED FEBRUARY 2, 2004
4. ALL DISTANCES AND MONUMENTS, BEARING DISTANCES
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE
6. NO N.C. ONE MONUMENT RECEIVED WITHIN 2000 FT. OF SITE
7. EXISTING LAND USE: RESIDENTIAL
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH WHICH IS SUBJECT TO ANY MATTERS THAT A TITLE SEARCH WOULD REVEAL
9. REFERENCE POINTS:
  - 100' 0" PL 100
  - 100' 0" PL 101
  - 100' 0" PL 102
  - 100' 0" PL 103
  - 100' 0" PL 104
  - 100' 0" PL 105
  - 100' 0" PL 106
  - 100' 0" PL 107
  - 100' 0" PL 108
  - 100' 0" PL 109
  - 100' 0" PL 110

**SURVEYOR'S CERTIFICATION:**

I, DEAN W. MOORE, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS, AND REFERENCES AS SHOWN HEREON, THAT THE DIMENSIONS, NOT SHOWN ARE CLEARLY INDICATED USING DEED DESCRIPTIONS AND SHOWING AS BOUNDARY LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN AGRICULTURAL SURVEY (CLASS #3) AS DEFINED WITHIN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 106, CHAPTER 43E, SECTION 1000, STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA.

THE BASIS OF PRECISION WAS REFERENCED TO A MINIMUM LINEAR PRECISION RATIO OF 1/10,000.

MEASURED WAS DETERMINED BY LEAST SQUARES ADJUSTMENT. AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION.

THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY, THE CATEGORY THAT APPLIES IS DENOTED BY (X) IN THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE:

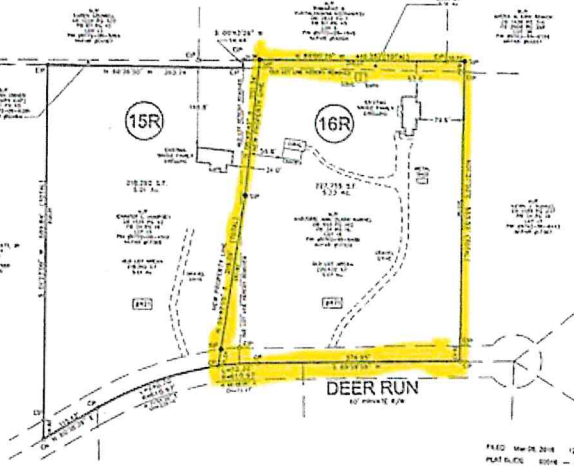
1. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND
2. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REGULATES PARCELS OF LAND
3. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET
4. THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE
5. THAT THIS SURVEY IS A CONTROL SURVEY
6. THAT THIS SURVEY IS OF ANOTHER CATEGORY, SUCH AS THE RECONSTRUCTION OF EXISTING PARCELS, A COURT ORDERED SURVEY, OR OTHER EXCEPTION TO THE DEFINITION OF SUBDIVISION.

THAT THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. #17-10 AS AMENDED.

WITNESSED BY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS

DATE: FEBRUARY 10, 2016

*Dean W. Moore* (1743)  
 DEAN W. MOORE, N.C. PLS. LICENSEE



**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM

I, *Ann H. Moore*, REVIEW OFFICER FOR CHATHAM COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THIS CERTIFICATION IS APPLIED MEETS ALL STATUTORY REQUIREMENTS FOR RECORDING.

*Ann H. Moore* 3-9-2016  
 REVIEW OFFICER DATE

**CERTIFICATION OF PLAT BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DESCRIBED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY FOR REASON:

*Ann H. Moore* *Malone*  
 AGENT OF AUTHORIZED REPRESENTATIVE DATE: March 8, 2016

FILED: MAR 28 2016 12:34 PM  
 PLAT BOOK: 8056 - 1008  
 INSTRUMENT: 21588

THIS PLAT IS TO BE RECORDED IN PLAT BOOK 8056 - 1008 PAGE 1008

**GRAPHIC SCALE**

1 INCH = 100 FEET

RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, CHATHAM COUNTY

2016-49

