

# 471 Deer Run, Pittsboro

1614 sq.ft. | 4.92 acres

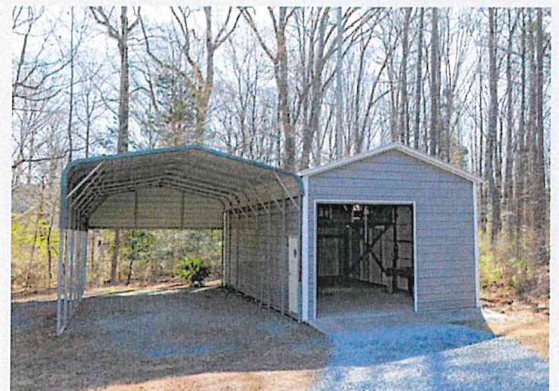
## \$400,000

## 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. 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

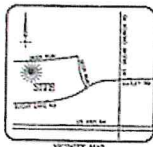
[eric@ericandrewsrealtor.com](mailto:eric@ericandrewsrealtor.com)

73 Hillsboro Street (P.O. Box 1400)

Pittsboro, NC 27312

Txt (919) 548-1014

**REALTY WORLD** CAROLINA  
PROPERTIES



**LEGEND**

---	PROPERTY LINE
---	ADJACENT PROPERTY LINES
---	OLD PROPERTY LINES
SP	SP - WITH PIN SET
EP	EP - FOOTING WITH PINS
CP	CP - CONVEYED POINT
OB	OB - ODD BORN
FB	FB - PLAT BORN
PC	PC - PACE
1122	1122 - STREET ADDRESS

**BEING EXEMPT FROM THE SUBDIVISION REGULATIONS**

I (WE) HEREBY CERTIFY THAT I AM (WE ARE) THE OWNER(S) OF THE PROPERTY SHOWN AND DECLARED HEREON AND THAT SAID PROPERTY IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY OPERATION.

*Proprietor: Joseph Stump*  
*Declarant: Joseph Stump*  
 DEEDS OR AUTHORIZED AGENT AND FILE NO. #1712-06-410  
 DEEDS OR AUTHORIZED AGENT AND FILE NO. #1712-06-3400  
 DEEDS OR AUTHORIZED AGENT AND FILE NO. #1712-06-3242

**OWNER INFORMATION**

PARCEL #1712-06-410  
 AREA: 0.1568  
 ZONING: R-100  
 PLOT DEER RUN  
 LOT 16

PARCEL #1712-06-3400  
 AREA: 0.1721  
 ZONING: R-100  
 PLOT DEER RUN  
 LOT 16

PARCEL #1712-06-3242  
 AREA: 0.1721  
 ZONING: R-100  
 PLOT DEER RUN  
 LOT 16

**GENERAL NOTES**

- AREAS COMPUTED BY COORDINATE METHOD
- BOUND OF RECORDS PG 24 PG 16
- THESE LOTS ARE NOT LOCATED IN THE 100-YEAR FLOOD HAZARD ZONING MAP DATED FEBRUARY 2, 2007.
- ALL DISTANCES ARE HORIZONTAL, GROUND DISTANCES UNLESS SPECIFIED.
- ALL CORNERS SET AT ALL CORNERS UNLESS NOTED OTHERWISE.
- NO N.C. GRID MONUMENT REQUIRED WITHIN 2000 FT. OF USE.
- EXISTING LAND USE: RESIDENTIAL.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND MAY BE SUBJECT TO ANY DEFECTS THAT A FULL TITLE SEARCH WOULD REVEAL.
- NEIGHBORING PROPERTIES:
  - TO THE N.E. BY PARCEL #1712-06-3242
  - TO THE N.W. BY PARCEL #1712-06-3400
  - TO THE S.W. BY PARCEL #1712-06-3242
  - TO THE S.E. BY PARCEL #1712-06-3400

**SURVEYOR'S CERTIFICATION:**

I, JOHN W. MOORE, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER MY SUPERVISION FROM AN ACCURATE SURVEY MADE UNDER MY SUPERVISION USING DATA DESCRIPTIONS AND REFERENCES AS SHOWN HEREON, THAT THE DIMENSIONS AND LOCATIONS ARE CLEARLY INDICATED USING DATA DESCRIPTIONS AND SHOWN AS BOLD LINES.

THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CLASSIFIED AS SETTING) UNDER THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 24, CHAPTER 20, SECTION 1800 "STANDARDS OF PRACTICE FOR LAND SURVEYING BY NORTH CAROLINA".

THE RATE OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION RATIO OF 1:10000.

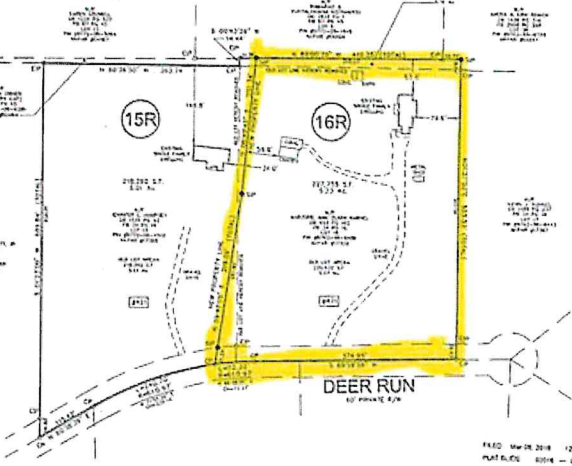
MEASUREMENTS WERE OBTAINED BY LEAST SQUARES ADJUSTMENT. AREAS SHOWN WERE CALCULATED BY COORDINATE COMPUTATION. THAT ONE OF THE FOLLOWING SIX (6) CATEGORIES APPLIES TO THIS SURVEY, THE CATEGORY THAT APPLIES IS INDICATED BY (C) IN THE REMAINING 5 CATEGORIES ARE NONAPPLICABLE.

- 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.
- THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNREGULATED AS TO AN EXISTING THAT REDEVELOPS PARCELS OF LAND.
- THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
- THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
- THAT THIS SURVEY IS A CONTROL SURVEY.
- THAT THIS SURVEY IS OF A PORTION OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.

THIS PLAT WAS PREPARED IN ACCORDANCE WITH G.S. 171-23.14, REVISIONS.

WITNESSED MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS DATE: FEBRUARY 23, 2016

JOHN W. MOORE, N.C. PLS. 14-10116 (P.S.)



**REVIEW OFFICER CERTIFICATION**

STATE OF NORTH CAROLINA  
 COUNTY OF CHATHAM

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

*Anna W. Moore* 3-9-2016  
 REVIEW OFFICER DATE

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

I (WE) HEREBY CERTIFY THAT THE PROPERTY SHOWN AND DECLARED HEREON IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY BY OPERATION.

*Anna W. Richardson* March 2, 2016  
 DEEDS OR AUTHORIZED REPRESENTATIVE DATE

FILED: MAR 08 2016 12:24 PM  
 PLAT FILE NO. 0016 - 006  
 INSTRUMENT: 01908

THIS PLAT IS BEING FILED TO ESTABLISH A PORTION OF PARCEL #1712-06-410, 1712-06-3400 AND 1712-06-3242 INTO LOTS 15R AND 16R AND 200'.

**GRAPHIC SCALE**  
 (IN FEET)  
 1 inch = 100 ft.

RECORDED IN PLAT BOOK \_\_\_\_\_ PAGE \_\_\_\_\_, CHATHAM COUNTY  
 2016-49

