

471 Deer Run, Pittsboro

1614 sq.ft. | 4.92 acres

\$ 364,000

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

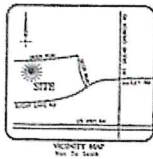
73 Hillsboro Street (P.O. Box 1400)

Pittsboro, NC 27312

Txt (919) 548-1014



CAROLINA
PROPERTIES



LEGEND

PROPERTY LINE
 ADJACENT PROPERTY LINES
 U.S. PROPERTY LINES
 S.P. - SURVEYED POINT
 E.P. - EXISTING HIGH PILE
 C.P. - CORNER POINT
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 P.C. - PAGE
 S.T. - STREET ADDRESS

BEING EXEMPT FROM THE SUBDIVISION REGULATIONS

I HEREBY CERTIFY THAT I AM THE OWNER OF THE
 PROPERTY SHOWN AND DESCRIBED HEREIN AND THAT SAID PROPERTY
 IS EXEMPT FROM THE SUBDIVISION REGULATIONS OF CHATHAM COUNTY
 BY OPERATION

James M. Richardson
 OWNER OF ABOVE PROPERTY AND TITLE
 FOR 8772-04-010

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OWNER INFORMATION

FOR 8772-04-010
 JAMES M. RICHARDSON
 8772 DEER RUN
 LOT 15

FOR 8772-04-010
 JAMES M. RICHARDSON
 8772 DEER RUN
 LOT 16

FOR 8772-04-010
 JAMES M. RICHARDSON
 8772 DEER RUN
 LOT 17

GENERAL NOTES

1. AREA COMPUTED BY COORDINATE METHOD
2. BOUNDARY BEARING: SEE PLAT FOR BEARING
3. BEARING AND DISTANCE: SEE PLAT FOR BEARING AND DISTANCE
4. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES
5. METAL STAKES SET AT ALL CORNERS UNLESS NOTED OTHERWISE
6. NO H.C. GRID MONUMENT REQUIRED WITHIN 2000 FT. OF USE
7. EXISTING LAND USE: RESIDENTIAL
8. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE INSURANCE POLICY AND MAY BE SUBJECT TO ANY MATTERS NOTED IN A FULL TITLE SEARCH WOULD DISCLOSE
9. MONUMENT DESCRIPTIONS:
 - 15R: 15R PL 42
 - 16R: 16R PL 42
 - 17R: 17R PL 42
 - 18R: 18R PL 42
 - 19R: 19R PL 42
 - 20R: 20R PL 42
 - 21R: 21R PL 42

SURVEYOR'S CERTIFICATION:

1. I, JAMES M. RICHARDSON, HEREBY CERTIFY THAT THIS PLAT WAS DRAWN UNDER SUPERVISION FROM AN ACTUAL SURVEY MADE UNDER MY SUPERVISION USING DEED DESCRIPTIONS AND REFERENCES AS SHOWN HEREON. THAT THE PARCELS NOT SURVEYED ARE CLEARLY INDICATED USING DASHED DESCRIPTIONS AND SHOWN AS BROKEN LINES.
2. THIS FIELD SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CHAPTER 21) AS SET FORTH IN THE NORTH CAROLINA ADMINISTRATIVE CODE, TITLE 21, CHAPTER 21, SECTION 21-010 "STANDARDS OF PRACTICE FOR LAND SURVEYING IN NORTH CAROLINA".
3. THE METHOD OF PRECISION WAS PERFORMED TO A MINIMUM LINEAR PRECISION OF 1:10,000.
4. MONUMENTS WERE DISTRIBUTED BY LEAST SQUARE ADJUSTMENT. ADJUSTMENTS WERE CALCULATED BY COORDINATE COMPUTATION. THAT ONE OF THE FOLLOWING BY (A) CATEGORY APPLIES TO THIS SURVEY. THE CATEGORY THAT APPLIES IS CIRCLED BY (C) THE REMAINING CATEGORIES ARE NONAPPLICABLE.
5. THAT THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REQUIRES PARCELS OF LAND.
6. THAT THIS SURVEY IS LOCATED IN A PORTION OF A COUNTY OR MUNICIPALITY THAT IS UNINCORPORATED AS TO AN ORDINANCE THAT REQUIRES PARCELS OF LAND.
7. THAT THIS SURVEY IS OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT CREATE A NEW STREET OR CHANGE AN EXISTING STREET.
8. THAT THIS SURVEY IS OF AN EXISTING BUILDING OR OTHER STRUCTURE, OR NATURAL FEATURE, SUCH AS A WATERCOURSE.
9. THAT THIS SURVEY IS A CORNER SURVEY.
10. THAT THIS SURVEY IS OF BUSINESS 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. 41-20 AS AMENDED

WITNESSED MY ORIGINAL SIGNATURE, REGISTRATION NUMBER AND SEAL THIS
 DATE: FEBRUARY 10, 2016

James M. Richardson
 JAMES M. RICHARDSON, P.E. (PLS)
 31216



REVIEW OFFICER CERTIFICATION

STATE OF NORTH CAROLINA
 COUNTY OF CHATHAM

Anna W. Moore
 REVIEW OFFICER FOR
 CHATHAM COUNTY CERTIFY THAT THE WORK ON PLAT TO
 WHICH THIS CERTIFICATION IS APPLIED MEETS ALL
 STATUTORY REQUIREMENTS FOR RECORDING

DATE: 3-8-2016

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
 BY OPERATION

James M. Richardson
 RECORDING DIRECTOR OR AUTHORIZED REPRESENTATIVE
 DATE: March 8, 2016

FILED: March 8, 2016 12:24 PM
 PLAT BOOK: 8772-04-010
 INSTRUMENT: 21008

THE PURPOSE OF THIS PLAT IS TO
 RECORD A PORTION OF THE PLAT
 8772-04-010, 8772-04-010 AND
 8772-04-010 INTO LOTS 15R AND
 16R AS SHOWN

GRAPHIC SCALE
 1" = 100 FT.
 1" = 100 FT.

RECORDED IN PLAT BOOK _____ PAGE _____, CHATHAM COUNTY

2016-49

