



Legal Description
LOT #1 – 1001 S. WALNUT STREET SUBDIVISION
For
COLIN CHAVOUS AND TAJ CHAVOUS

All that certain parcel of land situate in the Township of Westtown, County of Chester, Commonwealth of Pennsylvania, as shown on plan entitled “Preliminary/Final Subdivision Plan – 1001 S. Walnut Street Subdivision” dated 1/24/2025, prepared for Colin & Taj Chavous, by Howell Engineering, West Chester, PA, and to be recorded in the office of the Recorder Of Deeds in and for the County of Chester, being more particularly described as follows:

Beginning at a rebar to be set on the southerly right-of-way line of Oakbourne Road (33 feet wide) at its intersection with the easterly right-of-way line of South Walnut Street (formerly Gifford Avenue) (50 feet wide) as shown on said plan;

thence from said **Point of Beginning**, running along said southerly right-of-way line of Oakbourne Road, North 70°09'00" East, crossing the easterly side of a 75' Sight Triangle Easement, 100.00 feet to a rebar to be set at a corner of Proposed Lot #2;

thence, along the same, South 19°51'00" East, 150.00 feet to a rebar to be set at a common corner of lands now or late of Thomas Harker and Christine Harker (UPI #67-4G-7) and lands now or late of Agron Rusi and Luljeta Rusi (UPI #67-4G-1.1);

thence, along said lands of Agron Rusi and Luljeta Rusi, South 70°09'00" West, 100.00 feet to a rebar to be set on said easterly right-of-way line of South Walnut Street;

thence, along the same, North 19°51'00" West, recrossing the easterly side of said 75' Sight Triangle Easement, 150.00 feet to the **Point and Place of Beginning**.

Containing: 15,000 Square Feet or 0.344 Acre of Land, be the same more or less.

Being: “Proposed Lot #1” as shown on said plan.

Subject to: A 75' Sight Triangle Easement, and any other easements or encumbrances as may appear of record.

Being: A part of the same premises which Alexandra Springer and Lance O. Springer by deed dated August 23rd, 2022 and recorded August 29th, 2022, in the office of the Recorder of Deeds, in and for Chester County in Record Book 10937, Page 708 granted and conveyed to Colin V. Chavous and Taj M. Chavous.

Prepared: January 30, 2025

[5054 Legal Description Lot 1.docx](#)