

**Legal Description**  
**LOT #2 – 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 a corner of Lot #1, said point being located North 70°09'00" East, 100.00 feet along said southerly right-of-way line of Oakbourne Road from a rebar to be set 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 a 20' wide Sanitary Sewer Easement, 100.00 feet to a 5/8" rebar found at a corner of lands now or late of Adrienne Kutney (UPI #67-4G-2);

thence, along the same, South 19°51'00" East, 150.00 feet to a 5/8" rebar found at a common corner of said lands of Adrienne Kutney, lands now or late of Anthony Michael Calaciura and Alexandra Colaizzi (UPI #67-4G-6), and lands now or late of Thomas Harker and Christine Harker (UPI #67-4G-7);

thence, along said lands of Thomas Harker and Christine Harker, South 70°09'00" West, recrossing said 20' wide Sanitary Sewer Easement, 100.00 feet to a rebar to be set at a corner of Lot #1;

thence, along the same, North 19°51'00" West, 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 #2” as shown on said plan.

**Subject to:** A 20' wide Sanitary Sewer 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 23<sup>rd</sup>, 2022 and recorded August 29<sup>th</sup>, 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 2.docx](#)

