

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received **DEC 13 1982**
date entered

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic The Palms William Kimbrough Pendleton House (The Palms)
and/or common

2. Location

street & number 1208 Chesterfield Road, N/A not for publication
city, town Eustis N/A vicinity of
state Florida code 12 county Lake code 069

3. Classification

Category	Ownership	Status	Present Use	
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture	<input type="checkbox"/> museum
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial	<input type="checkbox"/> park
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational	<input checked="" type="checkbox"/> private residence
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment	<input type="checkbox"/> religious
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government	<input type="checkbox"/> scientific
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial	<input type="checkbox"/> transportation
	N/A	<input checked="" type="checkbox"/> no	<input type="checkbox"/> military	<input type="checkbox"/> other:

4. Owner of Property

name Mr. and Mrs. Jerry Voorhees
street & number Post Office Box 1041
city, town Eustis N/A vicinity of state Florida

5. Location of Legal Description

courthouse, registry of deeds, etc. Lake County Courthouse
street & number 315 West Main Street
city, town Tavares state Florida 32778

6. Representation in Existing Surveys

title N/A has this property been determined eligible? yes no
date N/A federal state county local
depository for survey records N/A
city, town N/A state N/A

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

Describe the present and original (if known) physical appearance

The William Kimbrough Pendleton House is a 2½ story Queen Anne style residence. It is sited on a rise overlooking West Crooked Lake. It originally was a 2 story frame-vernacular residence constructed c. 1876 and located within the 160 acre homestead tract of George Stephens. Approximately ten years later, it was acquired by William Kimbrough Pendleton. Pendleton dramatically remodeled the house, basing his design on features associated with the Queen Anne architectural style. During and after its initial and subsequent periods of construction, a number of outbuildings surrounded the house. Also surrounding the house during this time were extensive orange groves. Presently, few of the original outbuildings remain and all but a small portion of the groves has been displaced by contemporary single-family residences--concentrated to the north and south. Originally, access to the house was from Lakeview Avenue to the north, along a palm-lined drive. Direct access to the house from Lakeview Avenue has been eliminated by a series of residences. Chesterfield Road, located north of the principal entrance, is now the avenue of access. The William Kimbrough Pendleton House is currently centered on a one acre parcel of land and remains a single-family residence.

The William Kimbrough Pendleton House was also known as "The Palms". It was located on the homestead of George Stevens. The earliest part of the house was completed in 1876 while still owned by Stevens. A description of the house from the book, The Life of William Kimbrough Pendleton, gives an accurate account of the home following its remodeling by Pendleton:

"The Pendleton Home at Eustis overlooks the Lake (West Crooked Lake) and is constructed with a hexagon hall running up three stories, with a tower opening on the third floor, affording a beautiful view of the Apopka Mountains, and seven or eight beautiful blue lakes and a wealth of orange groves and pine woods. The house is after Mr. Pendleton's own plan and enriched with many windows."

Appropriately named, "The Palms" is landscaped with towering palms. Until recently a stately palm lined drive beginning from the street of Lakeview led to the front steps of this grand fortress set amidst a grove of orange trees. The frame construction is of cypress lap siding and heart pine. The Queen Anne style house rests on brick piers with lattice work in between. The hexagon shaped tower is the most predominant feature. Classical columns support the elevations.

Few alterations have marred the home. The original gas lighting was converted to electric during the early twenties. The original roofing was of hand-cut wood cypress shakes but has been roofed over with asphalt tile. All interior wood has a natural finish.

The Palms sets on a high region with the back land sloping down to West Crooked Lake. There are nine fireplaces, 13 rooms, two baths, two pantires, one balcony and one observation tower.

The front entry is from three steps 7' X 1'3" of wood construction to an open portico formed by the roof extension from the balcony above. This area leads to the screened

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verandah through double screened doors. The verandah wraps around to the left and is supported by four classical columns, 10' in height.

The double entrance doors to the reception hall are 8' in distance from the verandah screen doors and are inset with florentine glass panes. The right door has an operating brass manual door bell. The reception hall spans 27' in length and has an ornate wood grille of turned spindles and beads midway at the ceiling. To the right of the grille work, balusters below partition off the stairwell with a suitor's bench ending beneath. Passing under the grille work to the right is the staircase of burlwood paneling. The ballustrade angles up and around to the second floor, at each turn is a fluted round banister knob. Each step has a stair bracket of plain design. The reception hall fireplace is located to the right of the suitor's bench. It has a wood carved mantle of acanthus leaf motif and beveled glass mirror and blue tile surrounds. To the right of the fireplace and near the entryway is the formal parlour.

The parlour's dimensions are 17'9" X 17'5" with a bay window area of 7'8" X 4'10". The parlour fireplace consists of an ornate carved wood mantle with beveled mirrors and beige tile surrounds. An egg and dart moulding strip in gold tone 2' from the ceiling extends around the dimensions of the room, excepting the bay window area which is defined by a 7'8" X 8" wood beam across the ceiling. All windows are double hung sash and have three wood sliding blinds which slide interchangeably in the three grooved recesses of the window mouldings. A plaster medallion with a relief of magnolia blossoms is central to the room; the original fixture was a gas light, evident from the gas piping system throughout the structure. Natural wood finish grooved baseboards frame the parlour and main rooms.

The formal dining room is located across the hall from the parlour and hall fireplace. Dimensions are 20'11" X 17'9" with three double hung sash windows opening to the verandah. The fireplace has a wood carved mantle with beveled mirror and green and gold tile surrounds. Tile cameos of a male and female in shakespearean costume, accent the top left and right corners of the tile surrounds.

Other features of the dining room include:

1. Heavily carved federalist style gold moulding 2' from the ceiling.
2. A built in corner cabinet with double glass doors accented with round brass rosettes.

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3. A pass-through window of burlled wood which slides up and opens into the butler's pantry.
4. A ceiling medallion of grapes and grape leaf motif in plaster relief.

Other rooms of the first floor are:

1. Sitting room--19'3" X 15'5" located behind the dining room. Fireplace adjoins dining room fireplace. Mantle of carved wood with spindles and beveled mirror. A bathroom is in the southeast corner 9'2" X 6'6" with clawfooted tub and built-in wood medicine cabinet.
2. Library--20' X 16' located behind the parlour. Fireplace adjoins parlour fireplace, has carved rosettes and mirror. Two closets with ample built in shelving for books; plain wood moulding and sliding blinds.
3. Butler's pantry and food pantry--access to this area is from the east dining room door. The pantries are located in a wood panelled hall area across from each other. Original shelving is present in both pantries. The butler's pantry has the pass-through windows on each side: one gives access to dining area and the other is for kitchen access. The food-storage pantry is located under the stairwell of the back stairs and has a small pegged window for light and ventilation.

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5. Back/sideporch-east end of house.
This area is newly screened and at one time was a part of another structure which was utilized for food storage below and a water storage tank above. Information comes from Emily McKay who was the last occupant and lived there since the early 1920s. Her family utilized the well system and water storage facility until it became evident that squirrels were also utilizing the same, at which time a decision was made to convert to the city water system. The grandson of W. K. Pendleton: Winston Pendleton gave the information about the food storage below; he detailed an incident about his grandfather having a confrontation with a squirrel over his cache of potatoes.

6. Back porch-south facade; access is from reception hall through double wood doors with frosted glass inserts. Dimensions: 28' X 7' with classical columns. To the right of the back porch stairs are concrete steps which lead to a large coal burning furnace and ducting system. The first floor elevation has cast-iron registers in the major rooms for the heating process.

The second floor plan is similar to the first floor. The hall area is duplicated with the exception of no hall fireplace. The hexagon shaped area of the hall opens out into an open balcony with classical columns on the front facade. The opposite end of the hall opens to a back porch 28' X 7' with ballustrade and classical columns.

There are five rooms, four fireplaces and one bathroom on the second floor. Two of the fireplaces have identical mirrors 6' X 4' with carved gold gilt frames. An interesting aspect of the house is that each fireplace is of a different design and has a natural wood finish.

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The bathroom is located on the east side; access is from the back stairs which is all wood panelled. The bathroom has the same type of dark wood panelling. The east side of the house is the oldest part of the house as can be determined by the utilization of pegged windows, wainscotting, panelling, and a small room located off the second floor bathroom and directly above the kitchen. The room has a low ceiling. A stove pipe opening was utilized for a wood burning stove and shares the same chimney as the kitchen below. Apparently the east side of the house was the original living quarters while the rest of the house was under construction. Records indicate that W. K. Pendleton built his home on the homestead of George Stevens. The bathroom had a tin tub with wood staves on the exterior but was removed when leaks became evident sometime during the late 1930s. Another unusual aspect of this area, (second floor, east side), is the three steps leading up into the main rooms going to the west side; the steps run the length and go directly into two large bedrooms. There also exists on this landing a storage closet which utilizes interior high ceiling for shelving and has old clothes hooks along the wall; this is a large walk-in type storage closet on the left side of the bathroom.

The upper half story is cypress wood panelled except one large room which has been left unfinished. It appears to have been a large attic area. There are four rooms, cypress panelling extends on the ceiling area and is tongue and groove in the three panelled rooms. Each room has closet storage space and transoms above each entrance door.

Access to the observation tower which is hexagonal is from steep stairs located in the hall area of the building. A heavy storm door must be lifted to gain access to the tower. Originally, the door opened on a pulley system as the chain and hardware still exist. The floor of the tower is all tin-lined including the access door. The tower and roof developed severe leaks and much of the shakes on the exterior were replaced with asphalt roofing. Most of the original bell-shaped dome of the tower was removed in the 1950s-60s by Charles and Emily McKay. The bell-shaped dome was duplicated and restored as closely as possible by Jerry Voorhees and W. C. Norton in 1979. A plexiglas viewing dome was constructed for the peak, an alteration which does not detract from the design of the house. The purpose of the plexiglas dome is to facilitate observation. The dome area has ample space for a telescope and can accommodate two-three persons.

Non-existent outbuildings on the property include: Water storage tower; horse-hitching shed originally located at the NE facade; boathouse, south facade on West Crooked Lake; barn and "honeymoon" cottage. Prior to its purchase in 1975 by the present owners, the Pendleton House was located on eleven acres of citrus grove. The house

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address was 824 Lakeview Avenue and access to the house from from this street through a palm-lined drive. Land developers made the initial acquisition of the site for the purpose of subdivision tract housing. The present owners subsequently purchased the Pendleton House and one platted lot. Seven single family residences were constructed on land fronting the house. Direct access to the house from Lakeview Avenue has been eliminated by the residences. An incomplete road, Chesterfield, was started and ends to the northeast side of the front entrance to the house. Currently, access to the house is from this road. All but a small portion of the groves has been displaced by contemporary single-family residences--concentrated to the north and south. The William Kimbrough Pendleton House is presently centered on a one acre parcel and remains a single family residence.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input checked="" type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input checked="" type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input checked="" type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates c. 1876, c. 1886 **Builder/Architect** B/A William Kimbrough Pendleton

Statement of Significance (in one paragraph)

The William Kimbrough Pendleton House is a two and a half story house designed in the Queen Anne style and built in part by William Kimbrough Pendleton with his own plans. Also referred to as "The Palms", it represents the character of a man with strong ideals and a true appreciation of the natural resources of Central Florida. Pendleton constructed an open air hexagon tower for the purpose of viewing all that he established in groves and other foliage. He was a pioneer citrus grower and was instrumental in the planting of foliage other than citrus for aesthetic as well as conservation purposes.¹ His strong ideals were communicated proficiently in his religious oriented activities. He was instrumental in the establishment of the Church of Christ and in much religious reformation united with Alexander Cambell, his comrade and father-in-law.² He was president of the Florida Missionary Society and established The First Church of Christ in Eustis.³ He was briefly involved in politics in West Virginia,⁴ and a personal friend of President James P. Garfield.⁵ He wrote profusely in many publications including the Bethany Collegian, the college literary magazine of Bethany College, Bethany, West Virginia, of which he served as President.⁶ He was responsible for ressurecting the completely destroyed college after a disastrous fire. He accomplished this goal through cross-country lectures for fund raising purposes and actually supervised the construction of the college himself. He was a strong man in mind and body, a rare and restless individual striving for the good of man. His Eustis home reflects the idealism that he strived for in the Lake County area and is a fine example of the 19th Century architecture in nearly unaltered condition. Furthermore, its construction and the presence of William Kimbrough Pendleton in Florida represent an important theme in state history-- Florida as a winter resort and retirement mecca for migrants from the North.

William Kimbrough Pendleton's contributions include the religious and local levels of significance. His West Virginia home in Bethany, which was his residence during his presidency at Bethany College is on the National Register of Historic Places.⁸ His contributions begin with his origin in West Virginia and conclude with his contributions to the community of Eustis and the construction of his retirement home, "The Palms", which was also referred to as "the showplace of Central Florida."⁹

William Kimbrough Pendleton was a sentorial representative in the West Virginia Constitutional Convention of 1872.¹⁰ He implemented legislation in the Constitutional Convention for the New School Law which became known as the Pendleton School Law.¹¹ After his experience in the Constitutional Convention Mr. Pendleton was repeatedly urged to stand for office and conspicuously named for the United State Senate, but he preferred to devote his efforts to the field of education.¹² In 1876 he was appointed State Superintendent of Public Schools of West Virginia.¹³ At this time, under the request of the Governor of West Virginia, he selected and inscribed the West Virginia Memorial Stone for the Washington Monument at the Capital, Washington, D. C.¹⁴

9. Major Bibliographical References

(See Continuation Sheet)

10. Geographical Data

Acreege of nominated property 1
Quadrangle name Eustis

Quadrangle scale 1:24,000

UTM References

A

1	7	4	3	4	0	2	0	3	1	9	0	3	2	0
Zone		Easting				Northing								

B

Zone		Easting				Northing								

C

Zone		Easting				Northing								

D

Zone		Easting				Northing								

E

Zone		Easting				Northing								

F

Zone		Easting				Northing								

G

Zone		Easting				Northing								

H

Zone		Easting				Northing								

Verbal boundary description and justification

(See Continuation Sheet)

List all states and counties for properties overlapping state or county boundaries

state N/A code N/A county N/A code N/A

state N/A code N/A county N/A code N/A

11. Form Prepared By

name/title Weaver, Paul L. (Historic Sites Specialist)

organization Florida Division of Archives, History and Records Management date 11/19/82

street & number The Capitol telephone (904) 487-2333

city or town Tallahassee state Florida 32301

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

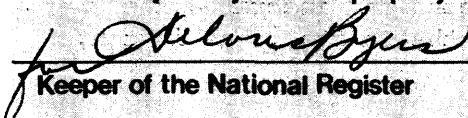
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date 12/3/82

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I hereby certify that this property is included in the National Register

 Entered in the National Register date 1/13/83
Keeper of the National Register

Attest: _____ date _____

Chief of Registration

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William Kimbrough Pendleton and Alexander Campbell were instrumental figures in the establishment of American Christian principles.

In American church history, Campbell and Pendleton are two names that after the same manner must be forever associated.¹⁵

The American Christian Missionary Society was organized in 1849 by Alexander Campbell, President and W. K. Pendleton, Vice President.¹⁶ In 1865 Mr. Pendleton was full editor of the Millennial Harbinger, the first publication put out by the Church of Christ and a monthly religious magazine.¹⁷ From 1865-1876 he was an associate editor of the Christian Quarterly and contributed to its columns some of his best work.¹⁸

Bethany College was established in 1841 by Alexander Campbell with W. K. Pendleton as the first professor of Natural Philosophy. He served as vice president with Alexander Campbell as president until Campbell's illness in 1861 when Pendleton officiated as president. In 1866 Pendleton was officially elected president.¹⁹ On December 10, 1857, Bethany College was destroyed by fire; in 1859 it was completely rebuilt under the supervision of W. K. Pendleton.²⁰ In 1861, at the start of the Civil War, President Garfield received the Degree of Master of Arts from Bethany College.²¹ The Vermont Avenue Christian Church of Washington, D. C. was erected after President Garfield's death and was dedicated by Pendleton on January 20, 1884.²² In 1884 W. K. Pendleton resigned from the presidency of Bethany College. At the time, he owned several groves in Florida. After making frequent visits, he settled permanently in Florida in 1886 and shortly thereafter in Eustis.

"At the time of his settlement at Eustis there was no church there of the Disciples of Christ. He was by no means inactive in his Christian work. He was President of the Florida State Missionary Society and for several years he attended the other churches, often preaching for them. His character and ability were universally recognized, and many who had never heard of the religious people with whom he was associated, began making inquiries about

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their teaching and practice. Some became deeply interested, and at their request he baptized eight persons in the lake (West Crooked Lake) behind his home. In 1894 Z. T. Sweeney held a meeting there, which resulted in the organization of a church with forty members. The mayor of Eustis, P. A. Ross, also joined the church. The group met in a tent until the church was erected in 1894 at a cost of \$7,000. The main audience room was dedicated on Easter Sunday, 1895. The center window of the church, a beautiful work of art of Tiffany glass, has this inscription:

"W. K. Pendleton, LL.D., with
love from the church and his
many friends."²⁴

The Tiffany glass was brought by ox cart from a paddle wheel ship which originated from New York. The Tiffany glass window is in its original location, 1511 East Orange Avenue, Eustis, and is insured for \$10,000 by the First Church of Christ.²⁵

Mr. Pendleton contributed significantly to the community of Eustis by:

". . . Urging the planting of shade trees, the beautifying of streets and yards, the planting of other things besides orange groves, that in the case of their failure the people might have other resources. He personally superintended all the work on six orange groves, and had others at a distance from Eustis which he visited often."²⁶

W. K. Pendleton's home was referred to as "The Palms" and was the showplace of Central Florida at that time.²⁷ "The Palms" on Lakeview Avenue is on the homestead of George Stevens and the early part of it was built in 1876.²⁸

A description of the Pendleton House from the book: The Life of W. K. Pendleton gives an accurate account as the home appeared when it was newly constructed:

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"The Pendleton Home at Eustis overlooks the Lake and is constructed with a hexagon hall running up three stories, with a tower opening on the third floor, affording a beautiful view of the Apopka Mountains, and seven or eight beautiful blue lakes and a wealth of orange groves and pine woods. The house is after Mr. Pendleton's own plan and enriched with many windows."²⁹

Following the death of William Kimbrough Pendleton in 1899, his home passed to several owners. It was purchased during the 1920's by Charles and Emily McKay. Mrs. McKay lived in the home until December 1975 when the present owners, Lindy and Jerry Voorhees moved in.

¹Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), p. 468.

²Ibid., 240-241.

³Ibid., 456.

⁴Ibid., 304

⁵Ibid., 311-312.

⁶Ibid., 256.

⁷Ibid., 173, 181.

⁸Bethany Alumnus Bulletin. Pendleton Heights Named A Nationally Historic Structure.

⁹Mary Folk Leeper, A History of Eustis. (Stetson University, July, 1961), p. 23.

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¹⁰Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), p. 304.

¹¹Ibid., p. 314.

¹²Ibid., p. 312.

¹³Ibid., p. 314.

¹⁴Ibid., p. 347.

¹⁵Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), p. 239.

¹⁶Ibid., p. 128.

¹⁷Ibid., p. 229.

¹⁸Ibid., p. 361.

¹⁹Ibid., p. 256.

²⁰Ibid., pp. 173, 181.

²¹Ibid., p. 200.

²²Ibid., p. 347.

²³Ibid., pp. 425-426.

²⁴Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), pp. 455-456.

²⁵Personal Interview with Winston K. Pendleton, Grandson of W. K. Pendleton, September 2, 1978.

²⁶Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), p. 468.

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²⁷Lake Region News. Eustis Owes a Debt of Gratitude to Mrs. Daisy Watt Pendleton, August 13, 1959.

²⁸Mary Folk Leeper. A History of Eustis, (Stetson University, July, 1961), p. 23.

²⁹Federick D. Power, Life of William Kimbrough Pendleton, LL.D. (St. Louis: Christian Publishing Company, 1902), p 453.

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Bethany Alumnus Bulletin. Pendleton Heights Named A Nationally Historic Structure.

Lake Region News. Eustis Owes a Debt of Gratitude to Mrs. Daisy Watt Pendleton,
August 13, 1959.

Leeper, Mary Folk. A History of Eustis. (Stetson University, July, 1961).

Power, Federick D. Life of William Kimbrough Pendleton LL.D. (St. Louis:
Christian Publishing Company, 1902).

Voorhees, Lindy: Personal Interview with Winston K. Pendleton, Grandson of
William Kimbrough Pendleton, noted writer and speaker. September 2, 1978.
W. K. Pendleton 2121, Windermere, Florida 32786.

Physical History Information:

McKay, Emily and McKay, John, Hialeah, Florida.

Restoration Engineer and Advisor:

W. C. Norton, Mt. Dora, Florida.

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From a concrete monument at the Northeast corner of Heath Terrace, a subdivision in the City of Eustis, Florida, according to the plat thereof recorded in Plat Book 4, page 48, Public Records of Lake County, Florida, run South $00^{\circ} 34'$ East 350 feet to the point of beginning of this description. From said point of beginning run thence South $00^{\circ} 34'$ East 200 feet; thence East 224.76 feet; thence Northwesterly along the arc of a curve concave to the Southwest with a chord bearing of North $11^{\circ} 59' 37''$ West and a radius of 223.61 feet a distance of 120.17 feet; thence Northwesterly along the arc of a curve concave to the Northeast with a chord bearing of North $20^{\circ} 22' 26''$ West and a radius of 388.89 feet a distance of 87.94 feet to a point East of the point of beginning; thence West 171.15 feet to the point of beginning.

That part of Area "F", Kentshire Subdivision, according to the plat thereof recorded in Plat Book 22, page 56, Public Records of Lake County, Florida, bound and described as follows: From the SW corner of said Area "F" run North along the West line of said Area "F" a distance of 10 feet to the POB, thence continue North along said West line of Area "F" a distance of 85 ft., thence run East parallel to the South line of said Area "F" to the Westerly right of way of Chesterfield Court, said point hereby designated as Point A. Return to the POB, run East parallel to the South line of Area "F" to the Westerly right of way of Chesterfield Court, thence run N. along the said W. right of way to the aforesaid Point A and the end of this description.