

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

PH0683361

FOR NPS USE ONLY	
RECEIVED	AUG 29 1978
DATE ENTERED	NOV 28 1978

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

SEE INSTRUCTIONS IN *HOW TO COMPLETE NATIONAL REGISTER FORMS*
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Jenkins, (Belle Ainsworth), Estate

AND/OR COMMON

LOCATION

STREET & NUMBER

20950 S. W. Farmington Road

NOT FOR PUBLICATION

CITY, TOWN

Beaverton

VICINITY OF

CONGRESSIONAL DISTRICT

First

STATE

Oregon

CODE

41

COUNTY

Washington

CODE

067

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input checked="" type="checkbox"/> PUBLIC	<input type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE
<input checked="" type="checkbox"/> BUILDING(S)	<input type="checkbox"/> PRIVATE	<input checked="" type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL
<input type="checkbox"/> SITE	PUBLIC ACQUISITION	ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY
			<input type="checkbox"/> MUSEUM
			<input checked="" type="checkbox"/> PARK
			<input type="checkbox"/> PRIVATE RESIDENCE
			<input type="checkbox"/> RELIGIOUS
			<input type="checkbox"/> SCIENTIFIC
			<input type="checkbox"/> TRANSPORTATION
			<input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Tualatin Hills Park and Recreation District

STREET & NUMBER

15707 S. W. Walker Road

CITY, TOWN

Beaverton

VICINITY OF

STATE

Oregon

97005

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Washington County Courthouse

STREET & NUMBER

150 N. First Street

CITY, TOWN

Hillsboro

STATE

Oregon

97123

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Statewide Inventory of Historic Properties

DATE

1975

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

State Historic Preservation Office

CITY, TOWN

Salem

STATE

Oregon 97310

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input checked="" type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input 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 Jenkins Estate includes a collection of eight buildings on a 68-acre wooded site on the west slope of Cooper Mountain. Views open to the west over the surrounding valley.

With the exception of a farm house of the 1880's, the buildings are of unified design with pitched roofs, wide lap siding stained dark brown. Peeled poles in the rustic tradition are used in several of the structures. The main house has a large porch with peeled logs for columns. Rafters in some of the smaller buildings are peeled poles; in larger buildings, sawn rafters are used with the addition of peeled pole outriggers at the overhanging eaves.

The Jenkinsons were avid equestrians and a large stable building was built with nine box stalls, complete tack rooms and other service areas. The lower floor of this building houses a complete dairy and the top floor provided a large open loft space where dances and parties were held. The stable reportedly was designed by a well-known English stable designer.

A large garage or carriage house provided space for storing vehicles and for maintenance work on the equipment necessary to operate an estate of this size.

Water for domestic purposes and for irrigation of the extensive yard development was obtained from a well. The well and related pumping equipment were housed in a pump house and water was stored in a water tower structure.

The gardens were planned by a gardener for the Prime Minister of Canada and were developed in a traditional English Picturesque style. The size of the grounds development along with Mrs. Jenkins' interest in the gardens required a continuing source of plant material; this condition prompted the construction of a complete greenhouse. This greenhouse included its own heating system and an elaborate system for controlling the ventilation. It provided plant material for the many flower beds; a great number of plants and flowers were imported for the gardens.

As part of the landscaping plan, a large free-form pool was constructed. A bridge crosses the pool and gives access to an open tea house. The tea house was constructed of peeled poles for structure and railing with a quarry tile floor. The entire area of the pool and tea house is appropriately landscaped with some adjacent open lawn space that served as the center of outdoor social events.

The landscaping has been surveyed in each season, and an extensive listing of plant materials has been prepared by Chandler Fairbanks, local landscape architect and volunteer working with the Tualatin Hills Park and Recreation District. He has visited the site accompanied by other interested plant experts and identified many imported species including several rare plants.

MAIN HOUSE

The Main House is an "L" shaped 1-½ story wood frame structure with a full basement and concrete foundations. The original basement, located under the south wing, has a concrete floor. The basement under the east wing was excavated at a later date

(cont.)

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and has a dirt floor. A twelve foot wide covered porch extends across the entire north facade and part of the west facade. The porch roof is supported by dressed logs.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2" to weather. Siding is finished with a dark brown stain.

Windows are wood, primarily casement type with some double hung and some fixed. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch cover the main building and second floor dormers. The roof structure consists of rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles.

The first floor interior is essentially as originally built and features hardwood floors, "CompoBoard" (Firtex) walls and ceilings, beamed ceilings in the Living and Dining Room paneling, picture molds, paneled doors, built-in cabinets and fireplaces of stone and brick. Walls are finished with paint and/or a variety of wallpapers. The major alteration on the ground floor was the addition of a full bathroom adjacent to Chamber #3.

The second floor which was expanded during a 1916 remodeling has hardwood floors, "CompoBoard" walls and ceilings, and naturally finished fir wainscoting in the front stairway, main hall and Billiard Room. (A portion of the south bedroom was damaged by fire in 1964 - damaged areas were restored to original condition.)

The warm air heat is supplied by two furnaces installed in 1959. The heating system is in good condition.

Most original light fixtures - wall sconces and chandeliers in the Master Bedroom, Dining Room and Billiard Room, are intact.

CONDITION STATEMENT

Basic floor and wall construction is in good condition. Siding is in good condition except at the lowest course where some rot has occurred due to ground contact. Some re-nailing is needed. Windows are generally in good operating condition.

Roofing is in fair condition. The eave along the west elevation sags, apparently due to dislocation of pole outlookers. There is some rot at ends of a few outlookers. Some gutters need repair and/or replacement.

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All interior surfaces are in good condition though some refinishing is necessary.

Electrical wiring is substandard and will need replacement to meet current codes.

STABLE

The stable is a "cross" shaped three level structure of wood frame construction with concrete foundations.

Exterior walls are covered with rough sawn horizontal lap siding, 9" - 10-1/2" to weather. Siding is finished with a dark brown stain.

Windows are wood, double hung and casement. Exterior doors, sash and trim are painted a cream color.

Gable roofs with 6/12 pitch are supported by wood rafters, trussed on the west wing. The ridge member on the east wing is supported by posts at the third points. Posts appear to be later additions to shore up a sagging ridge. Dressed pole outlookers and braces support the roof overhangs. Green asphalt shingles cover earlier cedar shingles.

The lower level housed the dairy. Metal stalls and related equipment are intact and in fair condition. Walls are painted concrete or flush horizontal boards. The wood ceiling structure is exposed.

The Main floor consists of nine horse stalls and related storage and utility spaces. Most walls and ceilings are covered by 1 x 4 T & G fir with a natural finish.

A portion of the east wing has a concrete floor. Other floors are T & G fir in varying thicknesses. Aisles in stall areas have two layers of 2" x 6" T & G. Stalls have an additional 2" layer of half-round boards. Condition of wood floors ranges from heavily worn in stalls, to moderately worn in aisles, to good in utility and storage areas.

The second floor consists of open loft space over the central and east wings. A bedroom has been added to the northeast corner of the central wing. Flooring is unfinished T & G fir. Wood studs and rafters are exposed.

The building has no heating system and the electrical wiring is substandard. At present all utilities are shut off.

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STABLE - CONDITION STATEMENT

A substantial amount of rot damage has occurred due to moisture contact with wood members. Structural damage includes: complete collapse of the wood floor structure in the easterly 12' of the ground floor of the east wing - rot at stud ends; rot at east beam ends at the ground floor of the center wing; rot in plates and flooring at second floor; extensive rot in roof sheathing; and rot in the floor structure of the lower level dairy.

Siding is in good condition with the exception of rot in the lower courses, particularly along the east walls, a few open mitered corner joints, and a few boards with excessive splits and some loose nails. Some windows are in need of repair. Roofing is in very poor condition and leaks have caused considerable damage (see above).

The roof is presently covered with temporary sheet material. Several pole outlookers are partially rotted. Gutters are in poor condition.

Except for a few damaged boards, interior finishes are in good-fair condition. Some water damage to floors on the second floor has resulted from the roof leaks.

CARRIAGE HOUSE

The Carriage House is a one story wood frame rectangular building with a concrete foundation.

Exterior walls are covered with rough sawn horizontal lap siding 9-1/2 - 10-1/2" to weather. Siding is finished with a dark brown stain.

Windows are wood casement and double hung. A pair of wood sliding doors are centered in the north wall. Doors, windows and trim are painted a cream color.

The gable roof - 6-12 pitch - is supported by wood rafters with dressed pole outlookers and braces supporting the four foot overhangs. Roof covering is green asphalt shingles over earlier cedar shingles.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceiling are covered with 1 x 6 T & G flush fir boards, also in good condition.

CARRIAGE HOUSE - CONDITION STATEMENT

The basic wall structure is in good condition. Siding is in good condition with the exception of rot on the lower courses where it is contact with earth. Some nails are

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loose and some mitered corners are open. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage has caused rot in some roof members and at the ends of some pole outlookers. Gutters are in fair-poor condition.

Windows and doors are in good condition.

GREENHOUSE

The Greenhouse is a one story rectangular structure with a concrete foundation. The westerly 10 feet is conventional wood frame construction with rough sawn horizontal lap siding, cedar shingles (probably original), concrete floor slab with boiler pit, and 1 x 4 T & G walls and ceilings.

The easterly 40' of the structure contains the glazed planting area. The area is divided into two equal spaces and has concrete sidewalls 42" + high plus one course of glass to the eave line. The east gable end and the gable roof are all glass with wood ribs supported by a steel pipe structure. The steel pipe structure is in good condition. Wood planting tables are in poor condition and some aisle floor planking is rotted.

GREENHOUSE - CONDITION STATEMENT

The westerly portion of the building is in good condition except the roof which is in poor condition.

In the easterly glazed portion of the building, most wood ribs have rotted ends, and approximately 30% of the glass is missing. The steel pipe structure is in good condition. Wood planting tables are in poor condition and some aisle floor planking is rotted.

Wheels, gears, pulleys and chains used to operate ventilation panels are intact but are badly rusted, and do not function.

TEA HOUSE

The Tea House is a small, open, rectangular post and beam structure with a concrete foundation. Posts, beams, rafters, braces and railing members are of unfinished dressed poles.

Roofing is green asphalt shingles over earlier cedar shingles and 1 x 4 T & G V-groove sheathing which is exposed on the underside.

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Flooring and the perimeter curb is of 6" x 9" red quarry tile on a concrete slab. Tile is in good condition.

TEA HOUSE - CONDITION STATEMENT

The wood members are generally in good condition - some rot is evident at post bases and in the railing.

Roofing is in fair condition. A wood gutter in fair condition is on the south eave: The north eave gutter is missing.

WATER TOWER

The Water Tower is a two story square structure with a concrete foundation. A one story addition with a stone rubble foundation is attached at the east wall of the original building.

Exterior walls are covered with rough sawn horizontal lap siding 8-1/2" - 10" to weather. Siding is finished with a dark brown stain.

Windows are wood double hung in good condition. Exterior doors and windows are finished with a cream colored paint.

The original structure has a hipped roof supported by rafters with dressed pole outlookers and braces supporting the overhang. The east addition has a shed roof supporting construction. Roof covering is green asphalt shingles over earlier cedar shingles.

Ground floor construction is a concrete slab on grade which is in good condition. Walls are exposed wood stud throughout. The first level walls of the original unit are battered to provide stability to the second floor structure which supports the 14' diameter staved wood water tank (approximately 10,000 gallons). Additional support is provided by heavy timber beams and posts running along the east/west centerline at the first floor.

CONDITION STATEMENT

The basic structure is in good condition except for a rotted sill at the southeast corner. The tank support members are in good condition.

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Siding is in good condition with the exception of rot on the lower courses, loose nails, and a few open corner joints. Roofing is in poor condition. Gutters are in fair condition.

PUMP HOUSE

The Pump House is a one story wood frame rectangular building with a concrete foundation. An 11' deep, full width, roofed porch extends west of the building. The wall structure is in good condition. The easterly 12' is an addition to the original building and is in the same configuration.

Exterior walls are covered with rough sawn horizontal lap siding 9" - 10-1/2" to weather, and some flush horizontal boards on the east wall of the addition. Siding is finished with a dark brown stain.

Windows are wood casement, double-hung, and fixed. Exterior doors, windows and trim are painted a cream color.

The gable roof - 6-1/2 pitch - is supported by dressed pole rafters and braces. Roof covering is green asphalt shingles over earlier cedar shingles.

Floor construction is a concrete slab on grade which is in good condition. Walls and ceilings are covered with 1" x 4" T & G flush fir boards.

CONDITION STATEMENT

Except for some loose nails, siding is in good condition. Windows are in good condition. Roofing is in poor condition and is presently covered with temporary sheet material. Water leakage caused some rot in some roof sheathing and pole rafters. Gutters are in poor condition. Except for rot in some ceiling boards, finish woodwork is in good condition.

ORIGINAL FARMHOUSE

The Original Farmhouse is a two story frame structure with heavy timber sill beams supported by wood posts on concrete footings.

The rear porch, and the one story storage room at the southeast corner appear to be additions to the original farmhouse. Both added units are out of plumb due to poor foundations. The front porch is of late Victorian design and features a simple balustrade, turned wood posts with ornamental brackets that support a horizontal spindle course under the fascia.

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Except for the decorative shingles in the north dormer, exterior walls are covered with horizontal drop siding with a paint finish. Below the first floor line the perimeter floor construction is covered with vertical skirt boards. Windows are double hung throughout and are trimmed with plain casings and a simple cornice molding.

Gable roofs, covered with cedar shingles are framed with wood rafters and feature boxed cornices.

The interior has a variety of painted and papered wall surfaces - probably none are original. Windows and paneled doors are trimmed with plain wood casings.

CONDITION STATEMENT

Original floor joist and wall structure are in good condition. The posts and beams of the under structure are not original and are in good condition. Porch flooring is 1" x 4" T & G fir and is in poor condition as are several balusters. Post bases show some rot. Other porch woodwork is in good-fair condition.

Vertical skirt boards have some rotted ends when in contact with the ground. Other exterior wall surfaces are in good condition. Windows are in good-fair condition. Shingle roof is in poor condition.

Interior woodwork is in good-fair condition.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
___PREHISTORIC	___ARCHEOLOGY-PREHISTORIC	___COMMUNITY PLANNING	<input checked="" type="checkbox"/> LANDSCAPE ARCHITECTURE	___RELIGION
___1400-1499	___ARCHEOLOGY-HISTORIC	___CONSERVATION	___LAW	___SCIENCE
___1500-1599	___AGRICULTURE	___ECONOMICS	___LITERATURE	___SCULPTURE
___1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	___EDUCATION	___MILITARY	___SOCIAL/HUMANITARIAN
___1700-1799	___ART	___ENGINEERING	___MUSIC	___THEATER
___1800-1899	___COMMERCE	___EXPLORATION/SETTLEMENT	___PHILOSOPHY	___TRANSPORTATION
<input checked="" type="checkbox"/> 1900-	___COMMUNICATIONS	___INDUSTRY	___POLITICS/GOVERNMENT	___OTHER (SPECIFY)
		___INVENTION		

SPECIFIC DATES 1912-ca, 1916 BUILDER/ARCHITECT Root and Hoose, Portland architects

STATEMENT OF SIGNIFICANCE

The Jenkins Estate outlying Beaverton in eastern Washington County, Oregon, is significant to the county as an intact example of early 20th century country estate layout complete with outbuildings and specially landscaped areas. Built as a luxury retreat, "Lolomi" (Indian term for peace and quiet) reportedly required a staff of twenty to maintain and operate the various facilities.

Drawings for the main house were completed by Portland architects Root and Hoose in 1912, and construction continued into the period of the First World War. During the early years "Lolomi" was the scene of fashionable entertainment of Portland society. In later years, Belle Ainsworth Jenkins--youngest daughter of Portland transportation magnate J. C. Ainsworth--ceased entertaining, and the quiet life prevailed until her demise in 1963. Each of eight buildings* of the estate is still standing. Plant materials, including both native and exotic specimen plants, give the core of the estate a rich horticultural setting. It is the 14-acre developed portion of the 68-acre estate which is the subject of this nomination.

The entire estate was acquired by the Tualatin Hills Park and Recreation District for public park purposes in 1976. The buildings and landscaped elements of the core are to remain intact as historic features of the new outdoor recreation development. Camping facilities, equestrian trails, and day-use facilities are to be relegated to areas outside the 14-acre core.

The estate is situated on two Donation Land Claims in Sections 23 and 26, T. 1 S., R. 2 W., of the Willamette Meridian: the Merri 11 Donation Land Claim (patented in 1859) and the Comfort Donation Land Claim (patented in 1866). After numerous ownership changes and breakup of the original Donation Land Claims, the present Jenkins Estate was put together by Belle Ainsworth Jenkins. The first piece of property purchased in June 1912 was the NE ¼ of the NE ¼ of Section 26 -- the E.B. Comfort D.L.C. This parcel had a farm house apparently built by James Hume in 1880's. Hume sold the property in July 1889 to Peter Wikander who owned it until October 1902. A son of Peter Wikander, L.E. Wikander (who was born in 1885) was interviewed in May 1978. He remembers living in the house and recalls that the house was not built by his family. James Hume owned the property from 1873 to 1889 when it was sold to Peter Wikander. It seems a fair assumption that the house was built by Hume during this 16-year period. Belle Jenkins used this old house as a caretaker's house and immediately proceeded to start development of a country estate. The original drawings of the main house are dated August 1912. Architects were Root and Hoose of Portland.

(cont.)

*Note: The buildings are: farmhouse of the 1880s, main house (1912), stable, carriage house, water tower, pump house, greenhouse, tea house.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

Washington County Deed Records
Personal Interview with L.E. Wikander, May 3, 1978

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 14.197

UTM REFERENCES

A 1,0 5,0,8,8,4,0 5,0,3,4,0,8,0
ZONE EASTING NORTHING

B 1,0 5,0,8,8,4,0 5,0,3,3,7,9,0
ZONE EASTING NORTHING

C 1,0 5,0,8,4,6,0 5,0,3,3,7,9,0

D 1,0 5,0,8,4,6,0 5,0,3,4,0,8,0

VERBAL BOUNDARY DESCRIPTION

SEE ATTACHED DESCRIPTION

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
-------	------	--------	------

STATE	CODE	COUNTY	CODE
-------	------	--------	------

11 FORM PREPARED BY

NAME / TITLE

Frank C. Allen

ORGANIZATION

Allen McMath, Hawkins Architects

DATE

May 1978

STREET & NUMBER

213 S.W. Ash Street

TELEPHONE

228-5154

CITY OR TOWN

Portland

STATE

Oregon 97204

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

August 15, 1978

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

Charles H. ...
DIRECTOR, OFFICE OF ARCHEOLOGIST AND HISTORIC PRESERVATION

DATE

11-28-78

...
KEEPER OF THE NATIONAL REGISTER

DATE

11-21-78

KEEPER OF THE NATIONAL REGISTER

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In 1914 additional property was purchased by Belle Jenkins in both sections 23 and 26 to bring the estate to its final size. Other buildings were built to fill the requirements of a fine country estate. After completion of the buildings, Mr. and Mrs. Jenkins entertained extensively and lived a life befitting the estate. Horses were the center of interest for them. They rode not only on the path within the estate but also in the community; and traveled to shows and meets in the area.

The estate was called Lolomi by its owners, an Indian term meaning "peace and quiet." This name became even more appropriate as Belle Jenkins ceased all entertaining at the wooded estate during the last 25 to 30 years of her life. Mr. Jenkins died in 1954. Upon Mrs. Jenkins' death in 1963, the estate passed to Burt Muir, a friend of Mrs. Jenkins who, in turn, sold the estate to a development firm. Using the historical buildings and gardens as a center, the developer intended to build a planned community for retired adults. Several background reports were prepared by consultants but in the end, the project faltered. The Jenkins Estate was again offered for sale and the Park District decided to purchase the property in 1976.

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Jenkins (Belle) Estate, Beaverton vicinity, Washington County, Oregon

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VERBAL BOUNDARY DESCRIPTION

A PARCEL OF LAND IN THE N.E. 1/4 OF SECTION 26, T1S, R2W, W.M. WASHINGTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT A POINT THAT IS 20.0 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 26, THENCE NORTH ALONG THE WEST RIGHT OF WAY OF GRABHORN ROAD (CO. RD. NO. 226) 2043.98 FEET TO AN ANGLE POINT, THENCE N 08° 03' 28" W ALONG THE WEST RIGHT OF WAY OF GRABHORN ROAD 84.50 FEET TO THE TRUE POINT OF BEGINNING, THENCE N 08° 03' 28" W ALONG THE WEST RIGHT OF WAY OF GRABHORN ROAD 461.97 FEET TO AN ANGLE POINT ON THE SOUTH RIGHT OF WAY OF CO. RD. NO. 540 THENCE N. 87° 51' 41" W. ALONG SAID SOUTH RIGHT OF WAY 270.00 FEET TO A POINT; THENCE S. 21° 00' 00" W. 212.70 FEET TO A POINT; THENCE S. 78° 06' 00" W. 142.30 FEET TO A POINT; THENCE N. 53° 57' 00" W. 217.20 FEET TO A POINT; THENCE N. 68° 47' 00" W. 210.00 FEET TO A POINT; THENCE S. 71° 34' 00" W. 112.00 FEET TO A POINT; THENCE S. 22° 18' 00" E. 272.00 FEET TO A POINT; THENCE S. 24° 18' 00" W. 115.00 FEET TO A POINT; THENCE N. 87° 07' 00" W. 193.00 FEET TO A POINT; THENCE S 00° 24' 00" W. 204.70 FEET TO A POINT; THENCE S. 68° 13' 00" E. 608.50 FEET TO A POINT; THENCE N. 72° 48' 00" E. 268.00 FEET TO A POINT; THENCE N. 18° 07' 00" E. 239.20 FEET TO A POINT; THENCE N. 76° 57' 00" E. 277.69 FEET TO THE TRUE POINT OF BEGINNING.

CONTAINS:

618,408 S.F. = 14.197 AC