

Primary Evidence

Back border: E to S = 90' (Ref 1, 2)
Beach border: C locates Iron Pipe at 2 cedar trees (Ref 3)
Equidistant borders: CE=438'; RS=437' (compare Ref 1, 2)
Bearings: CE [N 33° W] and EF [S 53° W] (satisfy Ref 4)
CESR fits 1947 and 1967 Swift maps (Ref 1,2)
BAR'R and BDR'R do not fit the 1947 and 1967 Swift maps

N/F
TANNER FAMILY TRUST

Crescent Brook

brook cascade area
Also reported in Ref 1

F' [designated point on 2014 Truline map]

calculated point (typ.)

F'' [furthest point to brook from D]

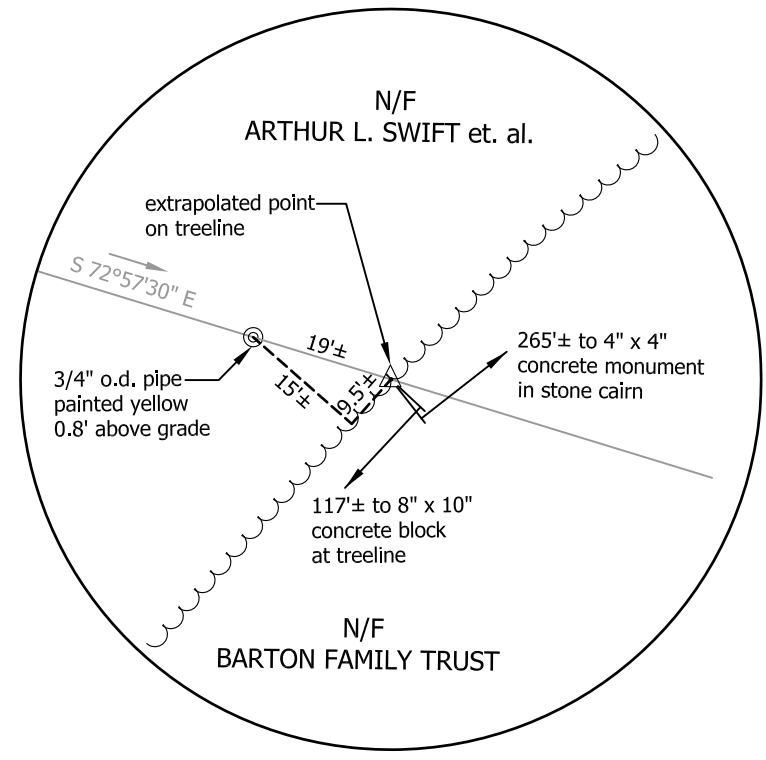
F' [actual distance from D to brook]

survey shot on stream (typical)

References:

1. 1947 Emerson Swift Map in Notes of E. Swift (Provided to Sam Kent by Joshua Swift, 2013)
2. 1967 Swift Map in Land Records, town of Westmore, VT
3. Nadeau Letters Dec 11, 2013, Beach Iron Pipe (describes discovery of C)
4. 1947 Kent deed, Book 19, Page 21
5. 1947 Willis deed, Book 18, Pages 510-511
6. 1951 Mack deed, Book 19, Page 75
7. 1952 Willis deed, Book 19, Page 80
8. 1970 Swift deed, Book 22, Page 291
9. 1971 Swift deed, Book 22, Page 295
10. 2004 Truline Map in Land Records
11. 2009 Truline Map in Land Records
12. 2012 Truline Map in Land Records
13. 2004 Truline Map in Land Records

Kent family tradition: the back boundary passes between 2 boulders and the beach stake is located at the two cedar trees



DETAIL
NOT TO SCALE

approximate location of rod in boulder (not found)

0' 40' 80' 120'

CAIRN
S 7°44'00" E, 76.6'
(Ref 6, 10)

U
S 8°12'45" E, 244.5'
(Ref 6, 10)

W
1-1/2" I.d. iron pipe w/ 3/4" iron pipe inside 1.0' above grade

S
3/4" I.d. iron pipe 0.9' above grade

R
1" I.d. iron pipe 1.4' above grade

D
3/4" I.d. iron pipe with tee fitting (loose)

A
3/4" I.d. iron pipe 0.4' above grade

L
3/4" I.d. iron pipe 1.0' above grade (in brook)

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D to F' S 52°14' W, 207'
D to F' S 52°14' W, 216'
D to F'' S 51°05' W, 222'

survey shot on stream (typical)

right-of-way limits based on surveyed road location

point on boulder

surveyed crack between boulders

foot path

road

driveway

5/8" rebar w/Truline cap 1.5' above grade

S to R' S 4°44' W, 56.08' (Ref 7)
R' to A S 50°03' W, 90.62'
R' to D 64.80'
D to A 25.83'
R to S 436.80'

Iron Pipe on Beach to D 388.5' (Ref 9)
C to D 388.1' Original Horizons Sketch plan, Nov. 2012
B to D 384.3' (Ref 10)
B to D 384.1' (Ref 12)
Q to D 384.3' (Ref 11)
Q to B 4.4' (Ref 11, 12)

C to E [438'±]
R to S [436.80']

B to A [380.15']
R to R' [390.83']

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Q to A N 35°48' W, 380.1'
Q to D N 31°59' W, 384.4'
Q to B S 55°08' W, 4.4'

B (Ref 12)
3/8" rebar w/Truline cap 0.8' above grade

C (Ref 3)
3/4" iron pipe under cedar root 0.8' below grade (1947)

Q (Ref 13)
Bolt w/Nut 1991 Survey (missing)

4" x 4" concrete monument in stone cairn

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EDGE OF LAKE (DAY OF SURVEY)

MEASUREMENTS ALONG BEACH FROM ORIGINAL MAP (TYP.) (SHOWN FOR COMPARISON PURPOSES)

8" x 10" concrete block at treeline

3/4" o.d. pipe painted yellow 0.8' above grade

extrapolated point on treeline (see detail below)

S 72°57'30" E

N 73°28'15" W

117'±

111.6'

117'±

117'±

117'±

117'±

117'±

117'±

117'±

117'±

117'±

117'±

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117'±

117'±

NOTES:
SHADED LINEWORK AND BEARINGS/DISTANCES ARE TAKEN FROM "SWIFT FAMILY TRUST" SURVEY BY TRULINE LAND SURVEYORS, INC., CERTIFIED DECEMBER 21, 2012 AND RECORDED IN MAP SLIDE #138 OF THE TOWN OF WESTMORE LAND RECORDS.

BOLD LINEWORK AND DIMENSIONS ARE FROM FIELD SURVEY PERFORMED IN NOVEMBER 2012 AND OCTOBER 2013. ADDITIONAL FEATURES WERE LOCATED ON JULY 22, 2014.

BEACH DIMENSIONS (GREEN) DEPICTED ARE AS PROVIDED BY SAM KENT.

BEARINGS ON BOLD LINEWORK ARE FROM FIELD MEASUREMENTS HAVING BEEN ROTATED TO N 33° W (DEED BEARING) ON THE KENT/SWIFT FAMILY TRUST COMMON LINE TO THE POINT ON THE LARGE BOULDER AS SHOWN.

THIS IS NOT A BOUNDARY SURVEY. THIS PLAN DOES NOT MEET THE REQUIREMENTS OF 27 VSA 1403.

Conclusion: The straightline between C and E, with given bearings in the 1947 Kent deed, defines the four sides of the Kent Property. W is a domineering point of reference for Swift 1947/51, Swift 1967, Truline 2004 maps and this survey.

SKETCH PLAN PREPARED FOR

SAM KENT

OF PROPERTY LOCATED OFF
TOWN HIGHWAY #30
TOWN OF WESTMORE, VERMONT

PREPARED BY:
HORIZONS ENGINEERING
3/27/2017