

1947 Kent Deed Book 19 Page 21 Westmore VT Land Records

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Land description of Kent Property

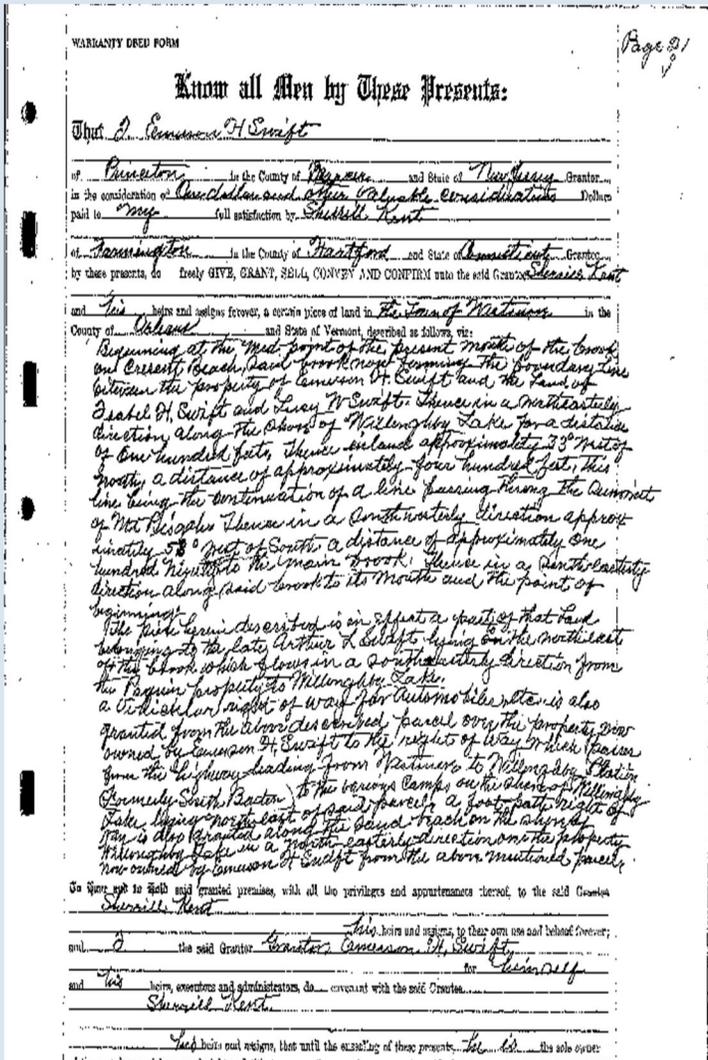
"Beginning at the midpoint of the present mouth of Crescent Beach said brook now forming the boundary line between the property of Emerson H. Swift and the land of Isabel H. Swift and Lucy W. Swift. Thence in a north easterly direction along the shore of Willoughby Lake for a distance of one hundred feet. Thence inland approximately 33 degrees west of north a distance of approximately four hundred feet, this line being the extension of a line passing along the summit of Mt Pisgah. Thence in a south westerly direction approximately 53 degrees west of south a distance of approximately one hundred ninety feet to the main brook. Thence in a south easterly direction along said brook to its mouth and the point of beginning."

Major Elements of the Kent Deed:

1. Beach Frontage: 100 feet exact.
2. **Approximately 400 feet to back border.**
3. **N 33 W aligns with summit of Mt Pisgah.**
4. **Back Border bearing is approximately S 53 W.**
5. **Approximately one hundred ninety feet to the main brook.**

HOW IT WAS DONE

Emerson Swift wrote all bearings and distances as "approximate." His intent in writing a vague deed is revealed by the discovery of his deliberate 12.5% changes in 6 border lengths on 3 properties. Thus, to obtain a 12.5% change he had to know both the original boundary length he represented to the buyer and the final length he would later claim. What is NOT approximate is the alignment of the bearing N 33 W with the summit of Mt Pisgah, the iron pipe on the beach at C and the point E which is exactly 90 feet from S on a bearing of S 53 W. The intersection of said lines allow the precise determination of the original Kent property lines.



Significant Points:

The "approximately 400 feet from the beach to the back border matches the 1967 Swift map. A distance of 90' is shown on the back border between S and E on the 1967 Swift map. The 2014 Truline map also reveals a 90' distance between R' and A on what Swift claims to be the back border. However, the bearing of the former is S 53 W while the bearing between R' and A is S 50-39-15 W. SFT attempted to mimic the 90' distance on the 1967 map by recreating it on the 2014 Truline map [Truline first discovered A in 2012]. As shown on the Horizons survey A is eliminated anyway by the bearing failure of CA and BA. The iron pipe at A is invalidated on all grounds: the bearing failures of R'A, BA, and CA. Thus, the only valid 90' distance remaining is SE on the original back border, FESW, of the 1967 Swift map.