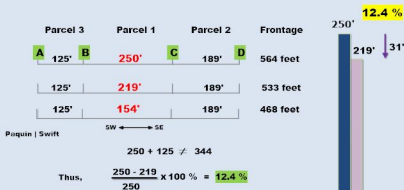Diagram 13: Emerson Swift reduced the Mack frontage on Old Cottage Lane in two stages: the first was a reduction of 250 feet to 219 feet in the 1950 and 1951 deeds [12.5% loss]. The second was a reduction of 533 to 468 feet which may be calculated from the 2004 Truline Map [12.2% loss]. The overall loss was 96 feet or 17%. The change in the 4th Parcel was a reduction from 60 feet in the deed to 50 feet on Swift's map. The feet justifiable 96 foot addition along Old Cottage Lane would cut right across the right-of-way to four SFT lots and significantly into the Phinney lot. The same errors are found on the 2011 Tax Map prepared by Truline for the Town of Westmore.

12.5 % Reductions in Mack-Wood Frontage on Old Cottage Lane

Mack Boundary Reduced Twice by 12.5% Factor

Emerson Swift sold 4 parcels of land to George Mack from 1951 to 1967. Three parcels fronted on Old Cottage Lane. Parcel 1 was sold in 1950. When the second parcel was sold in 1951, the deed said that C was 344 feet from A, rather than 375 feet thus shortening the original 250 feet of frontage to 219 feet. The 1967 Swift and 2004 Truline maps reveal a second reduction to 468 feet [12.2% reduction]. The overall reduction in frontage on Old Cottage Lane was reduced by 17%. The 4th parcel was inland from the road; border was reduced from 60 feet in the deed to 50 on the 1967 Swift Map [see right].

	Parcel 3		Parcel 1		Parcel 2	Frontage
	A 125 B		250	C	189 D	564 feet
	125		219		189	533 feet
	125		154		189	468 feet

Paquin | Swift   SW ←→ SE

$$250 + 125 \neq 344$$

Thus,

$$\frac{250 - 219}{250} \times 100\% = 12.4\%$$

Mack Deeds:

1950 Book 19, 62 [Parcel 1]: "thence [from C] along the right-of-way 250 feet to the point of beginning [B], said point being 125 feet southeast of the property between Paquin and Swift [A]."

1951 Book 19, 75 [Parcel 2] "Beginning at a point [C]…being located 344 feet along the right-of way between the property of Paquin and Swift [A]…said point [C] also marks the southeast corner of [Parcel 1]…."

The 12.5% Factor

12.5% is thought to be the theoretical value used by Swift to modify other boundaries. 1 part in 8 for 100 feet is 12.5 feet. Here, 31.25 feet corresponds to 12.50 % but was simply rounded off to 31 feet. Not all changes in boundary length follow the 12.5% rule, but all changes are to Swift advantage. Altered boundaries affect the properties of Kent, Swift, Tanner, Phinney, Willis and Wood. Steven's farm abutting Swift is yet another issue.

1967 Swift Map Description of 1967 Mack Deed Parcel 4
A Boundary Reduction of 16.6%

1967 Swift map

1967 Mack Deed

60' to 50'
250' changed to 219'
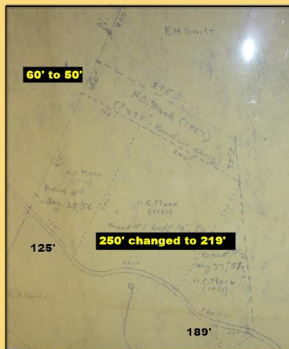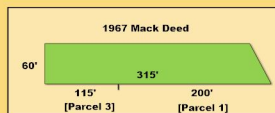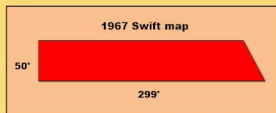
Transcription of 1967 Mack Deed

Being a parcel of land on the West side of Willoughby Lake which adjoins on the north three lots previously deeded by Emerson H. Swift to the said Grantee, Harold C. Mack, Lot #1, deeded September 15, 1950; Lot #2, deeded August 27, 1951; and Lot #3 deeded August 26, 1956. The said parcel of land is described as follows:

Beginning at the northwest corner of Lot #3, at a point on the long western boundary line of the Swift property, about 250 feet north of the public right of way through said Swift property; thence in a southeasterly direction, about 300 feet along the north line of Lot #3 and Lot #1 to an iron stake, which stake also marks the north apex of the triangular Lot #2, whose southern line is the public right of way above mentioned; thence in a northwesterly, about 75 feet along a northward extension of the eastern boundary of Lot #2; thence in a westerly direction, parallel to the north line of Lot #1 and Lot #3, about 275 feet to the long western Swift boundary line above mentioned; thence in a southerly direction, a distance of 60 feet along the said boundary line to the point of beginning [the distance showing on the 1967 Swift map is 50 feet]. The parcel of land herewith deeded comprises two-fifths (2/5, more or less) of one acre. Along the western is specifically reserved, however, a vehicular right of way three rods (about 50 feet) wide, in effect a northward extension of the vehicular right of way reserved by the grantor in the deed to Lot #33, dated August 28, 1956.

Parcel 1: [Book 19, Page 62] " Thence E 29 S a distance of 200' "
Parcel 3: [Book 20, Page 328] "Thence E 29 S a distance of 115' "

Mack Deed for Parcel 4 [Book 21, Page 434]
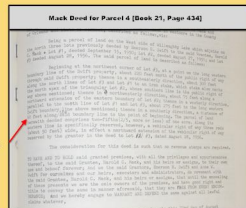
2004 Truline Map
Swift Encroachments on Mack-Wood Property

469 Feet was Recalculated April 25, 2018
represents 377'
ROW 49.5'
377 + 92 = 469'

Explanation: The purple line represents the Truline distance [377 feet]. Added to that is 92 feet which is scaled from the ROW 49.5 feet. Thus, the total frontage is 377+92 = 469 feet. The total frontage should be 125+250+189 = 564 feet. The missing frontage is 96 feet. The purple section rightfully belongs J. M. Wood.