

1947 Kent Deed

Land Description and Schematic of Contested Boundaries

Land Description

"Beginning at the midpoint of the present mouth of the brook on 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 Lake Willoughby 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."

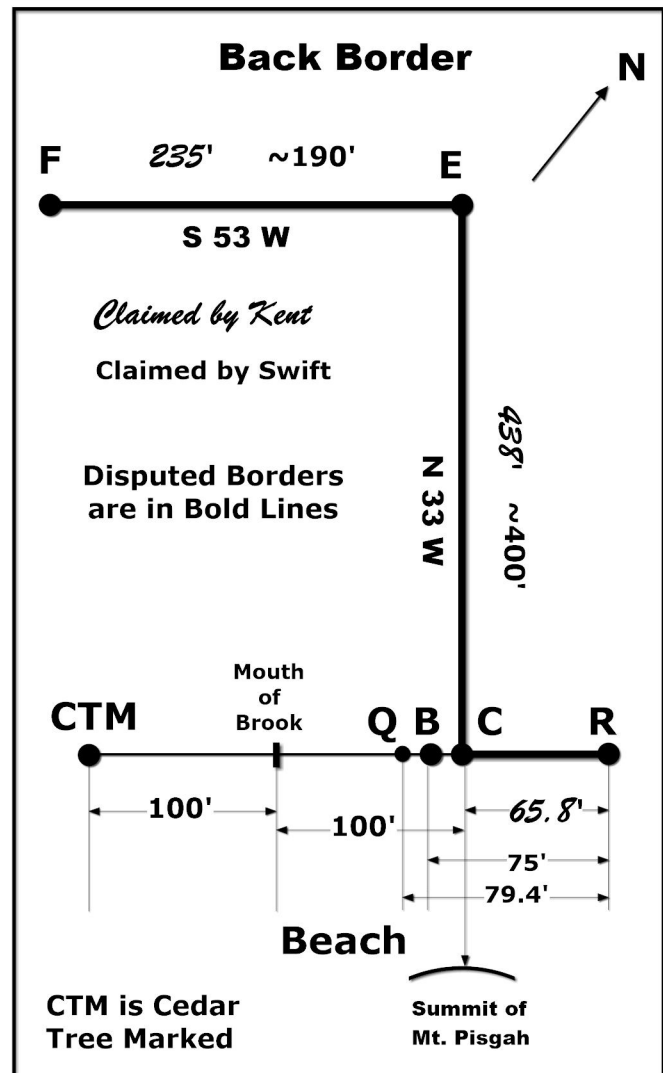
Major Elements of the Kent Deed:

1. **Beach Frontage:** 100 feet.
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.**

1947 Kent Deed [Book 19, Page 21]

Beach: Swifts claim a 75-foot beach frontage. There are only ~265 feet available between CTM and R for two 100-foot lots spanning the brook and ~65' remaining for the Swift beach frontage.

Back Border: F to E = 235 feet and E to C = 438 feet. These distances may be extracted from the 1947 Swift Map and are confirmed by survey and supported by several other methods.



Stake Q was the first bogus pin to be identified. Swifts said it was a mistake. Q appeared in a 1991 survey and claimed a 79.4' Swift beach frontage on the 2004 and 2008 Truline maps [81 feet at the water line on the 2011 Tax Map]. N 33 W was changed to N 30 13 45 W to match the width of the beach. Kents would have lost nearly 14 feet of beach frontage. Swifts withdrew their claim in a letter of October 10, 2012 from their attorney David L. Willis.