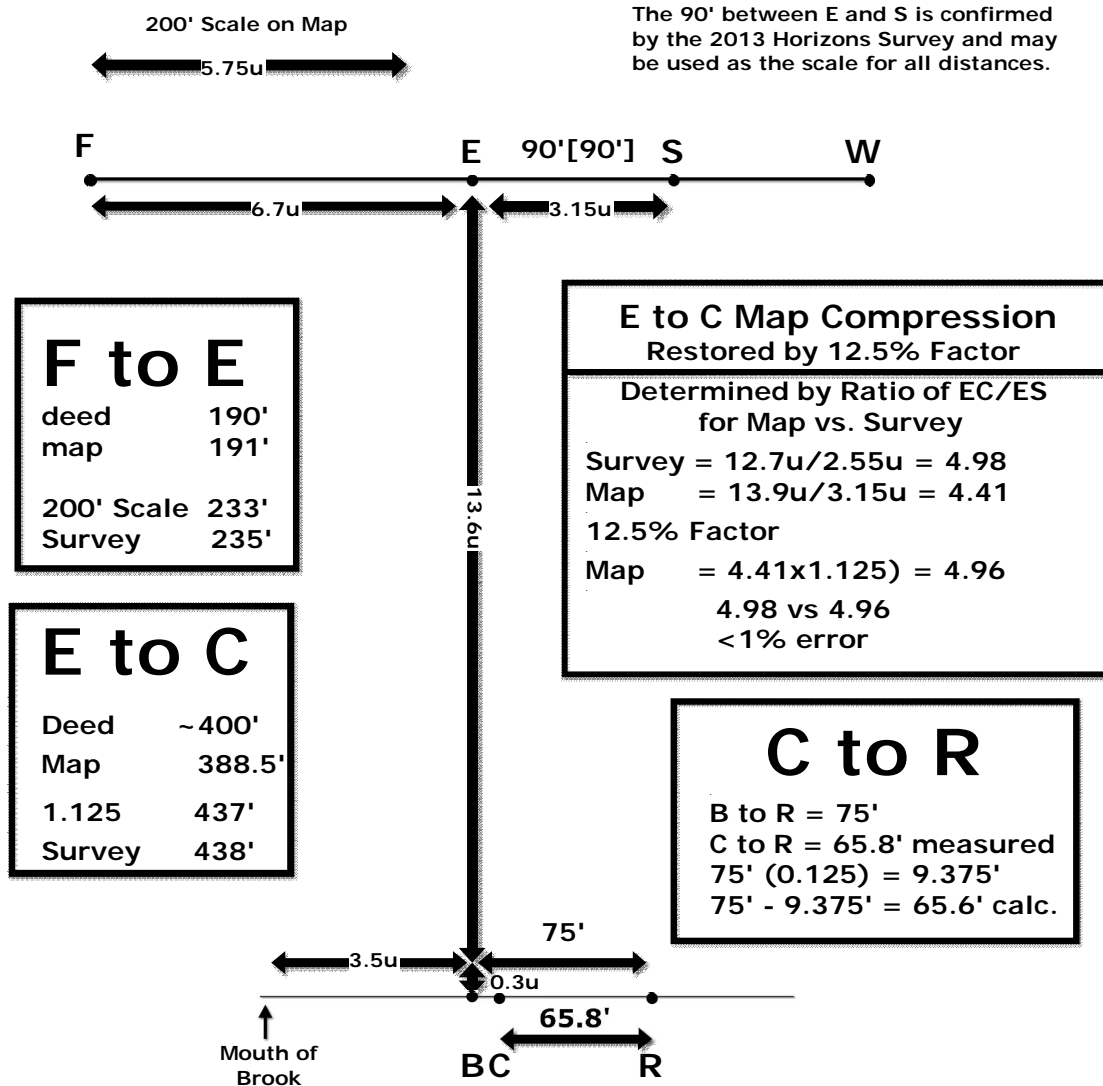


# The Three Boundaries

## 1947 Swift Map

The Kent FEC Boundaries Determined by Scale and the 12.5% Correction Factor

Emerson Swift reduced Boundaries after sale by 12.5 %. He also compressed the long axis of his 1947 map from E to C. The correct map proportions are restored by a multiplication factor of 1.125. The reductions were first discovered with 3 lots he sold to George Mack. The 250' road frontage in the 1950 deed was reduced by 31' or 12.5% in the 1951 deed. When he sold the third lot to Mack he reduced the frontage another 12.2% for an overall reduction in their frontage on Old Cottage Lane from 564' to 468'.



1. 1947 Kent Deed [Book 19, Page 21]: [essential elements]"Thence inland approximately 33 degrees west of north a distance of approximately four hundred feet, this line being an extenuation of a line passing along the summit of Mt. Pisgah. Thence in a southwesterly direction approximately 53 degrees west of south a distance of approximately one hundred and ninety feet to the main brook." [emphasis added]
2. The 200' Scale is unique to F to E.
3. The 90' between E and S is confirmed by survey and may be used as a scale for all the other distances.
4. The distance of 388.5' that Emerson Swift recorded in his 1971 Swift deed [Book 22, Page 295] is consistent with having been measured from the two cedar trees to Stake D [see Diagram 1]. The Horizons survey recorded a comparable distance of 388.1' between C and D in 2013.
5. The 1971 deed and all subsequent Swift deeds [1973a, 1973b and 1988] refer to two iron pipes 75' distant from one another. There has never been a stake at B 75' from R until the Swift surveyor set a metal rod there in consequence of the present dispute. From the inferences of points #4 and #6, it is most probable that Swift measured from C to R.
6. At the time of sale, Swift represented the two cedar trees as the boundary line. The second iron pipe was actually at C exactly 65.8', not 75', from R. Noted is the 12.5% relationship between 75' and 65.8' and the confusion on the part of Emerson Swift that may have ensued. He always believed the two cedar trees marked the border.
7. Also, available beach frontage will accommodate only 65.8', not 75'. A 265' measurement [separate argument] restricts 3 lots to 100' plus 100' plus 65' of beach frontage.
8. Several witnesses would attest that the two cedar trees marked the Kent-Swift boundary.