

Finding: Mack lost
96 feet of road
frontage; Kent
Boundaries Explained

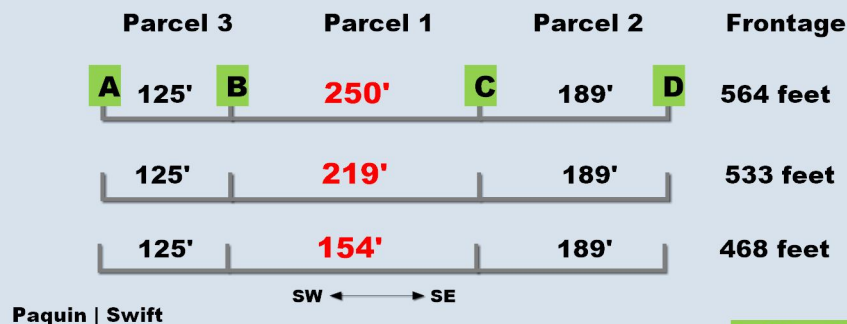
Category 4:
12.5% Boundary
Reductions

Swift Deliberately Changed Boundaries

March 4, 2017

Emerson Swift changed 6 boundary lengths on three properties. The changes were on the order of 12.5%, i.e. Swift had to have known the original distance that he sold and the final distance he would later claim. Thus, Swift only approximated the boundary lengths in the Kent deed. Most changes were on maps. The Mack deeds [quoted below] are the only instance in which the subterfuge is found in writing.

Parcel 1 was sold to George Mack in 1950. When Parcel 2 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. After sale of Parcel 3 in 1956 the 1967 Swift and 2004 Truline maps reveal a second reduction to 468 feet. On a later map, Swift reduced a border from 60 feet to 50 feet.



$$250 - 219 = 31 \text{ feet}$$

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

Swift probably used 12.5 feet in 100 feet which is 1 part in 8. 31 feet was rounded off. 31.25 feet would be 12.5%

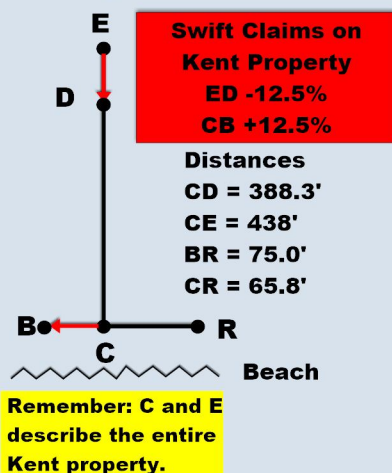
Mack Deeds:

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]...."

Kent Property

Diagram not to scale



CE Boundary Decrease

Data:

CD = 388.1' [Horizons Eng.]
CD = 388.5' [1971 Swift Deed]
CE = 438' [Horizons Eng.]

Calculations:

$$\frac{438 - 388.3}{388.3} = 0.124$$

Using theoretical 12.5%:

$$1.125 \times 388.3 = 437'$$

Thus:

CE = 438'	CE = 437'
Measured	Calculated

RC Beach Frontage Increase

Data:

BR = 75.0' [Truline]
CR = 65.8' [Horizons]

Calculations:

$$\frac{75.0 - 65.8}{75.0} = 0.123$$

Using Theoretical 12.5%

$$0.125 \times 75.0 = 9.375'$$

$$CR = 75.0' - 9.375' = 65.6'$$

Thus:

RC = 65.8'	RC = 65.6'
Measured	Calculated

Note: at sale Emerson Swift represented the two cedar trees at C and the two boulders at E.