

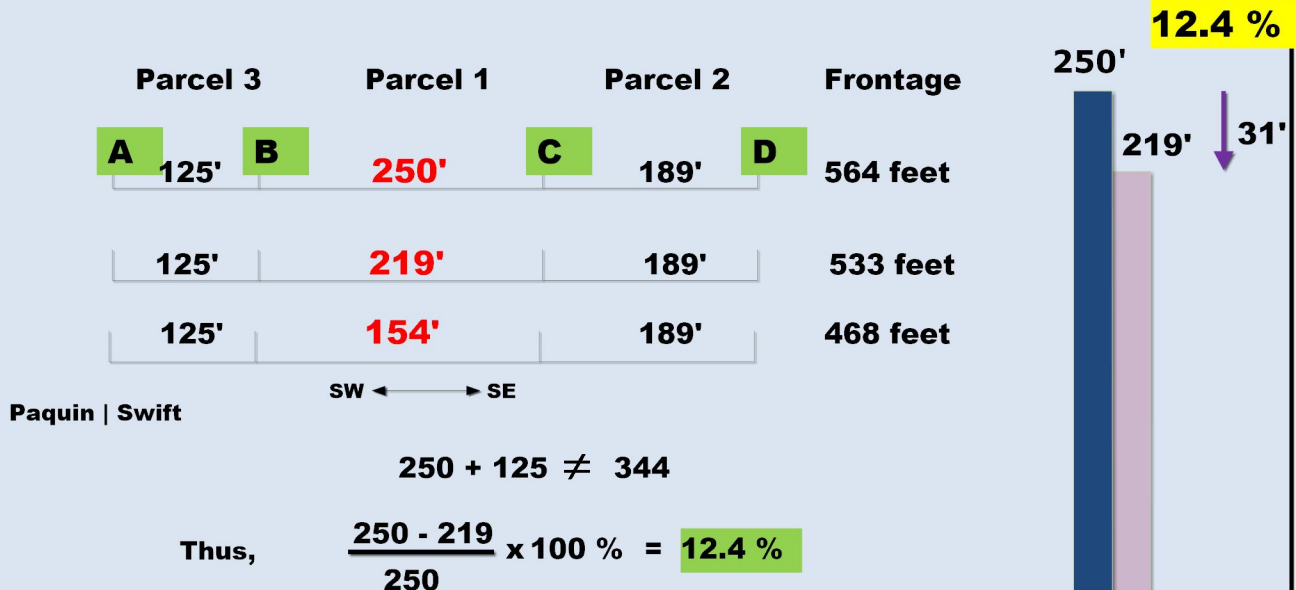
Finding: The Mack frontage on Old Cottage Lane was reduced in two stages. The total loss in frontage was 96 feet.

Deliberately Shortened Boundaries

March 4, 2017

After selling three properties from 1947 to 1967, Emerson Swift changed the lengths of six [6] boundaries -- all to Swift advantage. One of the changes was written into a Mack deed [below]. Others are discovered on Swift and Truline maps and later written into deeds exchanged among family members. The reductions [one an increase] 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. The 2014 Truline map and all deeds relative to Kent property after 1970, including 1963, are invalid.

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. The 1967 Swift and 2004 Truline maps reveal a second reduction to 468 feet. On a 4th parcel a border was reduced from 60 to 50 feet.



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.