

Diagram 8: The Willis Triangle of land was sold to Clodius Willis by Emerson Swift in 1952 five years after Swift created his 1947 map. Swift placed the triangle correctly in the field, but on his 1947 map he misplaced it above the back border in the public right-of-way. In 1970 he had surveyor Brown move both the triangle and the Kent back border about 50 feet closer to the beach. This error is the source of the present dispute. There was no justification for moving the border. Simple map inspection confirms the Plaintiff's assertion that the original border is FE. The 1951 Mack deed clarifies the correct location of the triangle [see double red arrow]. All three deeds cited below are perfectly consistent. Again, the flaw is the placement of the triangle above FESW.

Resolution of the Willis Triangle Problem

1951 Mack Deed [Book 19, Page 75] "Thence S 7 degrees E, a distance of 249 feet to the north edge of the public right-of-way to a point opposite [across the road from] the northernmost corner of the lot on the south side of the right of way now owned by Clodius H. Willis." [parenthesis added] [see arrow on diagram at far right]

1952 Willis Triangle [Book 19, Page 80] "Thence S 5 degrees W, a distance of 56 feet, to the north west corner of the above-mentioned previously deeded lot [describes S to T]."

1947 Willis Deed [Book 18, Pages 510-511] "thence S 32 degrees E a distance of approximately three hundred and ninety two (392) feet to an iron stake on the said Crescent Beach [describes R to R']."

