

Deeds in which No stakes are mentioned: to counter objection that no stakes are mentioned in 1947 in Kent Deed

1933 Collins deed records only distances.

“A plot of land (herein after referred to Pot [sic] #1) situated at the northeast of Crescent Beach so called with a frontage seventy five feet (75) parallel to the shore of Willoughby Lake at this point and distant about twenty feet (20) from the high water mark, beginning on the north at the south line of the property now owned by Annie R. French and extending in a southerly direction seventy five feet (75) thence in a westerly direction approximately at a right angle to the shore of the lake, one hundred and fifty (150) feet: thence in a northerly direction seventy five feet (75) to the south line of the property (unreadable) by the said Annie R. French: and thence in an easterly direction along said line to the point of beginning.”

Conclusion: No stakes mentioned of 5 points

1963 Collins 20'x75' Beach amendment records only distances

A strip of Crescent Beach seventy-five (75) ft. in length by about twenty (20) feet in width, its landward line (75 ft.) coinciding with the original frontage line of said cottage lot, its two lateral lines (each about 20 ft.) prolonging the lateral party-lines of said lot, and its frontage line (75 ft.) determined by the waters of Willoughby Lake.

Conclusion: No stakes mentioned of 4 points.

1941, 1964, 1984, and 1995 Gilbert Deeds 106' frontage marked only by CTM

“Thence South 79 degrees East 320 feet to the shore of Willoughby Lake, Thence northeasterly along the shore 106 feet to a cedar tree marked,”

Conclusion: of 5 points: no stake, cedar stake, no stake, CTM, iron stake.

1947 Willis Deed

“Starting from a drilled mark in a boulder... a distance of fifty five (55) feet (no Stake) to the lot now owned by Edward M. Collins... continuing ... along the beach ... a distance of (75) seventy five feet to an iron stake (no stake in 1933 Collins deed)...(Beginning from the last stake)Thence North 10 degrees 30’ W...a distance of One hundred fifty (150) feet to the north next corner (no stake): thence in a northeasterly direction seventy-five (75) feet along the north line a distance of approximately forty eight (48) feet to an iron stake...Thence in a generally north westerly direction a distance of approximately two hundred seventy (270) feet to an iron stake (Pin T). Thence South 53 degrees W a distance of ninety (90) feet [error] to an iron stake [Pin R] thence S 32 degrees E a distance of approximately three hundred and ninety two (392) feet to an iron stake [Pin R] on the said Crescent Beach on the shore of Willoughby Lake; thence in a northeasterly direction along said beach a distance of approximately seventy five (75)[no need to mark this pin] feet to Point of beginning.

Conclusion: Two stakes not mentioned and one stake appearing after 1933.