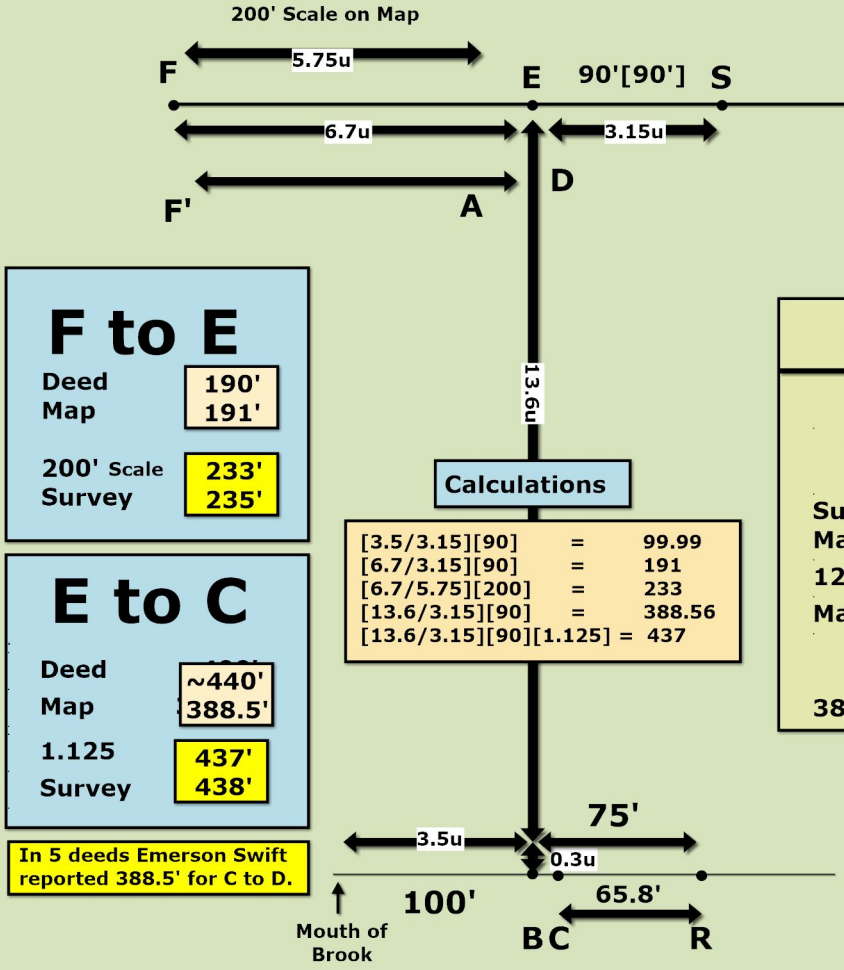
The Three Boundaries

Two Sets of Boundary Lengths May be Deduced from the 1947 Swift Map

There are a Minimum of Three Independent Methods Establishing the Kent FEC Boundaries and SFT Beach Frontage

Emerson Swift reduced Boundaries after sale by 12.5 %. He compressed the long axis, E to C, of his 1947 Map. The correct map proportions are restored by a multiplication factor of 1.125. The reductions were first discovered on 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'. On the Kent property, reduction of CE by 12.5% [437/8] would have put stake D in the road so he broke 437 into 9 parts. 437 -48.55 = 388.5 which placed Stake D beside the road. In 5 deeds [1971 to 1988] Swift reported C to D as 388.5'. Horizons surveycalculates388.1 ' from C to D and 438' from C to E.



The accurate Kent boundary lengths are in yellow boxes

See Menu for Emerson Swift's 12.5 % Factor

The 90' between E and S is confirmed by the 2013 Horizons Survey and may be used as the scale for all distances.

F to E

Deed	190'
Map	191'
200' Scale Survey	233'
	235'

E to C

Deed	~440'
Map	388.5'
1.125	437'
Survey	438'

In 5 deeds Emerson Swift reported 388.5' for C to D.

Calculations

[3.5/3.15][90]	=	99.99
[6.7/3.15][90]	=	191
[6.7/5.75][200]	=	233
[13.6/3.15][90]	=	388.56
[13.6/3.15][90][1.125]	=	437

E to C Map Compression

Restored by 12.5% Factor

Determined by Ratio of EC/ES for Map vs. Survey

Survey = 12.7u/2.55u = 4.98

Map = 13.9u/3.15u = 4.41

12.5% Factor

Map = 4.41x1.125) = 4.96

4.98 vs 4.96

<1% error

388.5' x 1.125 = 437.1 *vs* 438

Swift Beach Frontage

C to R = 65.8' survey

B to R = 75'

75' (0.125) = 9.375'

75' - 9.375' = 65.6' calc.

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 faint 200' Scale between the Crescent Brook and the Spring Brook on the 1947 Swift Map 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. The Horizons survey recorded a comparable distance of 388.1' between C and D in 2013, suggesting that Swift started from the two cedar trees [Stake C].
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 75' from R. In consequence of the budding dispute in 2012, Swift surveyor, Shane Clark, set a metal rod, Stake B, 75' distant from R in the fall of 2012 and also claimed to have discovered Stake A representing the northeast corner of the Kent lot. This is simply another shoddy attempt at land theft in the same league as the Swift attempt to move the Kent back border 50-60 feet closer to the beach.
   From the inferences of points #4 and #6, it is most probable that Swift measured from C to R, believing it to be 75'.
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. Again, 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.