


Willis Triangle Anomaly

Book 19 Page 80 Emerson Swift to Clodius Willis August 25, 1952

That I, Emerson H. Swift,
in the County of Mercer and State of New Jersey Grantor,
of Princeton in the County of Mercer and State of New Jersey Grantee,
in the consideration of One Dollar and other valuable considerations
paid to my full satisfaction by Clodius H. Willis
of Princeton in the County of Mercer and State of New Jersey Grantee,
by these presents, do freely GIVE, GRANT, SELL, CONVEY AND CONFIRM unto the said Grantee,
Clodius H. Willis
and his heirs and assigns forever, a certain piece of land in the Town of Westmore in the
County of Orleans and State of Vermont, described as follows, viz:
Beginning at a point on the south edge of the public right-
of-way which runs southeasterly from the Paquin property
to the lots on the west shore of Willoughby Lake now owned
by Edward M. Collins and others, said point being in fact
the northeast corner of the lot previously deeded by the said
Emerson H. Swift to the said Clodius H. Willis by deed dated
Sept. 3rd, 1947, and recorded in Westmore Land Records,
Book 18, Page 510; Thence northwesterly along the south edge of
said right-of-way, a distance of 65 feet; 
Thence S 50° W, a distance of 56 feet, to the northwest corner
of the above mentioned previously deeded lot.
Thence northeasterly along the north line of said lot a distance
of 73 feet, to the point of beginning. The parcel of land herein
described constitutes a triangular plot measuring 65 feet by
56 feet by 73 feet, its area approximately one-twenty-fifth of
an acre, which lies between the said public right-of-way and
the lot previously deeded by the said Emerson H. Swift to the
said Clodius H. Willis.

Land Description

"Beginning at a point on the south edge of the public right-of-way which runs southeasterly from the Paquin property to the lots on the west shore of Willoughby Lake now owned by Edward M. Collin and others, said point being in fact the northeast corner of the lot previously deeded by the said Emerson H. Swift to the said Clodius H. Willis by deed dated September 3, 1947, and recorded in the Westmore Town Records, Book 18, Page 510-511;

Thence northwesterly along the south edge of said right-of-way a distance of sixty five feet; Thence S 5 degrees W, a distance of 56 feet, to the north west corner of the above-mentioned previously deeded lot; then northeasterly along the north line of said lot a distance of 73 feet, to the point of beginning. The parcel of land herein described constitutes a triangular plot measuring 65 feet by 56 feet by 73 feet, its area approximately one twenty-fifth of an acre which lies between the said public right-of-way and the lot previously deeded by the said Emerson H. Swift to the said Clodius H. Willis [in 1947].

The Triangle Anomaly: The 65-foot dimension along the public right-of-way contradicts the Truline 52-foot length, suggesting that the Truline placement of the triangle is incorrect. The actual placement must be above the FESW Boundary Line.