

Vol 31  
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Victoria, by the Grace of GOD, of the United Kingdom of Great Britain and Ireland, Queen, Defender of the Faith.

To all to whom these Presents shall come, Greeting:

Know Ye, that We, of Our Special Grace, Certain Knowledge, and Mere Motion, have given and granted, and by these presents do, for Us, our Heirs and Successors, GIVE and GRANT unto James Wheeler of Torbay Road District of Saint John's East in our Island of Newfoundland Turner his Heirs and Assigns All that Piece and Parcel of Land situate and being

On the East side of the Road leading from Saint John's to Torbay abutted and bounded as follows that is to say by a line commencing at a point being the Western angle of land granted to Philip Wheeler at a "Juniper Tree" thence running by the same South forty four degrees East four Chains and fifty links and North sixty four degrees East Four Chains more or less thence by the same and land in possession of Edward Snow and land granted to G. T. Rendell East twenty nine Chains & North eighty two degrees East thirty three Chains more or less thence by the said G. T. Rendell's land North one degree East eleven Chains & thirty five links more or less thence by land in possession of James Phelan West twenty Chains and fifty links more or less thence by land granted to Joseph Sixco North eighty nine degrees West nine Chains and fifteen links and North two degrees East seven Chains more or less thence by land granted to Charles Langdon South seventy two degrees West thirty one Chains and twenty three links and South eighty seven and a half degrees West Four Chains more or less and thence by the said Torbay Road (to be kept one hundred feet wide) Thirteen Chains and twenty five links more or less to the place of Commencement.

James Wheeler  
Torbay Road

W. F. B. Carter  
Adm. of  
S. J. D.

with the appurtenances, except and reserved, nevertheless, out of this present Grant, to Us, our Heirs and Successors, all **Gold** and **Silver** and all **Coals** and other **Mines** and **Minerals**, in or under the said Piece or Parcel of Land.

To Have and to Hold (except as before excepted) unto the said *James Wheeler* under terms of Section 26. "Crown Lands Act 1884."

his Heirs and Assigns, for ever, he the said *James Wheeler*

paying unto Us, as the price and consideration of the said Land, the Sum of *Five* Dollars \_\_\_\_\_ Cents, at the time of the ensailing and delivery hereof.

**Provided** always, and this present Grant is upon the further condition, that the said Lands shall be holden upon, under, and subject to such regulations as are now in force, or which may at any time hereafter be made by Law for the improvement and cultivation of Lands within Our said Island, and subject to all such Regulations as are now in force, or which may at any time hereafter be made by Law, for making Roads, Sewers, Drains, Canals, Bridges, or other Public Works or Improvements, within Our said Island, or any part thereof, and for subjecting any Lands therein situate, or the owners and occupiers of such Lands, to rates and assessments, or other duties or services, for the purposes aforesaid, or for any of them; **And** that the said *James Wheeler*,

his Heirs and Assigns, shall, at all times, peaceably quit and deliver up possession to Us, Our Heirs and Successors, of all such parts of the Land aforesaid as may be required for the purposes aforesaid, or any of them, upon receiving such compensation (if any) as by Law now in force, or hereafter to be made, in that respect, may be provided.

**Given** under the Great Seal of Our aforesaid Island of Newfoundland, at St. John's in Our said Island, this *fourth* day of *December* in the Year of Our Lord One Thousand Eight Hundred and *eighty five* and in the *fourth* Year of Our Reign.

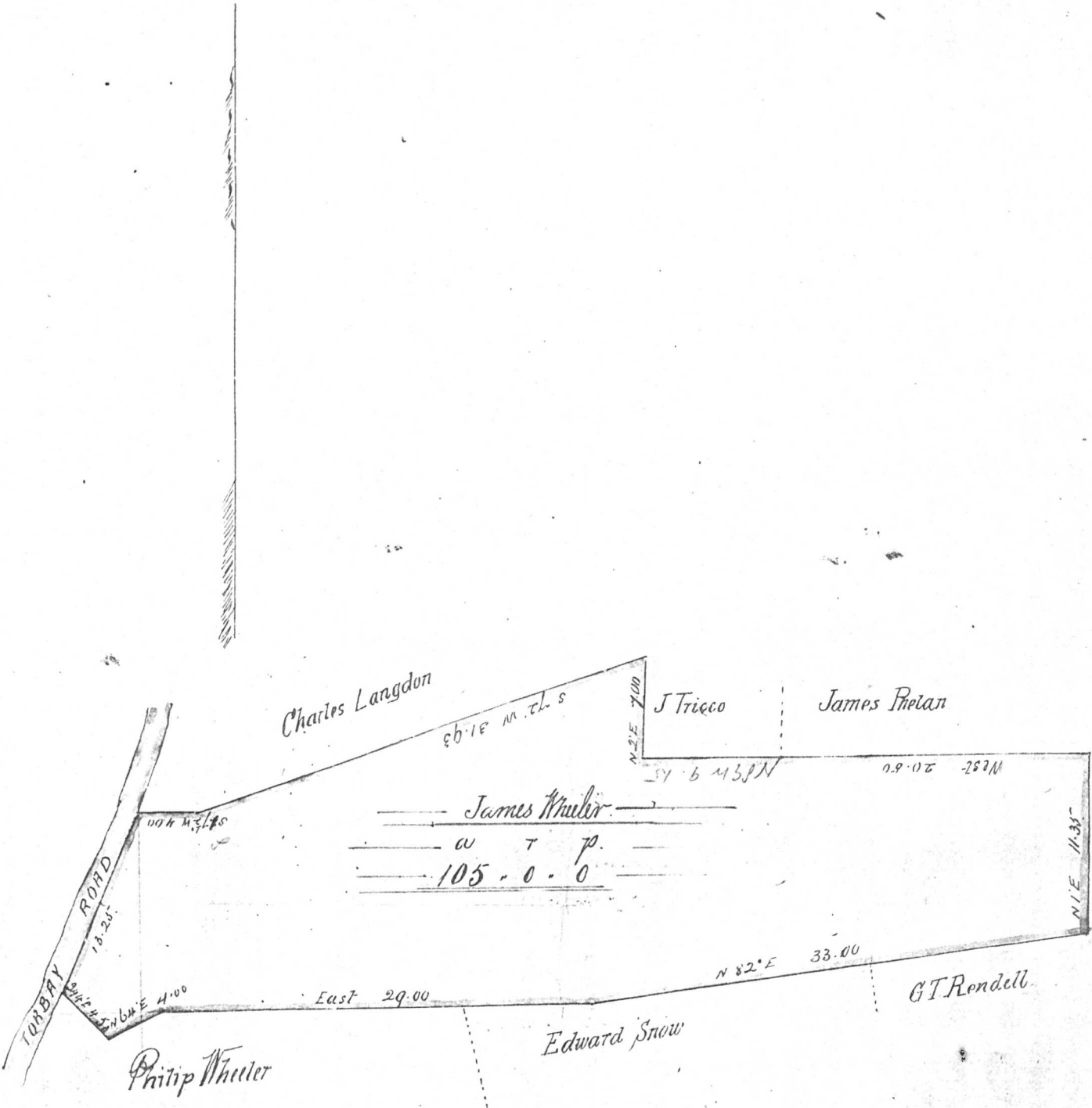
**Witness** Our trusty and well-beloved *Frederick B. Carter* Knight Commander of the most distinguished Order of Saint Michael and George Administrator of the Government and Commander-in-Chief in and over Our said Island of Newfoundland and its dependencies

By His Excellency's COMMAND,  
*E. D. Shea*  
Colonial Secretary.

**Received**, the Day and Year above written, from the within named Grantee, the sum of *five dollars* amount of Consideration Money of the Land herein granted.

\$ 5.00

REGISTERED VOLUME, No. *31* Folio *122*  
*40th Nov 1885*  
*H. M. Surveyor General.*



G.T. Rendell

Scale 10 chains to an inch