



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 Philip Wheeler of Torbay Road District of Saint Johns East

in our Island of Newfoundland Summa his Heirs and Assigns, All that Piece and Parcel of Land situate and being

On the West side of the Road to Torbay aforesaid abutted and bounded as follows that is to say by a line commencing at a point being the South East angle of land in possession of the heirs of the late William Wheeler, running thence by the same North eighty six and a half degrees West two chains and twenty six links and North fifty and a half degrees West thirteen chains and fifteen links more or less thence by Brown Land North seventy seven and a half de-

grees West eight chains more or less thence by R Thomas' land South thirteen and three quarter degrees East thirteen chains more or less thence by William Field's land and land in possession of J Wheeler South eighty five degrees East sixteen chains and seventy five links more or less and thence by the said James Wheeler's land North five and three quarter degrees East three chains and eighty six links more or less to the place of commencement

Reserving a road running through the same one chain wide for public use, where required.

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Edw. F. B. G. Carter
Adm't.

L.S.

Summa
Edw. F. B. G. Carter
Att. M. Attorney General

And being of the dimensions specified in the diagram delineated on the other side hereof,
and containing *fifteen acres three rods and seven furlings more or less*

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

Philip Wheeler

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

paying unto Us, as the price and consideration of the said Land, the Sum of *Four*
Dollars *and eighty* Cents, at the time of the encasing 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 cultiva-
tion 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 *Philip 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 *fifteenth* day of
April in the Year of Our Lord One Thousand
Eight Hundred and *Eighty Six* and in the
Forty ninth Year of Our Reign.

Witness Our trusty and well-beloved *in Frederick B. S. Carter*
Knight Commander of the Most Distinguished
Order of St. Michael and Saint 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,

J. W. Wilson
Colo. Colonial Secretary.

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

\$ 4.80

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Ed. Mos. Long
for I. M. Surveyor General.

