

71/98, 104/98, 97/00, 36/01, 31/04, 78/06, 8/08, 28/09, 5/13, 3/17, 12/22, 76/23 and 34/24, and outlined on 1:50 000 scale digital maps maintained by the Department of Industry, Energy and Technology, will be open for staking after the hour of 9:00 a.m. on the 32nd clear day after the date of this publication.

DEPARTMENT OF INDUSTRY,
ENERGY AND TECHNOLOGY
Trina Adams, Mineral Claims Recorder

Jan. 24

**URBAN AND RURAL
PLANNING ACT, 2000**

**NOTICE OF REGISTRATION
TOWN OF PARADISE
DEVELOPMENT REGULATIONS
AMENDMENT No. 24, 2024**

TAKE NOTICE that the TOWN OF PARADISE DEVELOPMENT REGULATIONS AMENDMENT NO. 24, 2024, adopted on the 15th day of October 2024, has been registered by the Minister of Municipal and Provincial Affairs. The amendment will make a change in the Land Use Zoning map of the Paradise Development Regulations to change the land use zone of 81-85 Karwood Drive from Commercial General (CG) to Residential Medium Density (RMD).

This Amendment comes into effect on the day that this notice is published in *The Newfoundland and Labrador Gazette*. Anyone wishing to inspect a copy of DEVELOPMENT REGULATIONS AMENDMENT NO. 24, 2024, may do so by contacting Paradise Town Hall, during normal hours of operation, at (709) 782-1400.

TOWN OF PARADISE
Terrilynn Smith, Town Clerk

Jan. 24

QUIETING OF TITLES ACT

**2024 01G 3885
IN THE SUPREME COURT OF
NEWFOUNDLAND AND LABRADOR
TRIAL DIVISION (GENERAL)**

NOTICE OF APPLICATION under the *Quieting of Titles Act*, RSNL1990 cQ-3.

NOTICE IS HEREBY given to all parties that MICHAEL SPARROW has applied to the Supreme Court of Newfoundland and Labrador, General Division, at St. John's, to have title to all that piece or

parcel of land situate and being on the eastern side of Tolt Road, in the Town of Portugal Cove-St. Phillip's, in the province of Newfoundland and Labrador, as more particularly described and set forth in the Schedule hereunto annexed marked "A", of which the Applicant claims to be the owner, investigated and for a Declaration that MICHAEL SPARROW is the absolute owner thereof.

MICHAEL SPARROW acquired the Subject Property by the following Deeds of Conveyance: (a) Deed of Conveyance registered as Roll 2340, Frame 884 in the Registry of Deeds for the province of Newfoundland and Labrador (hereinafter "the Registry"); (b) Amendment/Rectification registered as number 409880 in the Registry; (c) Deed of Conveyance registered as number 333617 in the Registry; (d) Amendment/Rectification registered as number 409885 in the Registry; (e) Deed of Conveyance registered as number 409872 in the Registry; (f) Deed of Conveyance registered as number 416216 in the Registry; (g) Deed of Conveyance registered as number 468858 in the Registry; (h) Deed of Conveyance registered as number 494414 in the Registry; (i) Deed of Conveyance registered as number 551693 in the Registry; (j) Deed of Conveyance registered as number 650068 in the Registry; (k) Deed of Conveyance is registered as number 841048 in the Registry; (l) Deed of Conveyance registered as number 920023 in the Registry; (m) Deed of Conveyance registered as number 963328 in the Registry.

The Applicant has been ordered to publish notice of the application as required by the above named Act. All persons having title adverse to the said title claimed by the Applicant shall file in the Registry of the Supreme Court of Newfoundland and Labrador at St. John's particulars of such adverse claim and serve the same together with an Affidavit verifying same on the undersigned solicitors for the Applicant on or before the 10th day of March, 2025, after which date no party having any claim shall be permitted to file the same or be heard except by leave of the Court and subject to such conditions as the Court may deem just. All such adverse claims shall be then investigated as the said Supreme Court of Newfoundland and Labrador at St. John's may direct.

DATED AT the City of St. John's, in the province of Newfoundland and Labrador, this 17th day of January, 2025.

FRENCH & ASSOCIATES
Solicitors for the Applicant
ATTENTION: CHRISTOPHER E. GILL

ADDRESS FOR SERVICE:
Suite 122, Elizabeth Towers
100 Elizabeth Towers
St. John's, NL A1B 1S1

SCHEDULE "A"

March 27, 2004
Job No. 13425

**PROPERTY OF MICHAEL SPARROW
144A TOLT ROAD,
PORTUGAL COVE - ST. PHILIPS, NL**

ALL THAT piece or parcel of land, situate and being to the east of Tolt Road, in the Town of Portugal Cove-St. Philips, in the Province of Newfoundland & Labrador, Canada, and being bounded and abutted as follows: THAT IS TO SAY, beginning at a point to the east of Tolt Road, said point having coordinates N 5 271 562.241 metres and E 315 216.672 metres of the Three Degree Modified Transverse Mercator Projection NAD - 83 for the Province of Newfoundland & Labrador.

THENCE by property of Gregory Tucker N 89°36'06" E for a distance of 91.446 metres,

THENCE N 01 °04'31" W for a distance of 6.096 metres,

THENCE S 87°40'14" E for a distance of 44.921 metres,

THENCE N 07°00'48" E for a distance of 88.539 metres,

THENCE N 06°56'22" W for a distance of 39.171 metres,

THENCE N 83°03'44" E for a distance of 160.056 metres,

THENCE along a Reservation (15 metres wide) along Hogans Pond S 41 °23'12" W for a distance of 18.336 metres,

THENCE S 08°23'42" E for a distance of 32.199 metres,

THENCE S 25°15'55" W for a distance of 10.814 metres,

THENCE S 03°53'56" E for a distance of 13.735 metres,

THENCE N 83°03'38" E for a distance of 6.075 metres,

THENCE S 27°56'14" E for a distance of 34.076 metres,

THENCE along a Reservation (15 metres wide) along Hogans Pond for a distance of 72 metres more or less, straight line bearing S 23°23'24" E for a distance of 70.753 metres,

THENCE by property of Carol Matthews S 82°44'07" W for a distance of 70.951 metres,

THENCE along a Right-of-Way (3.66 metres wide) S 81 °47'14" W for a distance of 43.580 metres,

THENCE S 86°42'00" W for a distance of 12.263 metres,

THENCE S 85°18'33" W for a distance of 53.681 metres,

THENCE N 88°31'26" W for a distance of 21.042 metres,

THENCE N 85°09'53" W for a distance of 32.599 metres,

THENCE S 88°55'27" W for a distance of 37.500 metres,

THENCE S 87°36'50" W for a distance of 24.499 metres; THENCE N 89°11 '1 7" W for a distance of 44.841 metres,

THENCE by property of Gregory Tucker N 01 °04'33" W for a distance of 30.500 metres, more or less, to the point of beginning and containing an area of 3.26 hectares, more or less. Which land is more particularly shown on the plan hereto attached. All bearings being referred to the above mentioned projection. All linear measurements are horizontal ground distances.

This description and accompanying plan, Job# 13425 of Brown & Way Surveys, form an integral part of the returns and are not separable.

Brown & Way Surveys Ltd.