Geo. Town, 6 October, 1804.

A NUMBER OF PROPRIETORS in the city of Washington, with views to convert their property into immediate money, have formed the following PLAN of a TONTINE; and have appointed the subscriber their agent for carrying the same into execution.

A list of the lots embarked in this enterprise precedes the plan of the institution. Plats of the city on which these lots will be designated, will be lodged at the several taverns in Washington and George Town, for public inspection; and books will be opened in the city for receiving subscriptions of shares, on the 1st day of December ensuing. Should books be opened elsewhere, due notice will be given thereof. Payment must be made for the shares at the time of subscribing, but if contrary to reasonable expectation, a sufficient number of shares should not be subscribed for the execution of the scheme, the money shall be faithfully returned to the subscribers, and without unnecessary delay.

The Constitution of the Tontine is too plain to need explanatory remarks. The basis of the institution being a rising property rated on a very low scale, the advantages must be greater than could result from a mere monied institution. It seems indeed more than probable, that each stockholder who survives the dissolution of the Company, will find the value of his stock augmented twenty fold, or more. If any think that this favours of extravagance, let them advert to the increased value of unimproved property in any of our large towns, during the last 20 years. Let them compare with the prices of the Tontine lots, those of the most indifferent property in any of these towns, now. It will not be contended that any town in the United States had, 20 years ago, fairer prospects of rapid increase, than Washington has at this day. The fact will not be disputed, that the Tontine Lots are generally amongst the most valuable in Washington.

The seat of government for such a country as the United States, cannot long remain an inconsiderable city.—But Washington has an advantage more important than even this. It is the nearest sea-port to that country, which may be justly denominated the granary of America.

A plan of this kind formed 20 years ago on the basis of unimproved property in Baltimore or even in George-Town would have yielded to the surviving adventurers of this day, a profit of forty if not an hundred fold.

In May 1800, Washington contained 3200 inhabitants—In May 1803, 4350—The number now exceeds 5000. In the same ratio of progressive increase, the population in 1807 will be 6600—in 1810, 8800—in 1813, 11800—in 1816, 15800—in 1819, 21000—in 1822, 28000—and in 1825, 35000—Men of sense, who examine the situation of the Tontine lots, will perceive that the whole of them must be in demand for improvement before the population rises to 20,000. From the time, happen when it will, that our commerce shall principally depend upon our own productions, and our own consumption; the increase of the city will be infinitely more rapid. The resources of the country attached to it by nature, are now equal to the maintenance of 60,000 souls in the city. These resources, diverted at this time into many different channels, will be confined almost exclusively to Washington, when Europe shall be at peace, and each maritime nation can carry for itself.

The usual mode of selling lots in our large towns is by the front foot—in Washington the mode is by the square foot. At the highest price in this plan, a lot of 25 feet by 120 will be 240 dolls.—the lowest price, 60 dolls.—in squares where there are alleys, a trifle more.

The whole property leased out at 3s per front foot, would pay more than 6 per cent. interest on the capital.

BEN. STODDERT.

The following lots in the city of Washington are those engaged for the Washington Tontine.

Lots number 1 2 in sq 47 lots 1 6 in 48 lots 6 7 8 9 10 11 12 16 17 18 in 67 lots 5 6 7 8 9 10 11 12 13 14 in 68 lots 1 2 3 4 5 6 7 8 9 20 21 22 23 24 25 26 27 29 30 31 32 33 34 35 36 in 5 7 a 2 cents per square foot.

Lot 6 19 in 70 lots 15 19 in 85 lots 21 22 in 107 lots 3 4 5 15 in 247 lots 2 3 19 20 21 in 263 lots 6 9 10 11 in 264 lots 21 22 in 231 lots 2 7 9 10 12 13 14 in 317 lots 1 2 8 11 in 318 lots 1 2 7 8 in 319 lots 1 2 3 4 5 6 7 in 343 lots 2 3 4 5 6 in 344 lots 15 16 17 18 19 20 in 374 lots 1 4 5 8 9 12 in 403 lots 3 4 5 6 7 in 4 4 lot 14 in 405 lots 7 10 11 in 427 lots 2 3 4 5 6 in 428 lots 8 9 10 11 12 13 14 in 453 lots 18 19 20 21 22 23 24 in 454 lots 11 13 22 in 455 lots 2 6 8 in 518 lots 24 25 26 27 28 29 30 31 32 37 38 39 40 43 44 in 569 lot 2 in 629 lot 8 in 651 lots 1 2 3 4 8 11 15 in 874 lot 1 in 821 at 3 cents per square foot.

Lots 1 10 11 12 21 in 198 lot 1 in 184 lots 1 2 4 5 6 13 in 286 lots 11 15 in 288 lots 16 19 in 289 lots 6 8 in 320 lot 1 in 409 lot 1 in 455 lots 19 23 in 456 lots 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 in 529 lots 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 in 530 lots 7 8 9 10 11 12 13 14 15 16 in 534 lots 1 2 3 4 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 in 538 whole sq 565 whole sq 567 lots 1 2 3 4 5 18 19 20 21 22 23 24 25 26 27 28 in 568 lot 6 in 570 lots 5 6 in 580 lots 2 17 18 in 734 lot 13 in 799 lot 1 in 847 lot 4 in 902 lots 16 18 20 in 978 lot 1 in 994 lots 25 26 27 in 1000 lots 29 30 in 1048 at 4 cents per square foot.

Lots 20 21 in 218 lot 6 in 346 lot 6 in 409 lot 18 in 377 lots 18 22 in 490 lots 5 6 8 9 10 11 12 in 951 at 5 cents per square foot.

Lots 15 16 18 in 253 lots 6 7 in 255 lot 4 in 256 lot 7 in 223 lot 2 in 294 lot 6 in 322 lot 12 in 378 lots 2 4 14 15 31 33 in 24 lots 1 2 3 10 11 12 13 14 15 16 25 26 27 28 in 36 lots 3 4 in 323 lot 2 in 226 lots 2 3 4 in 456 lots 1 16 in 457 lots 5 6 12 13 15 17 21 in 490 lots 1 8 9 10 11 12 in 533 at 6 cents per square foot

Lot 2 in 223 lot 1 in 226 lot 11 in 254 lots 8 9 10 11 12 in 252 lot 1 in 257 lots 10 11 in 291 lot 1 in 378 lots 13 14 in 406 lots 10 11 in 407 lots 6 10 in 431 at 7 cents per square foot.

Lots 21 23 24 in square 5 lots 7 8 in 6 lots 1 3 in 7 lots 1 2 4 5 6 7 17 18 in square 8 half of square 3 lots 3 12 13 14 15 16 in 17 lots 4 5 6 7 8 in 20 lots 1 2 25 26 in 33 lot 4 in 32 lot 1 2 3 in 29 lots 1 2 6 in 30 lots 1 2 8 10 14 15 in 31 lots 3 4 5 6 7 in 37 lots 3 4 5 14 15 16 in 41 lots 1 2 7 8 9 10 11 12 13 14 in 42 lots 2 3 4 5 in 43 lots 2 3 6 7 8 in 44 lots 1 2 7 8 9 10 11 12 13 14 15 16 in 55 lots 3 4 6 7 8 in 54 lots 1 2 5 6 7 12 in 56 lots 5 6 in 57 lot 4 in 59 lot 1 in 60 lots 4 5 7 in 61 lots 5 7 8 9 10 in 62 lots 1 2 3 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 25 24 in 77 lots 14 15 16 28 in 78 lots 13 14 15 16 in 79 lots 3 4 10 12 in 80 lots 1 2 21 in 81 lots 6 7 in 84 lots 14 15 20 in 86 lots 3 4 5 in sq. east of 87 lots 10 11 15 in 88 lot 13 in sq. east of 88 lots 7 8 9 15 19 in 102 lots 3 4 in 103 lot 1 in 104 lots 1 5 6 in sq. south of 104 lot 3 in 105 lot 6 in 119 lots 6 7 in 120 lots 1 10 in 122 lots 3 7 in 124 whole square 125 whole sq. north of 128 lots 19 20 in 141 lots 1 2 15 in 142 lot 6 in 144 lots 20 23 in 166 lots 3 4 5 in 170 lots 15 22 23 in 172 lot 2 in 200 lots 2 3 4 in 252 lot 6 in 254 lot 4 in 292 and lot 1 in 459—at 8 cents per square foot;—

amounting in the whole to

288,354 sq. ft. at 2 cents		5,767
845,350	3	25,359
744,625	4	29,785
83,998	5	4,199
343,862	6	20,631
102,560	7	7 174
1,402,141	8	112 171
3,810,870		205,091

say 205,000 Dollars.

Upwards of 1200 lots equal to 25 feet by 120.

WASHINGTON TONTINE.

ART 1.

The capital of the company shall be two hundred and five thousand dollars, divided into shares of fifty dollars each and the same shall be invested in three millions eight hundred and ten thousand, eight hundred and seventy square feet of ground in the city of Washington, including privilege of alleys; to consist of the lots, a particular list of which is hereunto annexed, and which their owners have covenanted shall be conveyed by sufficient deeds of general warrantee and free from all incumbrances unto David Peter and James Morsell, esqs of the district of Columbia, and to the survivor of them, and to the executors and administrators of such survivor, to be held by them in trust until disposed of as hereafter directed, for the use and benefit of the company. The titles of every proprietor are to be investigated and approved of, by John T. Mason and Philip B. Key, esqs before passing the deeds.

ART 2.

Every subscriber may at the time of subscribing, or at any time before the first day of July in the year 1805 nominate a person, or persons with whose life or lives, the shares taken by him shall be commensurate. And any person desirous of making provision beyond the reach of common accident, for persons of tender age, may subscribe in the names of such persons. Subscriptions may also be made by proxy. But until the nomination shall be made as aforesaid, the existence of the shares shall depend upon the lives of the persons, in whose names they shall have been subscribed. All nominations on which the shares are to depend, must include a description of the age, and place of residence, of the persons nominated—and nominations not made at the time of subscribing, may be sent to the directors who shall be first elected to manage the concerns of the company, any time before the first day of July as aforesaid.

ART 3.

Upon the death of any person, with whose life a share or shares, shall have been made commensurate, such share or shares, shall thereupon be extinct and all the interest of the owner thereof, in the property of the company dependent upon such shares, shall cease and determine, and the same shall become the property of the owners of the surviving shares, meaning the shares dependent upon the lives of persons, continuing to survive.

ART. 4.

The affairs of the company shall be managed under the superintendance and direction of five directors, who shall be stock-holders to be chosen in each year by ballot, by the stock-holders attending in person, or by proxy, each to have as many votes as shares. The first election shall be held at Stelle's Hotel in the city of Washington, on the first Monday in February, 1805, under the direction of Robert Brent, John P. Van Ness, David Peter, Walter S. Chandler, and John Davidson, esqs. or any two of them—and each succeeding election shall be held on the first Monday in every January thereafter, under the superintendance of at least two of the directors for the year preceding; at such place in the said city, as they shall appoint, giving due notice thereof in one or more newspapers, published in the city of Washington.

ART. 5.

The directors shall have full power to sell in fee simple, or to lease on ground rent, renewable forever, the property belonging to the company; and to manage all the other concerns of the company; but they shall not dispose of more than one sixth part of the lots in any one year, prior to the year 1810: nor sell the same at less than 25 per cent advance on the original cost; nor shall they lease them at a less rate than 12 and an half cents per front foot, for every cent cost to the company per square foot. But though the limits are thus fixed, below which the property cannot be disposed of; it is not meant that it is to be sold as fast as these rates can be obtained: On the contrary, the directors are at all times to exercise a sound discretion for the best interests of the company; and to keep in view, the certainty of rise in the value of the property, from the increasing population of the city.

ART. 6.

All money arising from the sales of lots, shall be invested in the stock of the United States, in the name of the company—the interest arising, from which, as well as all money arising from ground rents, shall also be invested in like stock, until the last day of December in the year 1807—after which, all interest arising from stock, or sales of lots on time—and all monies arising from ground rents, and all other profits, shall be divided semi-annually on the 15th day of January, & the 15th day of July in each year among all the share owners in proportion to the interest of each, whose shares existed by the continuance of the lives with which they were made commensurate, on the first day of that year.

ART. 7.

The dividends shall be paid at the office of the company in Washington, to the owners of the shares in person, to their power of attorney, or to their written order; but before any dividend shall be paid, satisfaction must be afforded to the directors, for the time being, that the person, on whose life the shares in question depend, was living on the first day of January in that year.

ART 8.

In cases where the dividends are not claimed for six months after the same shall become due, and there is reason to doubt whether the person on whose life the shares depend on which such dividends arise, continues to survive, the directors shall invest such dividends in stock of the United States, as if the same belonged to the capital of the company: but if the same shall thereafter be rightfully claimed, payment shall be made therefor, out of any funds of the company, not invested in stock.

ART. 9.

The shares shall be transferable, and all transfers shall be made on the books of the company, by the owners in person, or by power of attorney, according to the form used for transferring stock of the United States. But in cases where certificates have been issued by the directors to the owner of the shares, such certificate must be returned, and cancelled, before a transfer of the shares expressed therein shall be made.

ART 10.

Every record of a transfer of shares; and every certificate issued for shares, shall designate the lives on which such shares depend.

ART. 11.

No change can be made of the person or persons on whose life or lives the shares shall depend. The life first nominated must forever remain the life on which the existence of the shares shall depend.

ART. 12.

The directors shall cause proper books to be kept of all their proceedings, accessible at all times to the stock-holders; and shall particularly cause to be carefully recorded, the nomination of the lives on which the shares depend—and also the deaths of such persons when the same shall be clearly ascertained: and may transfer from time to time, the active duties of their trust, to one of their own body, or to any other agent, and may make to such agent, a reasonable compensation for his services; but the directors themselves shall receive no compensation, unless it be in the case of a director who may be the agent as aforesaid.

ART. 13.

On the the first Monday in January in the year 1825, the Washington Tontine Company shall be dissolved—and the whole stock of the company in whatever consisting, shall thereupon be divided amongst all the owners of the then existing shares, and in proportion to the number held by each.

We the subscribers approving of the plan of the Washington Tontine, and agreeing to each and to the whole of the 13 preceding articles, do each of us agree to become members thereof, for the number of shares annexed to our respective names.

Oct. 10—3tp&wtf.

TO RENT,

A THREE STORY BRICK HOUSE in the city of Washington, situate on that beautiful ridge north east of the Seven Buildings, on I street, Lot No. 3, square 106, Under said house is a good dry cellar, on the back of the lot is a stable, and near the premises a pump of most excellent water.

Possession given immediately. Enquire of John Little at the Treasury Department or of the subscriber, at Doctor John Beatty's Water street George Town.

Also to rent the House occupied by John P. Van Ness.

ABSALOM JOY.

October 10—tf

NOTICE.

This is to give notice, that the subscriber of the city of Washington hath obtained from the Orphan's Court of Washington county, in the district of Columbia, letters of administration on the personal estate of *Francis M'Clure*, late of the said city of Washington, deceased; all persons having claims against the said deceased, are hereby warned to exhibit the same, with the vouchers thereof, to the subscriber, at or before the fifteenth day of April next, they may otherwise by law be excluded from all benefit of the said estate. Given under my hand, this ninth day of October, 1804.

ORLANDO COOK.

District of Columbia, Washington county, to wit:

On the petition of Mary Duffee, an insolvent debtor confined in the prison of Washington county for debt, it is ordered that notice be given to the creditors of the said Mary Duffee; that on the 15th day of October inst. at 10 o'clock, A. M. at the court room in the Capitol, the oath of an insolvent debtor will be administered to the said Mary Duffee; and a trustee appointed agreeably to the act for the relief of insolvent debtors within the district of Columbia, unless sufficient cause be then and there shewn to the contrary. It is also ordered that this notice be published in the the National Intelligencer three times prior to said day.

By order of the hon. W. Cranch one of the assistant judges of the Circuit court of the district of Columbia.

URIAH FORREST, Clk.

Oct 10—3t.

FOR SALE,

TEN ACRES OF LAND,

Upon the upper road to Alexandria, with a commodious dwelling house, and out houses; within one mile from the bridge over the Eastern Branch, the whole is under a post and rail fence. If the purchaser should wish more land, he can be accommodated with an adjoining tract of 25 or 30 acres. Further description is thought unnecessary as any person desirous of purchase will doubtless view the premises. For terms apply to HUGH DINSLEY, City of Washington, or M. NEWMAN, on the premises.

Oct. 10—3t.

REMOVAL.

The subscriber has removed his store to the house formerly occupied by Mrs. Pic, (a few doors above the Union Tavern) where he has just opened a considerable part of his fall goods, consisting of coarse woollens, and many other substantial and fancy articles,—Also by the Ship SALLY just arrived at Baltimore from Liverpool, a quantity of hardware and fine cutlery, ALL of which will be sold at a SMALL advance, for cash, by

ELISHA RIGGS.

TO RENT,

The dwelling part of the house, with nine rooms well finished to accommodate a family, any person keeping a good boarding house, would meet encouragement, for terms apply as above.

Georgetown, Oct. 10—ep2w.

BARLEY.

I will give one dollar per bushel for all good well cleaned barley delivered at my Brew House in Alexandria till the 1st of December 1804.

THOMAS CRUSE.

Oct. 10—1m.

Journey-men Shoemakers wanted,

TO whom constant employment will be given, and liberal wages. For further particulars, enquire at the store of

ALEX. M'CORMICK,
Capitol-Hill, Washington.
October 1st, 1804—tf

FOR SALE.

A Tract or parcel of land, containing one hundred thousand acres, surveyed in tracts of one thousand acres each, lying on the great Satilla and St. Mary's rivers in the counties of Wayne and Tallassee in the state of Georgia, distant about 40 miles from the town of St. Mary's and the sea. This land is an undivided moiety of two adjoining tracts containing each 100 000 acres, and is remarkable for its extensive forests of large and valuable yellow pine, and the luxuriant growth of natural grass, affording an inexhaustible range of pasturage for cattle. It is also favorable for the culture of cotton, and lies in a very healthy district of country. A great bargain may be had to a purchaser of the whole undivided moiety; for terms of sale apply to

JOHN BECKLEY.

City of Washington.

Sept. 12—tf.

TO BE RENTED

For one year from the 1st of Nov. next, the dwelling house lately occupied by Mrs. Williams as a boarding house, in New Jersey Avenue, on the Capitol Hill. It has ten good lodging rooms, with a fire place in each, besides a parlour and dining room, and is in every respect well calculated for a boarding house.

For terms apply to Doctor May, or to the subscriber,

W. CRANCH.

October 6, 1804—ep1Nov.

HAT MANUFACTURY.

The subscriber informs his customers and the public generally that he has discontinued business in the city of Washington, and has opened shop on Bridge street near the Union Tavern— he solicits the continuance of former customers, and hopes that all others who may chuse to call and purchase his manufacture will be amply suited, if neatness and goodness be requisites.

JOEL BROWN.

George Town, Feb. 17—tf

American Printed goods.

Calicoes, Shawls, Pocket Handkerchiefs, &c. manufactured by the subscribers near Baltimore, and sold at No. 13 Calvert street.

TO remove that distrust often felt respecting new undertakings, and so prejudicial to manufacturing attempts in America, they think it proper to observe, that nothing is wanting in the business to enable good artists to perform their work here as well as in Europe. That they have these artists; that two of the partners were bred to the business in a factory of the best repute carried on by their father, & long afterwards by themselves. They trust that while foreign goods are received without a question, an unreasonable suspicion will not prevent their countrymen from giving that trial to their goods, which only can prove their value. Besides a natural doubt, they know that certain interests, national as well as well as individual, will suggest objections to their undertaking. They have no diffidence in saying, that work of the like kind shall be as well executed here, as in other countries. The colors capable of being fixed, will be found as permanent; the cloths perhaps better substance, and the prices lower than of the imported cottons.

M'CULLOCH & LUNNUY,
Baltimore, No. 13 Calvert street.

Sept 17—tf

City of Washington, Sept. 28, 1804.

TAKEN this day from a person who calls himself John Clark Peacock, and who has been committed to jail for horse stealing, a SORREL HORSE with a blaze face and his off hind leg white, is about 14 1-2 hands high, and has been lately rowelled on both shoulders, also a bay blooded colt of 2 years old last spring, about 11 1-2 hands high and of a handsome shape.

CORN. CONINGHAM.

October 1, 1804.

N. B. The above described horse and colt are now in the keeping of Robert Sutton, of said city. The owners, if any, are required to come within ten days from this date, prove property, pay charges, and take them away—otherwise they will be sold to pay expences. 30t

Doctor MAGRUDER,

HAS for sale a few hogsheads 4th proof Jamaica spirits, linseed and lamp oil, spirits of turpentine, window glass, glaziers, diamons, glue, lamp black, white lead, Spanish brown, yellow ochre, chalk, Spanish whiting, Venetian red, red lead, verdigris, drop lake, flake white, patent yellow, rose and Dutch pink, kings yellow, Turkey umber, gold and silver leaf, painters and sweeping brushes, camels hair pencils, water colours in boxes, Spanish indigo, fig blue, arnott, red wood, alkanit, madder, logwood, turmiric, salt petre, alum, copperas, sweet oil, pearl barley, timothy and clover seed, tamarinds, castor oil, marble mortars, spring trusses, ginger, cinnamond, cloves, mace, Chings worm destroying lozenges, an assortment of paper hangings, playing cards, copy slips, ink powder, English Latin, Greek and French school books, large family bibles, and his usual complete assortment of drugs and medicine, patent medicine, surgeons instruments, &c.

George Town, July 20—tf

FOR SALE.

The following

City Lots,

ON A LIBERAL TIME,

Upon SECURITY, viz.

LOTS—3, 4, 5, 6, 7, 8, and 9, in square No. 919.—Lots 1, 2, 7, 8, 9, 10, 15, & 16, in sq. No. 938. Lots 3, 4, 5, 6, 7, 13, 14, 15, & 16, in sq. No 986. Lots 11, 12, 13, 14, 15, 16, 17, 18 & 19, in square No. 1042. Lots 5, 6, 7, 8, 9, 10, 11, 12 & 13, in square No. 1066.

Apply to CHARLES MINIFIE,
Washington City, or to
RICHARD C. JONES,
at Philadelphia.

Washington, August 3—tf.

N.B. C. M. hath sundry other lots for sale or ground rent (on easy terms to improvers,) and in eligible situations.

Washington Jockey Club RACES.

ON Tuesday, November 13th, 1804 will be run for over the Washington Course, a JOCKEY CLUB PURSE, the four mile heats, free for any horse, mare or gelding, agreeably to the rules of the Club—carrying weight as follows: an aged horse, 126—six years old, 120—five years old, 112—four years old, 100 and three years old, 86 pounds Also, a Match, the two mile heats for 1000 dollars.

WEDNESDAY.

A Jockey Club Purse, the three mile heats, free as aforesaid, the winning horse of the preceding day excepted. And a sweepstake in the evening.

THURSDAY

An elegant Fifty guinea Silver Cup—eight subscribers

And a handsome City and Town Purse, free as aforesaid, the winning horses of the preceding days excepted.

The members of the Club are requested to be punctual in meeting at the club room on the evening preceding the races, in order to make proper arrangements for the same, and those who cannot attend will please to forward their dues to the subscriber.

C. M'LAUGHLIN,
Secretary and Treasurer, W. J. C.

N. B. The amount of the purses cannot at this time be ascertained: as they are in part to be raised from tolls at the gates and the rent of booths C. M'L.

October 3—t13N

Bank of Columbia.

THE Board of Directors having declared a Dividend for the half year, ending this day, at the rate of 8 per cent. per annum, the same will be paid to the Stockholders or their representatives.

WM. WHANN, Cash'r.

September 21, 1804—4w