

thod of increasing the Quit-rent, in Proportion to the Quantities of Land granted above 300 Acres, all Monopolies of large Tracts must be absolutely secured from the rapacious Hands of Engrossers; because they cannot possibly make a Profit by keeping uncultivated Lands, at the certain annual Expence of an high Quit-rent.

Among other Institutions it will be necessary to set apart many Plats of Land for Cities or Towns, in dry and healthful Situations, where there is Plenty of good fresh Water, and Harbours or Rivers convenient for Trade or Fisheries. In such Places every Inhabitant may be entitled to an Allotment in Fee Simple, without Quit-rent, who will build a substantial Brick or Stone House of moderate Dimensions after 7 Years Possession. But in the Establishment of Towns, particularly of the Metropolis, and of those upon the Boundaries, exact Care also must be taken to appoint such Situations as may be capable by Nature of good Fortifications. And in these it is very easy to conform to all the Rules of Proportion, Convenience, Health and Beauty. Of all these perhaps *Philadelphia* is the most perfect Model, as it was contrived by its wise Founder upon the Plan of *Babylon*.