Survey Archives—the good, the bad and the ugly!

Surveyors are many things—measurers, investigators, analysts, and sometimes arbitrators. But how about our role as archivists? We're inundated with data, and records of what has been done previously by the firm are either a blessing or a curse, depending on what was done and whether we know about it or not. Peak behind the scenes at one ancient surveying firm to learn how it decided to manage its legacy data and at the same time allow selective access to other firms needing input for their projects. This session will explore solutions to the problem that all of us have: managing data to preserve and protect the files we create and maintain, with a goal toward maximizing the value of our archives. At the same time we'll explore the resources offered by one such archive.

Joel M. Leininger
S.J. Martenet & Co., Inc.
The Problem: large (perhaps massive) amounts of “unstructured” data. Lesser amounts of structured data, most of which is digital.

Storage space

Indexing

Risks: Fire, flood

The insurance coverage confusion

File format issues

Transitions

Long term solution requires the commitment of top management
Some SJM archive stats (as of 09/2017)

Number of images: 1,655,495  
Size of archive: Just under a terabyte

Geographic breakdown of records (not images, complete files)

Baltimore City 42,000  
Baltimore County 7,685  
Howard County 3,380  
Anne Arundel County 1,401  
Other Counties 1,236

Raw Number of Geographic References: 127,891  
Thousands of records have yet to be geographically indexed

Railroad Valuation Maps 448

Number of Pages of Baltimore City Ordinances 89,786

Other Miscellany:

Records of the City Commissioners (1729-1817)  
“Public Corporations of Baltimore City”  
11 Volumes of Baltimore and Maryland histories  
Various other volumes on Maryland land and titles

Access Options

Technical data:

The SJM archive website is written in PHP and Javascript and uses database backends of MySQL (mariaDB) and PostgreSQL (PostGIS). It is served by Apache running on Linux servers. (This popular configuration is known as the “LAMP stack.”) The site consists of approximately 10,000 lines of code. Approximately 40% of the code concerns management tasks; the remaining 60% is devoted to client-facing pages.

Geographic indexing of the records was started in 1992 and was substantially completed in 2006. The website went active internally in 2001 and was shared online beginning in 2004. Enhancements have been made continually since.
Council of Baltimore, approved June 11, 1896, on additional streets in the city of Baltimore, and to amend section 5 of said ordinance, so as to provide that nothing contained in the terms and provisions of said ordinance shall be taken, interpreted or construed to authorize or in any way empower the said Falls Road Electric Railway Company, or its assigns, to construct, erect or maintain poles or wires on north Charles street, Read and Calvert streets for the purpose of installing the overhead or trolley system."

**Grants from County Commissioners of Baltimore County.**


Order granting permission to lay single or double tracks on the north side of Belvidere avenue from the west side of Park Heights avenue to the east side of the old Pimlico road, a distance of 2100 feet; also single track on the east side of the old Pimlico road between north side of Belvidere avenue and a point 600 feet north of Rogers avenue, a distance of 3400 feet; also double track on the north side of Kelly avenue from its intersection with North avenue to a point on Kelly avenue distant about 1900 feet; also double track railway on the centre of North avenue between Kelly avenue and the Northern Central Railway tracks; also single track trestle over the Northern Central Railway tracks at North avenue.


Order modifying and changing permit of September 22, 1896. Also granting permission to use "T" rails on Belvidere avenue from the west side of Park Heights to the old Pimlico road.

Proceedings 1897-98, folio 127. June 14, 1898.

Order approving changes made in the grades of roads as per order of September 22, 1896.1

1 (In the matter of the Falls Road Electric Railway Company, now consolidated with and known as the Baltimore and Northern Electric Railway Company.)

PIKESVILLE, REISTERSTOWN AND EMORY GROVE RAILROAD COMPANY.

**Certificates of Incorporation.**

Formed to operate a line of passenger railway, not exceeding 12 miles in length, from Pikesville to said county, near the present terminus of the tracks of the Pimlico and Pikesville Railroad Company on the Reisterstown turnpike road through Reisterstown to the Dover road and thence on said road to the east side of the Western Maryland Railroad tracks at Glyndor; thence along said tracks in a southerly direction to Reisterstown avenue; thence on said avenue to Central avenue; thence on Central avenue to Dover road; thence on Dover road to Waugh avenue and thence on Waugh avenue to Emory Grove camp ground, the northern terminus of said road, or by such route or routes between said terminal points as may be hereafter determined. The capital stock of said railway corporation shall be $250,000, divided into 2,500 shares of $100 each, par value.

Certificate of incorporation is dated December 20, 1893, and is recorded in Liber L. M. R., No. 3, folio 149, in the corporation records of Baltimore county.

**Grants from County Commissioners of Baltimore County.**


Order granting permission to said railroad company to lay down its tracks and construct its railway on the county roads of Baltimore county from the terminus of the Pimlico and Pikesville Railroad to Emory Grove camp as set out in its certificate of incorporation under the conditions, restrictions, limitations, provisions, reservations, etc., set out in said order.

Proceedings 1899-00, folio 324. September 19, 1894.

Order modifying order of January 31, 1894, in relation to laying of tracks by said company on Dover road in Reisterstown.


Order modifying order locating tracks of said road on Dover road, etc.
### Private Grants, Baltimore County Records

#### Baltimore and Northern Electric Railway Company—Continued.

<table>
<thead>
<tr>
<th>Location or Nature of Grant</th>
<th>Grantee</th>
<th>Instrument</th>
<th>Date of Record</th>
<th>Recorded in Liber</th>
</tr>
</thead>
<tbody>
<tr>
<td>To secure $1,000,000 of bonds</td>
<td>*Maryland Trust Company, trustee</td>
<td>Mortgage to</td>
<td>Nov. 8, 1867</td>
<td>L. M. B. No. 201, fol. 487</td>
</tr>
<tr>
<td>As to mortgage in Liber L. M. B. No. 201, fol. 487</td>
<td>*Maryland Trust Company, trustee</td>
<td>Release</td>
<td>Nov. 12, 1867</td>
<td>L. M. B. No. 201, fol. 606</td>
</tr>
<tr>
<td>As to mortgage in Liber L. M. B. No. 201, fol. 494</td>
<td>*Maryland Trust Company, trustee</td>
<td>Mortgage to</td>
<td>Nov. 12, 1867</td>
<td>L. M. B. No. 201, fol. 506</td>
</tr>
<tr>
<td>As to mortgage in Liber L. M. B. No. 201, fol. 421</td>
<td>*Maryland Trust Company, trustee</td>
<td>Release</td>
<td>Nov. 23, 1867</td>
<td>L. M. B. No. 201, fol. 885</td>
</tr>
<tr>
<td>Alt. George W.</td>
<td>Deed</td>
<td>Feb. 1, 1868</td>
<td>N. R. M. No. 229, fol. 440</td>
<td></td>
</tr>
<tr>
<td>Doehl, Alexander Y., et al.</td>
<td>Deed</td>
<td>Apr. 6, 1868</td>
<td>N. R. M. No. 231, fol. 228</td>
<td></td>
</tr>
<tr>
<td>All its corporate property, rights, franchises, etc.</td>
<td>Deed</td>
<td>Mar. 18, 1869</td>
<td>N. R. M. No. 237, fol. 82</td>
<td></td>
</tr>
<tr>
<td>As to mortgage in Liber L. M. B. No. 201, fol. 806, etc.</td>
<td>Maryland Trust Company, trustee</td>
<td>Release</td>
<td>Nov. 9, 1869</td>
<td>W. F. C. No. 272, fol. 443</td>
</tr>
</tbody>
</table>

### Baltimore and Ohio Railroad Company.

<table>
<thead>
<tr>
<th>Location or Nature of Grant</th>
<th>Grantee</th>
<th>Instrument</th>
<th>Date of Record</th>
<th>Recorded in Liber</th>
</tr>
</thead>
<tbody>
<tr>
<td>To secure $700,000 of bonds</td>
<td>*Harrison, William, trustee</td>
<td>Mortgage to</td>
<td>May 13, 1863</td>
<td>H. M. F. No. 2, fol. 439</td>
</tr>
<tr>
<td>To secure $2,500,000 of bonds</td>
<td>*Harrison, William, trustee</td>
<td>Mortgage to</td>
<td>May 19, 1863</td>
<td>H. M. F. No. 2, fol. 641</td>
</tr>
<tr>
<td>To secure $2,000,000 loan by city</td>
<td>*Mayer and City Council of Baltimore</td>
<td>Mortgage to</td>
<td>Feb. 22, 1863</td>
<td>H. M. F. No. 2, fol. 340</td>
</tr>
<tr>
<td>Right of way.</td>
<td>Sheppard, William A. and Grant</td>
<td>Mortgage to</td>
<td>Dec. 5, 1863</td>
<td>E. H. A. No. 61, fol. 664</td>
</tr>
<tr>
<td>½ a. on R. &amp; O. R. R. unlocated</td>
<td>Foley, Daniel J., trustee, etc.</td>
<td>Deed</td>
<td>June 2, 1866</td>
<td>E. H. A. No. 58, fol. 611</td>
</tr>
<tr>
<td>½ a. on R. &amp; O. R. R. unlocated</td>
<td>Foley, Daniel J., trustee, etc.</td>
<td>Deed</td>
<td>June 2, 1866</td>
<td>E. H. A. No. 58, fol. 813</td>
</tr>
<tr>
<td>To secure $250,000, ($400,000 of bonds)</td>
<td>*Garret, John W., etc.</td>
<td>Mortgage to</td>
<td>Feb. 31, 1870</td>
<td>E. H. A. No. 66, fol. 156</td>
</tr>
<tr>
<td>To secure $50,000,000 of bonds (10,000,000 of bonds)</td>
<td>*Garret, John W., etc.</td>
<td>Mortgage to</td>
<td>May 24, 1872</td>
<td>E. H. A. No. 66, fol. 1</td>
</tr>
</tbody>
</table>

**Party grantees, named in instrument.**

Boundary research is a daunting task, made so by the innumerable activities of past surveyors, attorneys and landowners, and complicated by the fact that many of those activities were not required to be documented. The boundary surveyor is left to hunt for clues to past actions, with no assurance that the correct data will ever be found. All in all, an uncomfortable experience.

We at Martenet have been in your shoes. All of the current Martenet partners have worked elsewhere, and have been in that head-scratching boat. So we know how useful it is to have a comprehensive source of information documenting those past activities. When we got here and saw what had been maintained by the firm over the years, and how many blanks the information filled in, we knew that the data was priceless. Boundary retracement ceased being a “hope for the best” experience. And our evidence-driven positional uncertainty shrunk from tenths of a foot to hundredths of a foot—and sometimes less!

Other survey archives across the country are online, but none quite like this one. Where the others post finished plats, our goal here is a complete, unabridged record of every aspect of every survey, from correspondence to field notes to analytical worksheets to finished plats. Every scrap of paper in the files will be available. At the same time, the data is organized and displayed so that one can quickly focus on the relevant papers and not get bogged down in minutia. There is nothing else like it anywhere. We believe that the most accurate retracement is fostered by unfettered access to the original survey records, and www.martenet.com is as close as it gets. We trust you will agree with us once
you have had the opportunity to use the data we have posted online. Our sole aim is to make retracement a more reliable experience for everyone.

This guide explains our research website so you can find what you are looking for as quickly as possible, and at the same time have confidence that you have considered all there is to consider.

Preliminaries

Let's get a couple things out of the way: First, although we believe the data in our system to be reliable, we can make no guarantees or warranties about it. You, as the retracement surveyor, are expected to weigh the information found here in light of whatever other evidence you have and come to a conclusion you can stand behind. Which brings us to our second point: Your boundary determination is just that: yours. Hopefully, it will have been informed and enhanced by the data we supply. There can be no correct boundary retracement without having the correct supporting evidence. But at the end of the day, you must stand behind your decisions, not us.

Finally, we think your decisions are important. Your observations on the ground are the most up-to-date available and can document conditions (and decisions) at the time of your survey for future generations of surveyors. All retracement surveyors are in a great continuum of retracing the parcel fabric. Just as you were very interested in what previous surveyors had done, someone sometime in the future is going to be very interested in what you did. That's why we require a copy of your results as a consequence of using the archive. The mindset of hoarding one's work, writ large, got us surveyors into the fix that we were in: very little available data upon which to base decisions.

This topic is not an afterthought for us; we believe this to be so important that if over 120 days have lapsed since we granted access on an earlier project, we will deny future access to the site until the earlier data is received.

Relax.

One last thing: we don't pore over what you did and critique it, for two reasons: the first is that it's not our job to police others' survey work; if you're willing to sign it, we're willing to file it. The second reason is we don't have the time. We have to index the work, update the databases and scan the data—all at our cost—as it is. But we do require that the data you return actually be usable to a future surveyor, not something meaningless without more of your internal file, a plat with no
monuments, traverse data or coordinates for example. If another surveyor cannot reproduce your work from what you return to us, it's of no value to them, and we probably will not accept it without additional material from your files. We don't expect your entire file (although we supply ours), just enough to follow in your footsteps.

Enough said on all that.

The Timeline

One of the most important things to remember is not to wait in getting our data. Ideally, our site should be searched at the same time a deed mosaic is being started—and before any crews visit the site. This will save you time and money. It is possible that our data will make preparing the mosaic easier or save on title research time. Sending crews on-site prior to having our data risks having to make another trip to locate the evidence mentioned in the papers.

Note: The first couple of times it pays to go over the data with the crew chief so that he interprets the papers correctly. See Martenet Packets Guide on the site.

As with all bodies of evidence, our data is in part a reflection of the geography it covers and in part a reflection of the people making the notes. Familiarity with both will result in better retracements. For instance, we have found that older masonry often has decorative work near the base of building corners, resulting in multiple candidates for “the corner.” It is useful to take pictures of the corners when this occurs because, unfortunately, many times our data does not mention the existence of multiple corners, and one must guess at which corner is intended. Another thing: resist the temptation to use prism-pole locations instead of “plumb-bob prism” locations. Prism poles introduce error that will almost guarantee your results won't match our data as well as it could. Hold the small prisms right on the building corner (or other shot) and enjoy the results. You'll be glad you did.
The Graphical Portal

Our graphical archives portal provides an easy way to see how much data we have in a particular area. Clicking on the “Archives” tab off our main website page will open up The New Martenet Atlas, which is an active grid superimposed over one of several base maps. In most places the grid corresponds to the grids on state tax maps—3,000 feet by 3,000 feet, using the original definition tied to NAD27 coordinates. Montgomery and Prince George’s Counties have abandoned the original scheme in favor of more densified maps, but we have elected to use the original definition across those counties as well. Baltimore City has always used a block system for its tax maps, and we have incorporated that system here, but beware, there are many cases where our blocks do not match the City’s. Always refer to our blocks when requesting access to our system. You can pan around by holding down your left mouse button and dragging across the map, and you can zoom in or out using the scroll wheel or using the navigation bar in the left part of the map.
If you have a particular address of interest, enter it into the address bar at the bottom of the map. The map will instantly update to the new location. If the wrong locality displays, add the city or other area to what you enter. Prominent features are also supported: “Catonsville,” “Security Square Mall,” “Harford Rd & Taylor Ave” are all valid queries. Both the center of the map and the zoom level will change to display the area queried. If the search engine returns what is known as a "rooftop" value (more precise, in their eyes), a marker is placed at the exact location.

As you move the mouse around the map, real-time coordinates in five different coordinate systems will display. This can be useful for orientation purposes or to find a location given only the coordinates. Checking the box next to any of the entries will cause that system to display blue values, useful for ensuring that your eye focuses on the right system.

In the upper right corner of the map is a which allows you to switch the base map from Google maps (the default) to several other possibilities.

Currently we offer five different base maps and one or more overlays. Google Hybrid is a satellite image with roads and other features labeled. Google Satellite is the image without those labels. Google Terrain displays relief, but will not allow zooming in as far as other options. OpenStreetMap is a map “wiki” project that in some areas has detail far exceeding anything else on the market, and in many areas has detail absent in other maps – electric transmission lines, for example. Google maps seems to be in the process of adding parcel lines to its map. The SJM Index is the grid corresponding to our geographic indexes. It can be turned off here, but that will also turn off any querying of those indexes. The Markers layer contains any markers generated as a result of an address search described above. Other areas of the site have layers that are not available unless you are logged into the site.

The log-in button giving access to the restricted part of our site is located in the upper right corner of this screen.
Single-clicking on any location on the map will produce a pop-up window listing the number of records available and, if we have any available, information on the cost and method of accessing the site. Refer to the on-screen help if you run into problems.

Our Tiers of Access

We offer in-depth access to our archive in two tiers.

Instances

The first tier is what we term an *Instance*. An Instance comprises a certain user, granted access to records concerning a certain geographic area, for a certain time. They are created each time you contact us requesting records for a given area, and are numbered sequentially. After creating an account on our system with a user name and encrypted password, we will assign Instance No. 1 to you and link the tax maps/grids (or blocks in Baltimore City) to it.

You will then be able to log into the system and examine or download our information concerning those areas. You may re-log into the system using that same Instance number until it expires (generally a week). While in an active Instance, you have complete access to everything digital we have for that area. You see on your machine what we see in-house on our machines. We do not monitor what you download, and we do not restrict any material. And we will send you a bill for the Instance—a flat charge, unrelated to how much or how little you download. The next time you require records for a different area, we will create your Instance No. 2 and the process will repeat. Your user name and password remain unchanged.
Subscriptions

However, some users complained that buying Instances without knowing what kind of data we had was akin to shooting in the dark; we agree. But since one of the major costs of developing our system was the geographic indexing of the tens of thousands of surveys we possess, we were reluctant to abandon that investment. So we struck a middle chord: we now offer subscriptions that allow only limited access to the detailed surveys, but unlimited searches. Thus, one can list the data in a particular area and make an informed decision whether to buy an Instance. Additionally, subscribers have unlimited access to some of the other valuable research resources on our site, such as the McCreary street index and the ancient survey records. And we discount any Instances purchased while having an active subscription.

Subscriptions run for minimum terms of three months, payable in advance.

The site itself

www.martenet.com is divided into a number of sections, roughly divided into two main categories: public access and restricted access. We are focusing on the restricted access area of the site in this guide. This category is itself divided into three parts: The explanatory writings, the Instance Dashboard and the Archives Gateway.

Explanatory Writings

The explanatory writings are found in the left sidebar and contain the Upload Status, this guide, the Packets guide and the Frequently Asked Questions. We suggest you read that material as it will give you a good idea of what's on the site, what's coming, and how to make the best use of it. Any mass of information this size is going to have some complexity, and our attempts to explain it are found here. Moreover, the Upload Status page changes frequently as additional archives are uploaded. Both this guide and the Packets guide may also change over time, and the current on-line edition is noted in the link. We recommend reading the latest editions of each as they will contain information not found in earlier editions.
Instance Dashboard

The Instance Dashboard focuses on ease of use, but sometimes at the expense of flexibility. It allows you direct access to the locations covered by your Instance—and little else. Clicking on any of the “Current Search Areas” will list all the records associated with that area. The rest of our holdings are found behind the link “Continue on to Archives Gateway.”

**Instance (#1) for Martin Chuzzlewit**

**General Location:**
Quad Avenue, east of North Point Road

**Current Search Areas:**

**BA 96/4**

**Continue on to Archives Gateway**

We recommend reading the Guide to Martenet Packets. This new guide explains what is in packets, how to use them most effectively, and how to interpret what they contain. It’s "Packets 101" and contains essential information for using Martenet data.

And watch this space for further aids to retracement using our data.

Thanks for your business.

**Note:** Your data is important. Part of our agreement requires you to return a copy of your finished results to us so we can include them in the archive. This benefits the entire surveying community by memorializing your work. Below are listed any instances awaiting a return.

Jan 25, 2010 Quad Avenue, east of North Point Road

The dashboard lists instances where the return of data is still outstanding, color coded by age, as a reminder to you. Also on this dashboard will be found messages or alerts of which we would like you to be aware.
The Archives Gateway

The Search link at the top of the left sidebar is a direct link to the Archives Gateway, and is present at all times. The Archives Gateway lists the entirety of what we have, arranged by topic. The various record groups are explained in the Frequently Asked Questions, so we won't go over that here. Also on this page is...
geographic search functionality. Despite the focus of your Instance, you can search our holdings for any geographic area. There are no limitations on that search. However, the records themselves will not display unless they pertain to the area covered by your Instance. This is useful, for example, in deciding whether to get another Instance covering a second area. You may have multiple Instances active at once.

You will find here listings of other material in our holdings, such as our 19th century wall maps, railroad valuation maps, city and state archive records, etc. This is the “main street” of the site; everything branches out from this menu.

Hovering your mouse over any of the entries will pop up a description of what is inside.

<table>
<thead>
<tr>
<th>Martenet Records</th>
<th>Other Firms</th>
</tr>
</thead>
<tbody>
<tr>
<td>Survey Records</td>
<td>Bouldin Family</td>
</tr>
<tr>
<td>Fieldbooks</td>
<td>E.V. Coonan &amp; Company</td>
</tr>
<tr>
<td>Estate Files</td>
<td>Sutton, Britcher and Associates</td>
</tr>
<tr>
<td>Wall Maps and Atlases</td>
<td>Purdum &amp; Jeschke</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Other Records</th>
</tr>
</thead>
<tbody>
<tr>
<td>Original Baltimore City Plats</td>
</tr>
<tr>
<td>Baltimore City Annex Plats</td>
</tr>
<tr>
<td>Miscellaneous Maps and Plats</td>
</tr>
<tr>
<td>Reference Materials</td>
</tr>
</tbody>
</table>

Here are the Railroad Valuation Maps for the region produced by most railroads beginning in 1919. We do not have a complete set, but we likely have more in one place than anyone else in Maryland save the National Archives in Silver Spring (which has them all!). Also here are Port Wardens’ Line plats, Pierhead and Bulkhead Plats for the Baltimore Harbor, etc.

<table>
<thead>
<tr>
<th>Records from Maryland State Archives</th>
</tr>
</thead>
<tbody>
<tr>
<td>Records from Baltimore City Archives</td>
</tr>
</tbody>
</table>
The Search Results Page

All successful queries of the system will result in a “search results” page listing the relevant records. In general, they will be sorted by series, then by serial number. On the left side of each record listing under the heading “Record No.” is a link to the actual data page.

<table>
<thead>
<tr>
<th>Record No.</th>
<th>Location</th>
<th>Legacy Reference</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>00-60</td>
<td>Map.</td>
<td>BLD 125(PART)</td>
<td>Plat of Stansbury’s Land (1865)</td>
</tr>
<tr>
<td>04-50614</td>
<td>X1 09/01/1899</td>
<td>PHILADELPHIA RD SS, &amp; B&amp;ORR NS, W OF ROSEDALE, E OF MOORES RUN</td>
<td></td>
</tr>
<tr>
<td>04-51176</td>
<td>X1 12/12/1935</td>
<td>PHILADELPHIA RD NEW LOCATION, W OF ROSEDALE, B&amp;ORR</td>
<td></td>
</tr>
<tr>
<td>04-51325</td>
<td>X1 09/22/1942</td>
<td>ROSEDALE AV WS, N OF GILMOR AV</td>
<td></td>
</tr>
<tr>
<td>04-51818</td>
<td>X1 11/09/1971</td>
<td>PULASKI HWY NWS, SW OF ROSEDALE AV</td>
<td></td>
</tr>
<tr>
<td>04-51855</td>
<td>X1 11/23/1973</td>
<td>PULASKI HWY SES, NE OF SIXTY-EIGHTH ST</td>
<td></td>
</tr>
<tr>
<td>04-51893</td>
<td>X1 08/25/1977</td>
<td>QUAD AV NS, E OF CITY LN</td>
<td></td>
</tr>
<tr>
<td>04-63958</td>
<td>MD 12/10/1998</td>
<td>PHILADELPHIA RD, BALTIMORE CITY TO HAVRE DE GRACE, OPINION ON WIDTH, UN-SIGNED</td>
<td></td>
</tr>
<tr>
<td>04-66967</td>
<td>Map. CAN 11/04/1932</td>
<td>NEW CANTON ATLAS - SURVEYS AND CALCULATIONS</td>
<td></td>
</tr>
<tr>
<td>04-67003</td>
<td>CAN 1872-36/37</td>
<td>CANTON ATLAS, SHEETS 36/37</td>
<td></td>
</tr>
<tr>
<td>04-67063</td>
<td>Map. CAN 1932-37W</td>
<td>CANTON ATLAS, SHEET 37W</td>
<td></td>
</tr>
<tr>
<td>08-75249</td>
<td>Map. SJM 9046</td>
<td>QUAD AVENUE - CAROLINA FREIGHT</td>
<td></td>
</tr>
<tr>
<td>10-70946</td>
<td>Map. EVC 444</td>
<td>PHILADELPHIA RD SES, TO BACK RIVER (STANSBURY LAND)</td>
<td></td>
</tr>
<tr>
<td>10-71047</td>
<td>Map. EVC 545</td>
<td>PHILADELPHIA RD &amp; B&amp;O RR AT ROSEDALE, N OF BACK RIVER, W OF CLAY BANK CR</td>
<td></td>
</tr>
<tr>
<td>10-71286</td>
<td>Map. EVC 784</td>
<td>BALTIMORE COUNTY FIFTEENTH DISTRICT, MANUSCRIPT PROPERTY MAPS</td>
<td></td>
</tr>
<tr>
<td>10-71561</td>
<td>Map. EVC 1059</td>
<td>HERRING RUN NS, B&amp;O RR SES, W OF MOORES RUN</td>
<td></td>
</tr>
<tr>
<td>10-71936</td>
<td>Map. EVC 1434</td>
<td>OLD PHILADELPHIA RD SS, CHESA CO AV BOTH SIDES, BACK RIVER NS (CHESA CO PARK)</td>
<td></td>
</tr>
<tr>
<td>11-90213</td>
<td>Map. P&amp;J D-198</td>
<td>PULASKI HIGHWAY - E. LEHNERT &amp; SONS</td>
<td></td>
</tr>
<tr>
<td>11-98069</td>
<td>Map. P&amp;J N-2184</td>
<td>PULASKI HWY - MCCALL-BOYKIN TRUCK, INC</td>
<td></td>
</tr>
<tr>
<td>13-364</td>
<td>Map. V 10/1/25</td>
<td>BALTIMORE AND OHIO RAILROAD COMPANY - PHILADELPHIA BRANCH - VALUATION MAP</td>
<td></td>
</tr>
<tr>
<td>17-72</td>
<td>Map. BLD 72</td>
<td>Stansbury Inheritance, Gays Enlargement, A. E. Warner Property, William Litzinger</td>
<td></td>
</tr>
<tr>
<td>17-125</td>
<td>Map. BLD 125</td>
<td>Stansbury’s Lands, Back River Neck as divided by Commrs April 29 1814</td>
<td></td>
</tr>
<tr>
<td>19-7074</td>
<td>Map. SCL 7/74</td>
<td>WM. F. GILES VS AMOS B. SHOW</td>
<td></td>
</tr>
</tbody>
</table>

Clicking on any one of those links will take you to the Element Retrieval page (provided the geographic indexing of that record matches the geographic area of your Instance. If not, an error message will be generated, “Sorry, your current access privileges do not extend to this record.”)

In this example, records from seven series apply to the area in question. Series 0 is a “pseudo” series which aggregates and indexes parts of other series applicable to a specific location. (See the site FAQ for a more in-depth explanation.) Series 4 generally is Martenet “packets” —containing our main archive and also contributions from other surveyors using our data. Series 10
Surveyor's Guide to Online Martenet Research  www.martenet.com

comprises E.V. Coonan & Co data; series 11 is Purdum and Jeschke records; series 13 is Miscellaneous Plats (the bulk of which are railroad valuation maps, like the one listed here); series 17 are records of the Bouldin family and series 19 are “Annex plats,” subdivision plats in the Baltimore County area later absorbed by Baltimore City. As you can see, we have made location king in the archive: know where you are interested, and everything we have will only be a click away.

Each listing is also accompanied with a “Map” button. Clicking on this button will open the map and highlight those grids or blocks to which the record pertains.

Sometimes it is useful to know how much land area is included in one index location. The button “Map This Location” at the top of the listing will display the entirety of the location. This is especially useful in the “outer city” blocks where indexing blocks sometimes comprise many physical blocks, as in the example below:
The Various Collections

Keep in mind that our digital archive is composed of data from a number of different sources, including firms that once competed with one another. Thus, overlaps in the material are to be expected. Disagreements between various records are also to be expected. We generally resolve disagreements on a case by case basis using the following rules of thumb:

1. Original surveys (surveys creating the lines in question) trump all others, no matter who was doing the surveying.
2. Surveys with the most supporting data are honored next, as long as we can identify the boundary decisions made and agree with them.
3. In the case of a toss-up between competing surveys, we hold the Martenet work. Why? On average it was far more precise than anyone else's work, and we say that as observers, not as participants. (We are speaking here of pre-1970 work.) We have had occasion to retrace electronically more ancient Martenet work than anyone else, and we have been continually amazed at the precision achieved by our distant predecessors. Additionally, the Martenet work had the benefit of access to the historical archive, and our presumption is that the surveyors involved incorporated that data into it.

Remember, after the dust settles, you must stand behind your decisions. But our experience has been that following the rules of thumb above places one in a very strong position in the case of a dispute with another surveyor. Ignore them at your risk.

The General Organization of the Archive

We touched on our Series' earlier. A series is a collection of similar records, such as Sutton-Britcher files (series 9) or Martenet packets (series 4). Each series contains things we've called elements, which are our primary archival unit. Each element can contain many images (or pages), and can have folders within to organize pages of similar material. Elements will have a description, a Retrieval Number, which has the format “Series No - Serial No,” perhaps a client name, perhaps a Legacy Reference, perhaps field note references, and (hopefully) geographic references. Additionally, the element may have references to other elements used or consulted in its preparation (cross references, in other words), and, occasionally,
comments from us about the record—links to other relevant sites, appellate court decisions involved with the survey, etc. Elements are displayed on the Element Retrieval Page, which consists of a header section, subfolders, images (if scanned), and an area to generate pdfs of the material.

The Organization of the Martenet-generated Data

Unlike all of the other collections, the Martenet-generated data is spread across four series: 3 through 6. Series 3 is comprised of 19th-century maps and atlases, and so is not of much day-to-day interest to retracement surveyors. We'll ignore that series here.

The other series are linked, in that parts of projects can be spread across them, and thus it is dangerous not to consider material from each when trying to retrace our work.

The links between the series are mostly contained within the series 4 element retrieval page, so it should be easy to identify related items.
Miscellaneous Maps and Plats

Sets of records not generated by the firm but useful in their own right are normally placed here (series 13). Included in this category are Railroad Valuation maps, FEMA Flood Insurance Rate Maps (both current and historic), state highway construction plans and other plats that do not fall within any larger category. All individual records are indexed geographically, as is the rest of the archive, but we felt that due to the volume of these records, some of these sets would benefit from additional organizational treatment. Clicking on the “Miscellaneous Maps and Plats” link off the Archives Gateway page brings up the following page:

### Railroad Valuation and Right of Way Maps

<table>
<thead>
<tr>
<th>Railroad Valuation and Right of Way Maps</th>
</tr>
</thead>
<tbody>
<tr>
<td>Baltimore &amp; Ohio Railroad Company</td>
</tr>
<tr>
<td>Western Maryland Railroad Company</td>
</tr>
<tr>
<td>Philadelphia Baltimore &amp; Washington Railroad Company</td>
</tr>
<tr>
<td>Washington, Baltimore &amp; Annapolis Railroad Company</td>
</tr>
<tr>
<td>Chesapeake &amp; Curtis Bay Railroad Company</td>
</tr>
<tr>
<td>Baltimore &amp; Sparrows Point Railroad Company</td>
</tr>
<tr>
<td>Baltimore Belt Railroad Company</td>
</tr>
<tr>
<td>Maryland &amp; Pennsylvania Railroad Company</td>
</tr>
<tr>
<td>Northern Central Railway Company</td>
</tr>
</tbody>
</table>

[Click here for State Highway Administration Construction Drawings]

### Miscellaneous Plats (50 records)

<table>
<thead>
<tr>
<th>Record No.</th>
<th>Vicinity</th>
<th>Legacy Reference</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-1</td>
<td>Map</td>
<td>1850?</td>
<td>Locust Point</td>
</tr>
<tr>
<td>13-2</td>
<td>Map</td>
<td>1885</td>
<td>Wall Map of Maryland, on canvas and folded in sections.</td>
</tr>
<tr>
<td>15-3</td>
<td>Map</td>
<td>1860</td>
<td>Martenet’s Map of Anne Arundel County</td>
</tr>
</tbody>
</table>
Clicking on any of the railroad links brings up a page listing (in valuation map number order) all valuation map images maintained by the firm. We have gone to some effort to obtain from the National Archives any copies of maps (within the Baltimore area) that we did not already have, and so the archive in its present state is fairly comprehensive. Here is a sample page:

<table>
<thead>
<tr>
<th>Record No.</th>
<th>Vicinity</th>
<th>Map No.</th>
<th>Title</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-360</td>
<td>Map</td>
<td>V-16.1/1</td>
<td>BALTIMORE BELT RAILROAD COMPANY - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-361</td>
<td>Map</td>
<td>V-16.1/2</td>
<td>BALTIMORE BELT RAILROAD COMPANY - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-362</td>
<td>Map</td>
<td>V-16.1/3</td>
<td>BALTIMORE BELT RAILROAD COMPANY - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-363</td>
<td>Map</td>
<td>V-16.1/4</td>
<td>BALTIMORE BELT RAILROAD COMPANY - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-255</td>
<td>Map</td>
<td>V-16.1S/3a</td>
<td>BALTIMORE BELT RAILROAD COMPANY - STATION MAP - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-300</td>
<td>Map</td>
<td>V-16.1S/3b</td>
<td>BALTIMORE BELT RAILROAD COMPANY - STATION MAP - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-309</td>
<td>Map</td>
<td>V-16.1S/4</td>
<td>BALTIMORE BELT RAILROAD COMPANY - STATION MAP - MAIN LINE - VALUATION MAP</td>
</tr>
<tr>
<td>13-304</td>
<td>Map</td>
<td>V-16.1S/5L2</td>
<td>BALTIMORE BELT RAILROAD COMPANY - SUPPLEMENTAL SHEET - LANDS - VALUATION MAP</td>
</tr>
<tr>
<td>13-305</td>
<td>Map</td>
<td>V-16.1S/5L3a</td>
<td>BALTIMORE BELT RAILROAD COMPANY - SUPPLEMENTAL SHEET - LANDS - VALUATION MAP</td>
</tr>
<tr>
<td>13-306</td>
<td>Map</td>
<td>V-16.1S/5L3b</td>
<td>BALTIMORE BELT RAILROAD COMPANY - SUPPLEMENTAL SHEET - LANDS - VALUATION MAP</td>
</tr>
<tr>
<td>13-307</td>
<td>Map</td>
<td>V-16.1S/5L3d</td>
<td>BALTIMORE BELT RAILROAD COMPANY - SUPPLEMENTAL SHEET - LANDS - VALUATION MAP</td>
</tr>
<tr>
<td>13-308</td>
<td>Map</td>
<td>V-16.1S/5L1a</td>
<td>BALTIMORE BELT RAILROAD COMPANY - SUPPLEMENTAL SHEET - VALUATION MAP</td>
</tr>
</tbody>
</table>

State Highway construction drawings are handled similarly, but we only have copies of those contracts we have needed in our own work. We have made no attempt as yet to systematically obtain copies of all contracts or even organized subsets. Nevertheless, what we have is growing.

**The Element Retrieval Page**

In all parts of the archive, clicking on any record link will bring up the Element Retrieval Page. This page consists of a header section followed by thumbnails of the images making up the element.

**The Header Section**

Generally, any item in the header section of the page that looks like a link, is a link. In this example, the series 4 packet cross references a plat roll (X1 6300). Clicking on that
Surveyor's Guide to Online Martenet Research  www.martenet.com

link will take you to the page displaying that roll's contents, the roll being an element in series 5. [Historically, any oversized material too large to be folded up and stored in a packet was placed in a roll, which roll was cross-referenced on the packet. Later packets might also contribute material to the roll and reference it, provided they also concerned land in the proximity of the original packet. Thus, many packets could point to one roll. You can step from the roll back to the packets that reference it by clicking on the link below:

PACKETS ASSOCIATED WITH THIS ROLL

We have preserved these relationships in the digital archive. Those rolls comprise our series 5.]

Some of the series contain meta data entries, listing image counts and other comments about the record:

- Image Counts: Regular: 19  Oversized: 0
- This survey triggered the case Whitridge v. Mayor & City Council of Baltimore, 103 Md. 412, 63 A. 808 (1906)

If appellate court cases are mentioned, we provide links to the published case decisions if we could find them online. We have links to hundreds of these sorts of cases. The result of clicking on one appears below:

- 17 -
Below the header information are two buttons:

![Show/Hide Geographic References](BA 89/22 BA 96/4)

![Show/Hide Fieldbook References](Book 1210, Page 125 Book 1210, Page 141)

These act like roll-up garage doors. Clicking on either will display the geographic references associated with the element or the field book references associated with it.

Clicking on either button again will “roll up” the door and the links will disappear.

**Geographic References**

This packet also concerns property lying in two grids: Baltimore County map 89, grid 22 and map 96, grid 4. Clicking on either of these links will list all records identified with that grid. If you are unsure of the location, clicking on the “Map Geographic References” button will display the grids indexed:
Surveyor's Guide to Online Martenet Research  www.martenet.com

Note that this function does not map the actual limits of the survey. It maps the limits of the blocks or grids in which the survey falls.

Field Note References

The field note references open a pop up window displaying the page in question. We are in the process of transitioning between our old field note display method and a new one adopted from The Internet Archive and modified for our use. The original display is shown at right. It allows stepping forward or backward through the “book.” Each page can be enlarged or printed using a button that appears in the pop-up window. One thing to keep in mind about our field note references is that different books were numbered (by hand) in different ways by the surveyors filling them. Although page image numbers are easy to predict, the page numbers themselves might vary, depending on how many pages were set aside in the front of the book for indices, etc. As a result, in one book scan 60 might point to pages 118 and 119; in the next book, scan 60 concerns pages 120 and 121. Our algorithms are pretty good at getting within a page or two, but they are not perfect for every book. Therefore, after clicking on the field note reference, you may have to click on the Previous or Next links a time or two to display the correct page.

Near the top of the field note display page is a link to display the table of contents for the book:

Clicking on that link will bring up a listing of the book’s contents, together with links to each page and the project information:
Our new method (being phased in over time because it requires significant modifications to the underlying page images) allows the user to page through the book in a more natural manner. Clicking on either the left or right page will turn the page in that direction. Using the menu near the bottom of the display the user can turn the pages, zoom in or out, or print the pages. (The print button generates a pdf that can be printed.) This menu can be hidden using the “down” arrow above it and will reappear if the greyed-out “up” arrow is clicked.

The menu also allows the user to switch between single- and dual-page display. This is useful as many of our earlier sets of notes had different projects on facing pages, and setting the display to single page and then clicking the print button will print only that page, and it will be a larger image as well.
You may also skip forward or backward through the book either by hovering your mouse over the edge of the pages (and a target bubble pops up) and clicking or by using the progress bar along the bottom of the window (which will update the target page as you drag the icon).

Using the “right” arrow near the upper-right corner of the window will trigger automatic page turning through the book, about one page every two seconds or so. Finally, the book’s table of contents may be displayed by clicking on the FieldBook link near the upper-left corner of the window.

Our system will automatically serve up the appropriate field note interface to you depending on whether the book you requested has been converted to the new format or not. We anticipate that the transition period will take some time as it is not a trivial task to convert the books. We are using the new interface for the books in the miscellaneous records section of the site as well.

**Associated Plats**

Purdum and Jeschke archives may have another section after the header:

Associated Plats (P&J filed them separately):

- HC-2094A
- HC-2582
- HC-2094
Surveyor's Guide to Online Martenet Research

Associated Plats. That firm chose to file and index its finished plats under a separate series of numbers, unrelated to the project number. As this is an unnecessary complication to research, we have attempted to "reattach" the plats to their parent projects. If any of those plats have been linked to the project you are examining, thumbnail images of those plats will appear here, together with the number of the plat beneath. Clicking on the thumbnail will bring up the actual image. Clicking on the image number (which is also a link) will bring up the archives page for that plat. [It is possible that those plats are linked to multiple projects; thus, your interest in one may spark interest in the others.] This link on the plat archive page will display a listing of the projects associated with the plat.

Subfolders

Next, subfolders, if they exist, appear. Because survey files can get rather large, we have subdivided some of our records to speed up searching.

Here is what they contain:

<table>
<thead>
<tr>
<th>Folder</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>comps</td>
<td>Computations concerning the survey.</td>
</tr>
<tr>
<td>cons</td>
<td>Construction-support material, such as cut-sheets, etc.</td>
</tr>
<tr>
<td>data</td>
<td>Copies of earlier surveys and other data used in the survey.</td>
</tr>
<tr>
<td>deeds</td>
<td>Copies of recorded deeds used in the survey.</td>
</tr>
<tr>
<td>field</td>
<td>Copies of field notes or data collection print-outs.</td>
</tr>
<tr>
<td>misc</td>
<td>Correspondence, legal descriptions written as a result of the survey, letters of transmittal, title commitments, etc.</td>
</tr>
</tbody>
</table>

Clicking on the folder icon will display the images within that folder, much like navigating on your own PC. The header information will change slightly to reflect the current location being a subfolder, and the rest of the subfolders will disappear. However, a folder link labeled "Main" will return you to the main section of the record.

Subfolders are intended to speed your searching by organizing like content with each other. Exercise caution if you do not at first find what you seek. Our folder sorting has not been perfect, and it is possible that the image is in another folder.
The Element Images

Next appear the images of the record themselves. We offer two ways of looking through the record: the carousel view and the grid view.

The carousel view organizes each page of the record in a continuous circle. You can scan through the images by holding your mouse wheel over the carousel and scrolling your mouse wheel up or down. Alternatively, you can drag the mouse along the drag bar under the images to the left or right and the carousel will rotate accordingly.

There is currently a slight issue where occasionally some of the images do not load in the carousel. (This is evidenced by blank spots in the rotation.) Simply refresh (or reload, depending on your browser's nomenclature) the browser page and the missing images will appear.
The grid view displays all the images in a grid:

Switching between the views is as simple as clicking on the button.

Each image can be enlarged by clicking on it. A new window will open and a full-sized copy of the image will be loaded. (Large images may take a few seconds to load; in those cases only the upper left corner of the image will appear until fully loaded. Upon loading, the view will zoom out to show the entire image.) You may zoom into or out of the image using your mouse wheel, and pan around the image by dragging the mouse across the image. Alternatively, you may use the buttons located in the upper right hand corner to zoom in or out, and the buttons located in the lower right hand corner to pan around. In the upper right hand corner is a blue icon with a question mark on it. Clicking on that will display the image viewer help.

An image can be saved to your system by right-clicking on it, and, depending on your browser, selecting the appropriate item from the menu that pops up. However, in most cases we recommend against saving the data this way. A better way is as follows:
Near the bottom of the Element Retrieval Page are buttons for generating either letter-sized or legal-sized pdf files of the record. This is a handy way to store the record or print it all at once (in contrast to selecting each page from the thumbnails appearing on the screen), or printing selected pages. The reason we prefer this method is that identifying data is written at the bottom of each page describing the record, when it was generated and by whom. And, it requires one click to grab the whole record (or chunks of it), not multiple clicks meandering all over the place. Landscape-oriented images are automatically rotated on the page to ensure the best use of the printable area.

Moreover, selected pages of the record can be printed, not just the whole thing. For example, if pages 1-9, 14, 21-26 are desired, entering those numbers in the box to the left of the button will do the trick.

We refer you to our Guide to Martenet Packets linked in the Explanatory section of each web page for information on interpreting the actual packets themselves.

If this element has not been scanned yet, a link saying, “This record has not yet been scanned.” appears. If you believe the record is essential to your current project, contact our office to see if we can move it to the head of the queue. There might be additional charges associated with that, depending on the nature of the record and on our workload. Rarely, we won't have the record at all, the element having been referred to by other records, and inserted as a placeholder only (hoping that we will find copies of it in the future). Contact our office to be sure.

**Expanding the Search Area**

Sometimes the survey crew will discover that all the calls mentioned in our papers have been destroyed. This situation requires widening the search area to adjacent blocks (or grids), looking for called evidence and geometric relationships between them to the area in question. When this occurs, call us with the new areas, and usually we will expand the Instance area at no additional charge.
Different Criteria For Searches

Aside from geographically-based searches, www.martenet.com provides alternative criteria to locate records. One may search using project title (which many times included street names), or client names, or legacy reference numbers. To access these options, select any one of the listings with arrows pointing to them in the figure below (part of the Archives Gateway).

All of these options present a page similar to the above (the main difference being some of the fields are pre-filled-in for your convenience, but which you can change). Here you can search for specific records using the series and serial number (top left), or the legacy accession number (the historical designation of the record, i.e., the reference written on the papers themselves) in the top right. More general searches using project name or client name are available in the bottom left, including a “fuzzy” search. Fuzzy searches are useful when you might not have the exact spelling of a search word or name. Our algorithm uses “meta-phones” which are based upon how words sound in English. It is not exact (no pun intended), and you may find it useful to try a couple of different spellings.
if the first results are unsatisfactory. Our friend the geo search is available here as well, in the bottom right.

The Purdum and Jeschke menu has two additional search boxes allowing searches of their Associated Plats:

Finally, specific Annex Plats (series 19) can be retrieved using the recorded book and page number on the Baltimore City Annex Plats page.

**Other useful, but hard to get copies of, data**

In our ongoing quest to aggregate data to assist in decision-making, we have acquired other collections of data and made them available on the site. These records are available whether you are accessing the site via a subscription or an instance.

**Early Records of Baltimore Town**

Prior to the incorporation of the city, and for some time subsequent, the city was administered by Commissioners, who, among other things, *had the authority to settle property disputes*. And they did. Their decisions are binding on all subsequent owners of those lots, so they are obviously of interest to us. The records of their proceedings were published in the early 1900s and we have reproduced those books on the site. They can be found in Miscellaneous Records off the main search page.

**Baltimore City Ordinances**

Nearly all of the Ordinances and Resolutions of the Mayor and City Council of Baltimore, from 1797 through 2008, are on the site. These are in book form, the published books having been scanned, organized and uploaded into our site. A few books were missing from the collection, and thus small gaps in years exist. Nevertheless, the vast majority of ordinances are available for easy download. There is an index volume for those ordinances between 1797 and 1906 which is also scanned and on the site. The rest of the books contain an index for that book only. Click on Baltimore City Ordinances on the main search page.
Public Service Corporations of Baltimore City

Subtitle: “A compilation of the public and private grants of rights, franchises, easements, privileges and immunities to the various public service corporations engaged in the public utilities of Baltimore City.” This tome, weighing in at nearly 1,400 pages, is chock full of data on and about the service corporations in the Baltimore area in 1908. Railroads, utilities, turnpike companies, and similar firms are covered. Incorporation information, texts of applicable General Assembly statutes, deed references for acquisitions, etc., there has been nothing like it, before or since. Searching for that deed reference just became lots easier. This book is found in Miscellaneous Records off the main search page.

Various Histories of Baltimore and Maryland

For general background, we have found it useful at times to consult general histories of the area. We've gathered 10 volumes or so of these works, some famous, like Sharf's “Chronicles of Baltimore,” and his three-volume “History of Maryland,” and others not so prominent. They can be read online or specific pages printed, as in the rest of the archive. These books are found off the main search page in Reference Materials.

Where are we going from here?

In the short term we need to complete the scanning of the material under our roof. There are too many records with “This record has not yet been scanned.” statements. And, the physical records are a fire hazard with no backup. That's Job One.

In a longer term perspective, the system “scales” well. By that we mean that the same infrastructure can maintain many more collections of survey records (covering different geographic areas, for example) without redesign. The limiting factors are disk space, which is cheap these days, bandwidth (because increased geographic coverage would imply more simultaneous users), and labor to index and scan the material. The labor is by far the largest cost. We have no immediate plans to incorporate other collections, but who knows? A deal may come down the pike too good to pass up. Stay tuned.
Terms and Conditions

1. Overview
Before using this website, you must review and accept the following terms and conditions (the "Agreement"). The Agreement defines your rights and responsibilities as a user ("User") of the website operated by S.J. Martenet & Co., Inc. ("SJM," "we" or "us") and located at www.martenet.com/archives (the "Website"). The Website is operated in the United States of America. Access is governed by these terms and conditions under the laws of the State of Maryland and the United States. Registration as a user of or subscriber to the Website results in your information being stored and processed in the United States, and you specifically consent to SJM's storage and processing the personal data you submit.

2. Description of the Service
SJM offers an online service where Users research surveying archives by searching our extensive databases and examining digital copies of documents (the "Service"). The Website contains graphics, information, data, user generated information, editorial and other content accessible by Users (the "Content"). All Content is owned, licensed to and/or copyrighted by SJM and may be used only in accordance with this limited use license. The Website is protected by copyright as a collective work and/or compilation, pursuant to U.S. copyright laws, international conventions, and other copyright laws.

3. Limited Use License
Once we have provided you with access rights, you may access the Website, use the graphics, information, data, editorial and other Content only for land record or surveying history research, and download Content only as results relevant to that research. When downloaded, the Content remains subject to the limited use license contained in this Agreement. You may not redistribute the Content to third parties. You may use the software provided on the Website only while online and may not download, copy, reuse or distribute that software, except where it is clearly stated that such software is made available for offline use. SJM and its licensors retain title, ownership and all other rights and interests in and to all information and Content on the Website. Bots, crawlers, spiders, data miners, scraping and any other automatic access tool are expressly prohibited. You may not attempt to bypass the access controls and download Content directly. Violation of this limited use license may result in immediate termination of your access and may result in legal action against you.

4. User Provided Content
If you are a surveyor researching on the Website pursuant to an ongoing survey, as a condition to continued use of the Website we require you to submit a copy of your survey results (of sufficient detail and in a form conducive to assisting other surveyors to retrace your work) to be displayed on the Website and shared with other Users ("User Provided Content"). We cannot accept any liability with regard to such material (including with respect to its accuracy or completeness).

The decision of which information to submit to us is your responsibility and you should only submit or share content that belongs to you or that will not violate the rights of others. By submitting material to the Website, you represent that you have the right to do so or that you have obtained any necessary third party consents. If you submit material to us on behalf of a group, organization or business entity, you represent that you have the right to do so and that you have obtained any consents from the group, organization or business. SJM will scan, image and/or create an index from the content you submit. In this situation, you grant SJM a license to the User Provided Content as described above and SJM will own the digital version of documents created by SJM as well as any indexed information that SJM creates.

By submitting User Provided Content to SJM, you grant SJM a transferable license to use, host, sublicense and distribute all your submissions to the extent and in the form or context we deem appropriate on or through any media or medium and with any technology or devices now known or hereafter developed or
discovered. You hereby release SJM from any and all claims, liens, demands, actions or suits in connection with the User Provided Content, including, without limitation, any and all liability for any use or nonuse of your User Provided Content. Except for the rights granted in this Agreement, SJM acquires no title or ownership rights in or to any content you submit and nothing in this Agreement conveys any ownership rights in the content you submit to us.

5. Prices Subject to Change
Prices may be changed by SJM at any time and each renewal of your subscription will be at the then standard renewal cost for the period that you originally selected when you subscribed. SJM shall provide you with reasonable notice of any change in prices prior to the effective date of the new pricing by email or other reasonable means such as a notice on the website or in usual member communications. If you do not wish to continue with your subscription due to the new prices, you may decline renewal. If we have extended you credit, we may deny further access to the site if your payments become delinquent.

6. Modifications to this Agreement
SJM has the right, at its sole discretion, to modify this Agreement at any time. Changes will be posted on the Website and by changing the date of last revision on this Agreement. If any portion of this Agreement or any change to the Website is unacceptable to you or will cause you to no longer be in compliance with the Agreement, you may cancel your instance or subscription by notifying us of the same in writing. Continued use of the Website now or following posted changes in this Agreement means that you have accepted and are bound by the changes.

7. Liability Disclaimer
No Warranty. We make no express warranties or representations as to the quality and accuracy of the Content, Website or Service, and we disclaim any implied warranties or representation to the maximum amount permissible under applicable law. We offer the Website on an "as is basis" and do not accept responsibility for any use of or reliance on the Website, Content or Service, or for any disruptions to or delay in the Service. In addition, we do not make any representations as to the accuracy, comprehensiveness, completeness, quality, currency, error-free nature, compatibility, security or fitness for purpose of the Website, Content or Service. SJM does not guarantee the adequacy of the Service or Website or compatibility thereof to your computer equipment and environment and does not warrant that this Website, the Service, its servers, or any emails which may be sent from SJM are free of viruses or any other harmful components.

Limitation of Liability; Exclusive Remedy. We limit our liability to the maximum amount permissible under applicable law. In particular, we shall not be liable for any damages that we cause unintentionally and we shall not be liable to you for any actual, incidental, indirect or consequential loss or damage howsoever caused, provided that nothing in this Agreement will be interpreted so as to limit or exclude any liability which may not be excluded or limited by law. If you are dissatisfied with any portion of the Website, or with any clause of these terms, as your sole and exclusive remedy you may discontinue using the Website.

8. Miscellaneous
We reserve the right to assign or transfer our rights and obligations under this Agreement. These terms are personal to you and, as a result, you may not without the written consent of SJM assign or transfer any of your rights and obligations under these terms.

You acknowledge and agree that SJM may disclose your information if SJM believes that it is required to do so by law, or that such preservation or disclosure is reasonably necessary to: (a) comply with legal process or governmental requests; (b) enforce the Agreement; (c) respond to claims that any content violates the rights of third parties; or (d) protect the rights, property, or safety of the Website, the users, or the public.

In the event that any term of this Agreement is held to be invalid or unenforceable, the remainder of these
terms shall remain valid and enforceable. We can replace any term which is not valid and enforceable with a
term of similar meaning which is valid and enforceable.

Any failure by us to enforce any term of the terms of this Agreement shall not affect our right to require
performance at any subsequent time, nor shall the waiver by us of any breach by you of any provisions of
these terms be taken to be a waiver of the provision or provisions itself.

You agree to indemnify us against all liabilities, claims and expenses that may arise from any breach of this
Agreement by you or otherwise as a result of your use of the Services or Website.

Official correspondence must be sent via postal mail to:

S.J. Martenet & Co., Inc.
14 West Franklin Street
Baltimore, Maryland 21201

This Agreement, including any terms, conditions and policies expressly referenced herein, shall constitute
the complete understanding and agreement between you and us, and shall supersede and cancel any prior
or contemporaneous understandings and agreements, except as expressly provided otherwise by SJM.