

S.J. Martenet and Co. Inc.



Guide to Online Martenet Research.

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 we have to offer.

Preliminaries

Who we are.

S.J. Martenet & Co. is the oldest land surveying firm in America, headquartered here in Baltimore since 1849. Simon Martenet himself was elected Baltimore City surveyor six times (that office has since been abolished) and other firm partners held similar positions through the years.

Now headed by the fifth generation of surveyors, the firm remains a fixture in the Baltimore area and has been active right along in the real estate market. "Those who know, know Martenet," as they say. Our clients are some of the largest law firms, government agencies and commercial enterprises of the area. We've been around since forever, it seems.

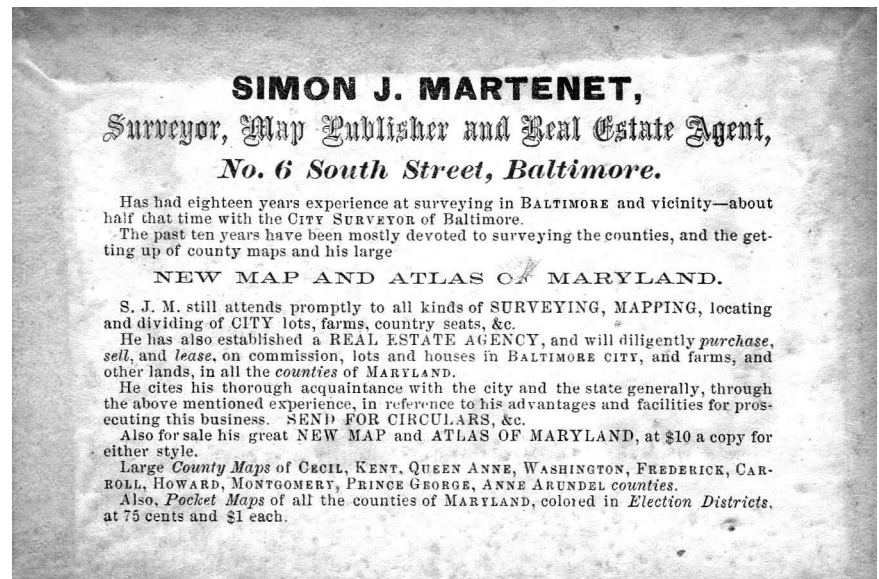
Why is research important to us?

Research is an important part of modern land surveying. Although most people assume surveying to be mostly concerned with people standing behind instruments on tripods, in fact the modern practice of surveying is considerably broader than that. We often find ourselves the link between engineers and attorneys, bringing technical and mathematical answers to legal questions. We are constantly asked to opine on various aspects of land titles, including who has rights to certain areas, how far those rights extend, and how those people came to have them. This requires us to expend lots of effort researching the history of a place, which, of course, requires access to records speaking to the question. Some title companies also do this work, but we have found surveyors are ones generally tapped for the really old, really gnarly conundrums. Moreover, most title companies subcontract the actual searching to title abstractors (freelance consultants); for the most part, surveyors do their own searching.

Beyond that, our firm has a specific history of gathering and organizing records. A Maryland biographical encyclopedia published in 1879 reported that Mr. Martenet's "numerous surveys, maps, and other data, accumulated during the last thirty years, are all recorded and indexed on the plan of a recorders office." We know how to organize vast amounts of records and make use of them. And our archives and interest have never been limited to our

own work. Over 100 years ago the firm began cataloging the various real estate transactions of the Baltimore City government. Other collections concerned official (and unofficial) actions by various public agencies. We collected, stored and indexed all of that material for our own in-house use.

The digital age introduced new possibilities. In a partnership with the Maryland State Archives that was begun in 1999 and continues today, our firm has digitized



1867 circular

nearly our entire archive of land-related records, now consisting of millions of images. In prosecuting that project, we invented new ways of accessing the data and wrote tens of thousands of lines of computer code to manage and distribute our data. And that leads to your ability to use our site right now.

It turns out that all that computer code can be used to display, without too much trouble, other groups of records which are of ancillary use to us but cumbersome to access elsewhere, and thus are good candidates to house on our own servers. There are other repositories of some of these records, but in our experience those archives are not user-friendly, nor geared to serious research. We thought we could do better. Over the last five or ten years we have absorbed many of these “foreign” record groups into our systems, and the results have received high praise from users.

We have opened up access to part of our archive site to selected third-parties so that they can take advantage of some of the external records we have gathered and organized. Our “Contextual Resources” section is where that data resides and your access to our site is likely centered around that section. We also have a land surveying records section of our website—which is aimed at other surveyors—and which comprises most of our archive, and a public section of our website (www.martenet.com) but that should be self-explanatory.

Screen size

One final preliminary matter: our site is intentionally designed for desktop computer use. The nature of the images we present—coming from printed books—requires that enough screen space be available to adequately display the source material. We have not found that mobile phones or other similarly-sized displays are sufficient for the task, and have not pursued trying to work around this most basic limitation. Tablets *may* be adequate for serious use of our site, but we doubt that screens smaller than those will prove to be effective. It could be that other displays will be useful in the future, but for now, we recommend desktop use.

Shown below are some of the subdivisions of material. There are over *a million* pages available from over 1,000 volumes of records. None of this was generated by our firm; we use it as a resource and we hope you do as well.

Contextual Resources

Looking for full-text search across the entire site?

Commentaries and Treatises
Maryland-specific and general treatises on Real Property law.

Statewide
Colonial records, Appellate Court Reports, Histories, Land Office reports, etc.

Baltimore City
Ordinances, City Directories, Real property records, Histories, Atlases, etc.

Allegany County
Directories

Anne Arundel County
County Codes, Public Local laws, Zoning ordinances and subdivision regulations, etc.

Baltimore County
County Codes, Road books, Public Local laws, Zoning ordinances and subdivision regulations, etc.

This is the page you will see after logging into this section of our site. Most of the material is organized by location (with the exception of the Commentaries and Treatises section). Clicking on one of the locations above will display books or records for the location or may display links to other pages where sets of books are available. Records pertaining to the entire state of Maryland are filed under “Statewide,” which houses both single volumes of government publications, such as the *entire* corpus of the acts of the Maryland General Assembly from its inception prior to the Revolution through 2017 comprising well over 200 volumes.

compilations of laws, and links to other category pages, such as “Colonial Maryland Records,” which itself links to 54 volumes in that category and “Appellate Case Reports,” which links to 196 volumes. All of the 19th century county atlases are available on the site.

Similarly, the Baltimore City page links to an Ordinances and Resolutions page which offers 198 volumes of ordinances. The Baltimore City page also links to a city directories page, a collection currently comprising 107 volumes dating back to 1752. We currently have material pertaining to all of the Maryland counties, Baltimore City and Washington, D.C, but we are not finished adding material in these locations and will update the site as we obtain, scan and index more books.

The Book-reader

All of the resources on this part of our site use a piece of software called a “book-reader” which imitates on the screen how one reads a physical book. Pages are flipped in sequence, or one can jump ahead or back, just like in an actual book. (We adapted and extended this software from an open-source JavaScript book-reader originally developed by archive.org.) But unlike a physical book, our book-reader allows one to zoom into a page for a closer look, allows for the easy printing of pages, **and offers full-text search capability**. Since this application is used throughout the site, we thought its features needed some explanation.

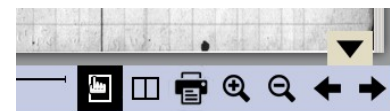
The book-reader’s interface aims to be intuitive as can be seen in the illustration below:



Dual-leaf display

It opens with the default view showing both leaves (pages) displayed as in an open book. Clicking on either the left or right leaf will turn the page in that direction. Using the menu near the bottom right of the display enables the following:

- toggle viewing single leaves
- toggle viewing double leaves
- print the displayed leaves
- zoom in
- zoom out
- page backward
- page forward

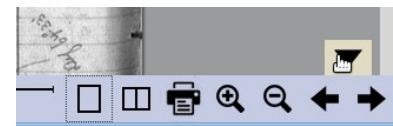


Book reader menu

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www.martenet.com

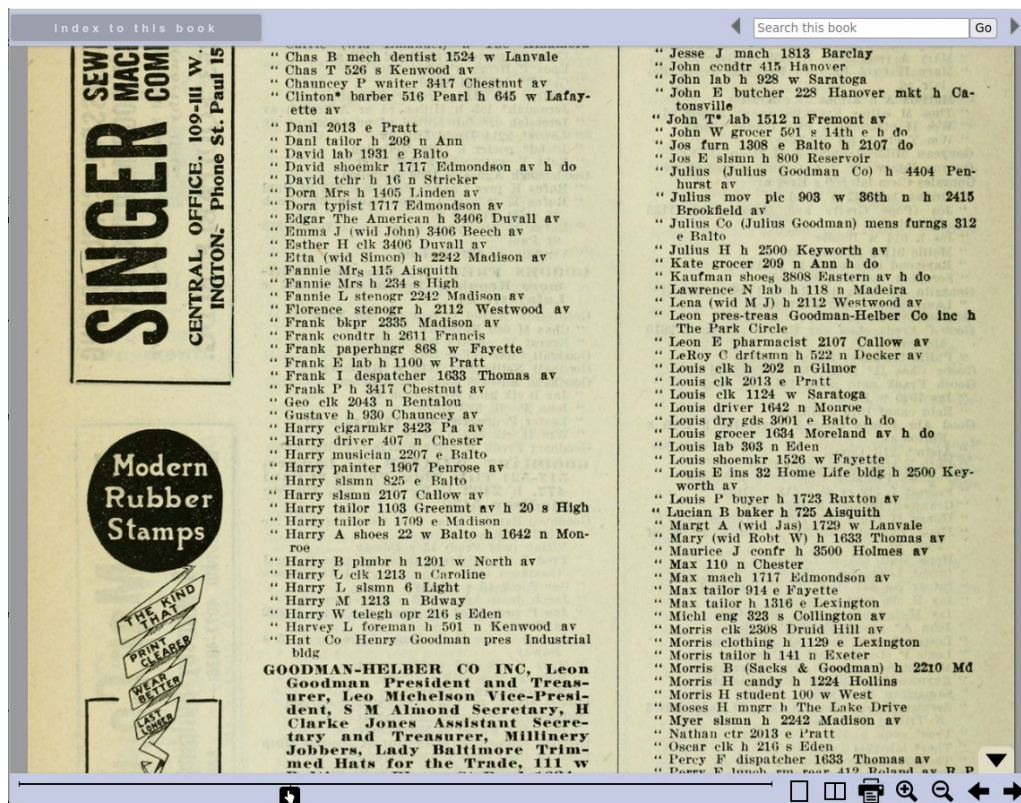
The menu itself can be toggled on and off by clicking on the up/down arrow above the right edge of the menu. The button is grayed out when the menu is hidden. Clicking on it will restore the display.



Menu on



Menu off



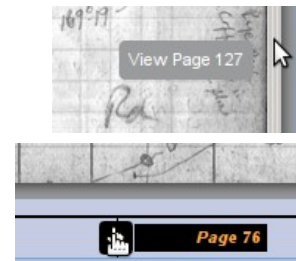
Single-leaf display

The book-reader allows the user to switch between single- and dual-leaf display. This is useful as small-print books are easier to read on-screen by zooming in when only a single leaf is displayed; the print routine will print dual book leaves on one sheet if dual leaves are displayed, but only one book leaf on the page if single leaf is displayed, and it will be a larger image as well.

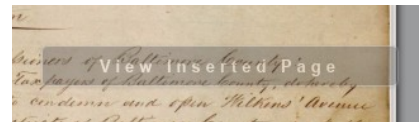
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You may also skip forward or backward through the book either by hovering your mouse over the edge of the pages (and a target bubble pops up) and clicking, or by using the progress bar along the bottom of the window (which will update the target page as you drag the icon). For most books, the printed page numbers are the page numbers used by the system.



Some books had loose pages inserted into them for safe-keeping, usually having something to do with the pages adjoining. Others had large fold-out sheets bound into the book. We have endeavored to preserve those images in the correct location in the book. Doing so presents a number of challenges as there are no page numbers associated with these papers, but the system alerts you when those pages exist. It will display a button in the right-middle of the page adjoining the insert. Clicking on the button will launch either a new window or a new tab and the inserted page will display in it.



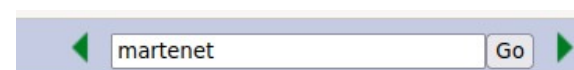
Clicking on the printer icon in the menu generates a pop-up pdf of the pages then being displayed, together with the book title and page number below. If a single page is then being displayed, that page will be in the pdf; facing pages work the same way. The pdf can then be printed or saved to your machine.

The top bar of the display has two components: a link to the book's printed index (if there is one) and a search bar for full text searches:

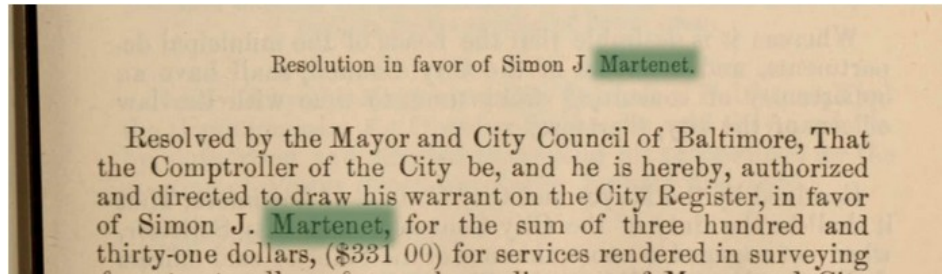


Some books do not have internal indices, and thus clicking on the index link has no effect. We have coded the proper links for each book in the archive. If a book has an index, clicking on the index link will jump to the first page of it.

The search bar has three parts: an arrow pointing to the left, to jump to the next prior page with a search hit, the search area itself, where the search term can be entered, together with a "Go" button to initiate the search, and an arrow pointing to the right, to jump to the next page containing a search hit. If there are no hits toward the front or rear of the book, or if a search has not yet been initiated, the arrows remain grayed out.

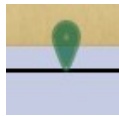


After search results are obtained, the system will jump to the page containing the first hit in the book and will highlight the search term on that page with a semi-transparent green overlay.



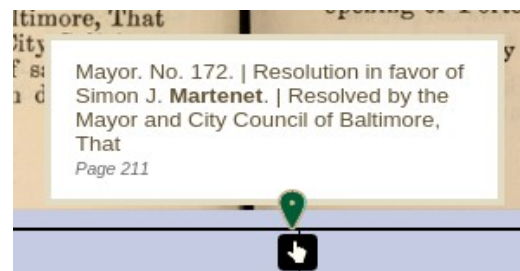
Search results are highlighted with green overlays

Every page containing search hits will also be represented down in the page progress bar by either a green or gray icon. Clicking on any of the icons will jump to that page in the book.



Hovering over any of those icons will display the search text in context with the surrounding

words, useful in determining which pages are of interest if there are many hits in a book.



Gray icons indicate that our “word mapping” database could not identify the word location on the page, even though our other database found the word on it. There are technical reasons for the difference, which are partially explained on page 11, but the bottom line is that the word is probably on the page after all, you’ll just have to find it without green highlights to assist you.

Multiple search words may be entered and the system will search for pages that have occurrence of *all* of the words specified. Search *phrases* may be entered but a particular search phrase (where the order of the words is important) must be enclosed in double quotation (“) marks.

Let’s talk about the actual search. The system converts individual words to *lexemes* prior to searching, which is something akin to the root of the word (but not exactly), and the results reflect that distinction. Thus, a search for the word *surveyor* will also return any results for *survey*, *surveyed*, *surveys*, *surveying*, and the like, in addition to those for *surveyor*. Search phrases (in quotes), on the other hand, will return only that exact phrase.

More on searches across volumes

Importantly, with the exception of the atlases, all of these books have full-text search capability, and for many series of volumes, a single search can return results in any of the volumes in the series. This sort of search is initiated on the catalog page for the category. For example, a search of the city directories for a particular address ordinarily is a hopeless endeavor, because the books are organized alphabetically by last name. But with our full text search, not only can these needles be found in the haystack, *they will be found in all of the haystacks!*

To illustrate, at right the search is for

"14 w Franklin" and returned two matches in each of two books. (We

have omitted

showing the rest of the results here.)

This is impossible using the actual books. Clicking on the snippet of the page will take you to the actual page inside the book; all of the other pages with hits in that book will also be flagged so hopping from hit to hit inside the book is a snap. This function is present in nearly all of the books in the Contextual Resources section of the site. Searching for ordinances, colonial records or appellate court cases works the same way.

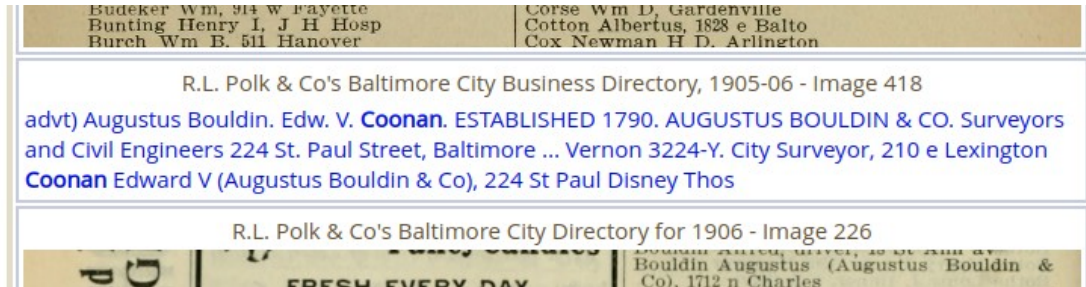
Full text search: "14 w Franklin"

Go

Volume and Context	
R.L. Polk & Co's Baltimore City Directory for 1888 - Image 676	
<p>RTISTS' PPLIES</p> <p>Kirby Jos, lab, 1505 Burrough Kirby Jos J, ship carp, 238 s Chester Kirby Joshua W W, ship carp, 1826 Gough Kirby Julia, wid Jas, 209 n Poppleton Kirby Kate L, dressmkr, 6 s Carey Kirby Laura Mrs, 14 w Franklin Kirby Louis V, carp, 1517 McHenry Kirby Luther M C, shipcarp, 1927 Gough Kirby Margt Mrs, dentist, 1146 Pa av Kirby Martin, trunkmkr, 1125 Somerset Kirby Mary A Mrs, 1633 e Monument Kirby Mary E, wid S, 1619 Aisquith</p>	<p>ISAAC A. SHEPPARD & CO. Manufacturers and Wholesale Dealers in COOKING STOVES —AND—</p>
R.L. Polk & Co's Baltimore City Directory for 1888 - Image 831	
<p>Miller Louis L, harnessmkr, 1234 Washington av *Miller Louisa, grocer, 223 n Bruce Miller Louisa, grocer, 1903 Christian Miller Luke H, mfr, fireproof safes, 24 w Balto, h 14 w Franklin Miller Lynn F, salesman, 1722 w Franklin Miller Lynn W, clk, 1823 Linden av Miller Maggie B, cigars, 917 n Eden Miller Maggie M, grocer, 2000 e Federal Miller Malinda wid Denis, 736 First av, Hpdn Miller Marcella, tailoress, 1834 e Biddle</p>	<p>REAL ESTATE, 5 E. Lexington St. COLLECTIONS. RENTING. Miller Nicholas, furn, 400 n Paca</p>
R.L. Polk & Co's Baltimore City Directory for 1889 - Image 683	
<p>Kirby Jos J, shipcarp, 238 s Chester Kirby Joshua W W, shipcarp, 1826 Gough Kirby Justus C, lab, 303 e Fort av Kirby Kate, wid Wm, 8 n Schroeder Kirby Laura Mrs, 14 w Franklin Kirby Lewis V, lab, 218 s Stricker Kirby Luther M C, shipcarp, 1927 Gough Kirby Margt Mrs, dentist, 1146 Pa av Kirby Martin T, fireman, 1125 Somerset Kirby Mary, wid Robt, 1633 e Monument Kirby Mary E, wid S R, 1612 Aisquith Kirby Michael, eng, 1040 w Lombard</p>	<p>Kircher John, lab, 123 s Register Kircher John A, tailor, 626 n Madeira al Kircher John G, barber, 2705 Pa av Kircher John L, lab, 626 n Madeira al Kircher John W, tailor, 626 n Madeira al Kircher Jos, shoemkr, 25 s Chapel Kircher Louis F, tailor, 626 n Madeira al Kircher Margt, wid G, 113 n Schroeder Kircher Wm H, horses, 821 w Lombard Kircher Wm S, teacher, 821 w Lombard Kirchgesner Geo H, driver, 1014 Eastern av Kirchheim Catherine, saloon, 509 w Lexington</p>
R.L. Polk & Co's Baltimore City Directory for 1889 - Image 844	
<p>Miller Louis F, 610 Columbia av Miller Louis H, bats, 534 n Gay Miller Louisa M, grocer, 225 n Castle MILLER LUKE H, manufacturer of fireproof safes, 24 w Balto, h 14 w Franklin Miller Lynn F, salesman, 1612 w Franklin Miller Lynn W, clk, 1823 Linden av Miller M W, wid J M, 718 n Carrollton av Miller Maggie B, cigars, 917 n Eden Miller Maggie M, grocer, 2000 e Federal Miller Malinda, wid O N, 30 s Poppleton Miller Marcella, tailoress, 1834 e Biddle</p>	<p>Miller Otto, lab, 1908 w Lombard Miller Paul, molder, 726 Pierce Miller Paul H, clk, 10 South Miller Pauline Mrs, saloon, 1740 Patapsc s Miller Peter, brewer, 302 Smallwood Miller Peter, carp, 1115 McElderry *Miller Peter, lab, 813 Mulberry ct Miller Peter, tailor, 119 Albemarle Miller Peter, tailor, 1424 n Gay Miller Peter, tailor, 104 n Pine Miller Peter J, tinner, 1123 Sassafras Miller Peter T, real estate, 108 e Lexington</p>

[Behind the scenes, this search function depends on two massive databases on our servers, one mapping the exact location of every single word or word fragment on every page of every book on our site, and the other containing the full text of every page (for context). The word mapping database currently has nearly 500 million records. These two databases work in tandem and respond to search queries not only with the text in context, but with it highlighted on the actual page image, as shown above.]

Our search algorithms are very good but they are not perfect. Some of the text in these volumes is small and sometimes fools the system. Occasionally one of the databases responds positively with a search result, while the other does not. (Both must work for the green text highlighting shown above to function.) If this occurs, the system will respond with a listing similar to the following:



The text is shown in blue with the search term highlighted, but the actual location on the page has not been identified. Clicking on the text will take you to the correct page in the book, but you'll have to search on that page to find your search text.

Searching within a book works similarly as was described back on page 8. Near the top right of the book image is a search box where you can type a search term. Note that multiple words can be used in the search term, but a particular search phrase (where the order of the words is important) must be enclosed in double quotation (") marks. After the search, green arrows appear on either side of the search box, and clicking on them will jump you to the page with the next hit in that direction. (If the arrows are grayed out, there are no results in that direction.) Additionally, green markers appear along the page progress bar (along the bottom of the display) where each of the search results were found. Hovering over each marker will display a snippet of text so you can decide whether that hit is relevant to your inquiry or not. Clicking on the marker will take you to the page. Similar to the search hiccup described above, sometimes you will see a gray marker instead of a green one. This indicates that the text database identified that page as having a search hit, but the position of the hit on the page could not

be determined. You can jump to the page by clicking on the marker, but you will have to find the result on the page yourself.

One caveat: the text on page “inserts,” those over-sized or odd-shaped sheets of paper inserted into books at a particular page (see the description on page 8) is not indexed because of a couple of technical problems preventing us from doing so.

Near the top of most pages is the link

[Looking for full-text search of all the books on the entire site?](#)

Clicking on it will open the following search page:

Full Text Search

We know you want to just let 'er rip and see where that needle is in the haystack, but can we suggest you narrow your search area? Consider the following categories and try one of them first. If it lets you down, use the one at the bottom, which searches all of the published books we host on the site.

Search just the Colonial Maryland records:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Appellate Case Reporters:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Baltimore City Ordinances:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Baltimore City Commissioners' records:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search all the City Directories:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Histories:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Indices and Compilations specific to Baltimore:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>
Search just the Commentaries and Treatises:	<input style="width: 100%;" type="text"/>	<input type="button" value="Go"/>

If that didn't work out, try searching everywhere at once. But you may get lots of false positives here...

Search everywhere:

The Colonial Records are reported by record group and then in chronological order, the Commissioners' Records and the directories are reported in chronological order. All other results are ranked by the number of hits on a single page.

On this page one can select various categories of material in which to search, or select a system-wide search. Importantly, these searches will include disparate groups of records automatically. For instance, searching the City Directories here will include Baltimore City, Washington, DC, and every other city directory we host on the site. All of the rules for search terms apply here as well. As noted on the page displayed above, some of the results will be arranged chronologically while others will be ranked by the number of hits on a single page, with the pages

containing the greatest number listed first.

Another example:

Full text search:

Search Results

Pages containing the term " martenet " In Baltimore Directories

(566 records in chronological order, 30 at a time)

Jump to page: [1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [19](#)

Volume and Context

Matchett's 1833 Baltimore Director - Image 130

<p>87 Baltimore st. dw N Charles st near Lexington</p> <p>Marker John, carpenter, Pearl st near Mulberry</p> <p>Marker Andrew, smith in general, Eutaw st near Lombard</p> <p>Marley James, carter, w Baltimore st of Cove</p> <p>Marrilla mrs Emma, 11 s Charles st</p> <p>Marrin Patrick, laborer, Addison st near High</p> <p>Marriott John H. ladies' shoemaker, 20 E Balti-</p>	<p>Marshall Chesterneid, waiter, w Baltimore st</p> <p>Marston James H. New England glass company agent, 6 Hanover st</p> <p>Martenet Jones, tobacconist, Harford avenue</p> <p>Martiacque John, East st n of Hillen</p> <p>Martin Thomas, teacher, in rear of 53 Front st</p> <p>Martin George, ornamental painter, & polisher, 60 s High st</p> <p>Martin mrs Ann, tailoress, Constitution st near</p>
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Matchett's 1837-1838 Baltimore Director - Image 257

Marston James H. wholesale glass wharehouse, 4 Lorman's Row
Hanover st dw Baltimore st w of Exeter

Martenet Mrs Catherine, fancy store, French st opp. Exeter

Martin John, mariner, Fleet st near Wolf

Martin Patrick, 67 Alice Anna st

Martin William, grocer, Wilk st of Bond st of Wilk

Matchett's 1842 Baltimore Director - Image 243

timore st w of Exeter

Marten Joseph, carpenter, Lexington st e of Greene

Martenet Catharine M. French st opposite Exeter

Martiacq John, grocer, cor Wilk st and Strawberry alley

Martin David, tailor, dw Saratoga st cor College alley

Martin Hugh. grocer, Saratoga st w of Schroeder

Searching across volumes

Some of the Record Groups

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 land disputes. And they did. Their decisions are binding on all subsequent owners of those lots, so they are obviously of interest to modern-day surveyors. The records of some of their proceedings were published in the early 1900s and we have reproduced those books on the site. They can be found in the Baltimore City section. In the early 20th century our firm transcribed copies of additional Commissioner proceedings which also appear on the site. (These handwritten transcripts, sadly, have no full text search capability.)

Baltimore City Ordinances

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. There is a partial index volume for those ordinances between 1797 and 1906 which is also scanned and on the site. The rest of the books contain a limited index of that book only. But, as noted above, all of the volumes can be searched using our full-text-search, which is exclusive to martenet.com. Click on Baltimore City Ordinances and Resolutions in the Baltimore City section. (We would like to include other collections of this type concerning other localities, but we can't seem to find any!)

City Directories

We have nearly a complete set (over 100 volumes) of Baltimore City directories spanning the years 1752-1930 and several later than that. We have about 20 volumes of Washington DC directories (from 1822-1923) and are actively searching for more to scan and incorporate into the archive. Also directories of some of the other county seats of Maryland. Note that these aren't merely the equivalent of telephone directories; they contain *much* more information on people such as occupation, place of work, spouse, etc. Many volumes contain nearly 3,000 pages. They can be found in the section for that locality.

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 the Baltimore City section.

Maryland Colonial Records

The first 54 volumes of the Archives of Maryland comprising the *Proceedings of the Council of Maryland*, the *Records of the Provincial Court of Maryland* and the *Proceedings and Acts of the Maryland General Assembly*, spanning the years 1632-1776. They can be found in the Statewide section.

Acts of Maryland General Assembly

All volumes of the acts of the Maryland General Assembly from the end of the colonial period through 2017.

Early Appellate Court Case Reporters

The first 196 volumes of Maryland Appellate Reporters (H&J, Gill, Bland, Md. etc.). They can be found in the Statewide section.

City and County Codes

Many volumes of municipal codes—Baltimore City, Baltimore County, Anne Arundel County, and others. Comprising both current and historic versions of the codes, they can be found in the various county sections.

Various Histories of Maryland and its subdivisions

For general background, we have found it useful at times to consult general histories of the area. We've gathered over 40 volumes 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 in the various counties where they pertain, or, if they concern the whole state, in the Statewide section.

Baltimore County Road Records

The Baltimore County Commissioners kept the records of opening, modifying and closing public and private roads in a series of books maintained from about 1832 through 1915 or so. There are hundreds of streets and roads throughout Baltimore City, Baltimore County and Carroll County in these volumes which document the process of opening, surveying (with geometry and, in many cases, plats) of the roads under consideration. We have borrowed these books from the county agency charged with their storage, scanned them, indexed them geographically and added them to the site. They can be accessed in the Baltimore County section.

Where are we going from here?

The system "scales" well. By that we mean that the same computer infrastructure can maintain many more collections of 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. In cooperation with the Baltimore City Archives we

are actively scanning and incorporating additional sets of records of relevance to the land parcel fabric and of interest to us.

Our bias is to incorporate any record that will assist in the understanding of the land and the people who owned it. There are millions of records gathering dust in various repositories which touch upon that topic, so stay tuned. Who knows what we'll include next?

Thanks for your interest in all this.

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, sub-license 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 non-use 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.