

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. 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 package the data for scanning—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.

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 surveys. 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.

How to Access the Site

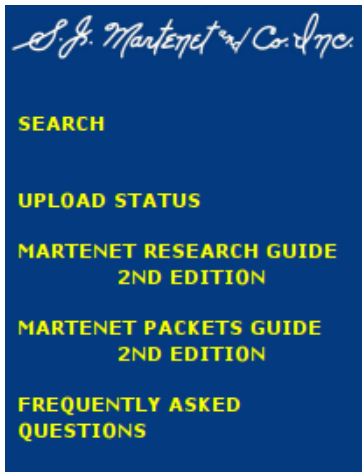
We offer in-depth access to our archive in two tiers. The first tier is what we term an *Instance*. An Instance comprises a certain user, granted access to records concerning a certain geographic area, for a certain time. They are created each time you contact us requesting records for a given area, and are numbered sequentially. After creating an account on our system with a username 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 username and password remain unchanged.

However, some users complained that buying Instances without knowing how much data they held 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 determine whether our archive is flush with data or sparse in a particular area, and can 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

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.



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 periodically 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 may contain information not found in earlier editions.

Explanatory Writings

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 Expires: Jan 25, 2010

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

Instance Dashboard

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, sorted by series. The various series are explained in the Frequently Asked Questions, so we won't go over that here. Also on this page is a geographic search box. 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 are in 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.

Geographic Search:

County:

Map:

Grid:

[Geo Advice](#)

or Select [Series](#):

1 Records of City Property
2 Architectural Drawings
3 Martenet Wall Maps and Atlases
4 Martenet Packets
5 Martenet Rolls
6 Martenet Fieldbooks
7 Estate Files
8 Miscellaneous Records
9 Sutton, Britcher and Assocs. Files
10 E.V. Coonan & Co. Files
11 Purdum & Jeschke Files
12 Reference Materials
13 Miscellaneous Maps and Plats
14 Estate Files Index
15 Related Records from Md State Archives
16 Related Records from Baltimore City Archives
17 Bouldin Records
18 Original City Plats
19 Annex Plats

Archives Gateway

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.

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.

Archives concerning Baltimore County , Map 96 Grid 4 (16 records)		
Record No.	Legacy Reference	Title
04-50614	X1 09/01/1899	PHILADELPHIA RD SS, & B&ORR NS, W OF ROSEDALE, E OF MOORES RUN
04-51176	X1 12/12/1935	PHILADELPHIA RD NEW LOCATION, W OF ROSEDALE, B&ORR
04-51325	X1 09/22/1942	ROSEDALE AV WS, N OF GILMOR AV
04-51818	X1 11/09/1971	PULASKI HWY NWS, SW OF ROSEDALE AV
04-51855	X1 11/23/1973	PULASKI HWY SES, NE OF SIXTY-EIGHTH ST
04-51893	X1 08/25/1977	QUAD AV NS, E OF CITY LN
04-63958	MD 12/10/1998	PHILADELPHIA RD, BALTIMORE CITY TO HAVRE DE GRACE, OPINION ON WIDTH, UNSIGNED
04-66967	CAN 11/04/1932	NEW CANTON ATLAS - SURVEYS AND CALCULATIONS
04-67003	CAN 1872	CANTON ATLAS, SHEETS 36/37
04-67063	CAN 1932	CANTON ATLAS, SHEET 37W
04-75249	SJM 90046	QUAD AVENUE - CAROLINA FREIGHT
10-70946	EVC 444	SS OF PHILADELPHIA RD TO BACK RIVER (STANSBURY LAND)
10-71286	EVC 784	B&O & PRR, FR EAST AV TO BACK RIVER
10-71940	EVC 1438	OLD PHILADELPHIA RD SS, RED HOUSE RUN ES, BACK RIVER NS (BACK RIVER HIGHLANDS)
13-384	V-10.1/25	BALTIMORE & OHIO RAILROAD COMPANY - PHILADELPHIA BRANCH - VALUATION MAP
19-7074	SCL 7/74	WM. F. GILES VS AMOS B. SHOW

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Search Results

Clicking on any one of those links will take you to the Archives 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 four series apply to the area in question. Series 4 generally is Martenet "packets" —containing our main archive and also contributions from other surveyors using our data. Series 10 comprises E.V. Coonan & Co data; series 13 is Miscellaneous Plats (the bulk of which are railroad valuation maps, like the one listed here); and series 19 are "Annex plats," subdivision plats in the Baltimore County area later absorbed by Baltimore City.

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 each other. 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 Archives Retrieval Page

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*. Elements are our primary archival unit. Each 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 Archives Retrieval Page, which consists of a header section, subfolders, images (if scanned), and an area to generate pdfs of the material.

Generally, any item in the header section of the page that looks like a link, is a link. In the example at right, this packet cross references a plat roll (X1 6300). Clicking on that link will take you to the page displaying that roll's contents, the roll being an element in series 5.

<p>Retrieval No.: 04-51855 Legacy Reference: X1 11/23/1973 Description: PULASKI HWY SES, NE OF SIXTY-EIGHTH ST Client: ARGONAUT DIVISION OF GENERAL MOTORS Plat(s): X1 6300</p> <p>Geographic References:</p> <p>BA 89/22 BA 96/ 4</p> <p>Field Note References:</p> <p>Book 1210, Page 125 Book 1210, Page 141</p>
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Header Section of the Archives Retrieval Page



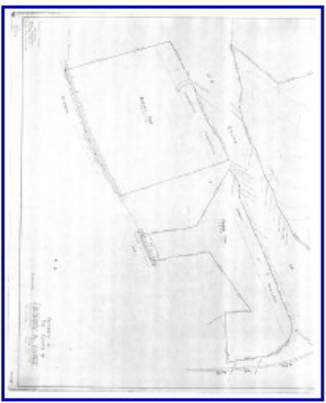
[Historically, any oversized material too large to be folded up and stored in a packet was placed in a roll, which roll was cross referenced on the packet. Later packets might also contribute material to the roll and reference it, provided they also concerned land in the proximity of the original packet. Thus, many packets could point to one roll. We have preserved these relationships in the digital archive. Those rolls comprise our series 5.]

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. It is possible you will encounter references like BA 96/ *. The asterisk acts as a wild card and indicates that the record concerns the entire tax map, and will appear in search results for any grid on that map. (It saves us from entering 24 geographic references.) However, searchers do not need to remember the wild card. Searching for map 96 and leaving the grid blank will also return all records associated with that map.

The field note references open a pop up window displaying the page in question. The new window will allow 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 cannot be perfect for every book. Therefore, after clicking on the field note reference, you may have to click on the forward or backward links a time or two to display the correct page.

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

Associated Plats (P&J filed them separately):

		
HC-2094A	HC-2582	HC-2094

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 [PROJECTS ASSOCIATED WITH THIS PLAT](#) on the plat archive page will display a listing of the projects associated with the plat.

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:

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

When in a subfolder, a link similar to those illustrated above labeled "Main" will return you to the main section of the record.

Next appear the images of the record themselves. Each image can be enlarged by clicking on it, or 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:

Enter page ranges for pdf here, or skip to include entire record:

Letter: [Problems?](#)

Legal:

Pdf generator

Near the bottom of the Archives 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.

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.

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.

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 "No image directory yet." 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.