

JOEL M. LEININGER

Current Position

Managing Principal,
S.J. Martenet and Co., Inc.
Baltimore

Professional License

Maryland Registered Property Line Surveyor No. 467

Regulatory Board Service

Maryland State Board for Professional Land Surveyors—1995 - 2000

Professional Associations

National Council of Examiners for Engineering and Surveying—1995 - 2000

Maryland Society of Surveyors—1984 - 2013

1998 Nominated by the Maryland Society of Surveyors for “National Surveying Excellence Award” presented by the National Society of Professional Surveyors

1995 “Surveyor of the Year”

1995 Principal Negotiator on behalf of MSS in the settlement negotiations with the Department of Licensing and Regulation over the adoption of Minimum Standards of Practice for Maryland surveyors (now known as COMAR 09.13.06)

Maryland Society of Surveyors et al. v. William A. Fogle et al.

Case No. 94314037/CE188625 Circuit Court for Baltimore City

President—1993 - 1994

Member, Board of Directors—1989 - 1995

Standards Committee Chair—1994 - 1995

Baltimore Chapter Chair—1989 - 1990

American Congress of Surveying and Mapping—1993 -1994

Maryland Land Title Association—1993 - 1994

Education

Baltimore Polytechnic Institute, 1977

Defense Mapping School, 1978

Professional Experience

(1988 - Present) Managing principal at S.J. Martenet and Co., Inc. (Baltimore) having overall responsibility for the activities of the firm. Martenet’s projects include complex Baltimore Metropolitan Area surveys, title and street status investigations and litigation support,

Professional Experience (continued)

in addition to related issues surrounding land development, i.e. zoning, land subdivision, topography, interaction with governmental agencies, etc.

(2004 - 2025) Associate Editor, *The American Surveyor* magazine

(1998 - 1999) Associate Editor, *Professional Surveyor* magazine

(1996 - 1998) Contributing Editor, *Professional Surveyor* magazine

(1986 - 1988) Project Manager at Daft-McCune-Walker (Towson) having responsibility for all office-related surveying activities. Projects included zoning analyses, boundary, topographic, construction and subdivision surveys.

(1984 - 1986) Survey Department Head at Fisher, Collins and Carter (Ellicott City) having overall responsibility for survey operations at the firm. Projects included boundary, zoning, utility, and topographic, subdivision and construction surveys.

(1978 - 1984) Survey Computer, Title Researcher and Project Surveyor with the firm of Purdum and Jeschke (Baltimore).

Published Books

Joel M. Leininger *Rights, Ways and Rights of Way: Easements and Title to Roads in Maryland*. Baltimore: Martenet Press, 2025.

Joel M. Leininger, foreword to *History of Maryland, From 1633 to 1660*, by John Leeds Bozman. Baltimore: Martenet Press 2019.

Joel M. Leininger, foreword to *The Land-Holder's Assistant and Land-Office Guide*, by John Kilty. Baltimore: Martenet Press, 2019.

Joel M. Leininger *Institutes of Boundary Retracement: The Doctrines and Customs of Property Boundary Retracement in Maryland*. Baltimore: Martenet Press, 2018.

Edward J. Gilliss, Esq., Joel M. Leininger and Richard Rubin, Esq. *Boundary Law in Maryland*. Eau Claire: National Business Institute. 1996.

Published Articles

“ALTA/ACSM Standards and the Record Description,” October 2015, *The American Surveyor*

Published Articles (continued)

- Book Review, "Modernizing American Land Records: Order upon Chaos,"
November/December 2014, *The American Surveyor*
- "GIS Follies," February 2009, *The American Surveyor*
- "Minimum Level of Competence," January 2009, *The American Surveyor*
(reprinted July/August 2009, *Georgia Land Surveyor*, Surveying and Mapping
Society of Georgia; May 2011, *Section Lines*, Kansas Society of Land Surveyors;
March 2011, *The Florida Surveyor*, The Florida Surveying and Mapping Society,
Inc.; December 2011, *The Missouri Surveyor*, Missouri Society of Professional
Surveyors; Vol. 39 No. 5 2013, *The Nevada Traverse*)
- "The Digital Surveys Archive," December 2008, *The American Surveyor*
- "Relatively Speaking," November 2008, *The American Surveyor*
- "Boundaries By Acquiescence," October 2008, *The American Surveyor*
(reprinted January/February 2009, *Georgia Land Surveyor*, Surveying and
Mapping Society of Georgia; June 2009, *The Missouri Surveyor*, Missouri
Association of Registered Land Surveyors)
- "Can Retracements Be Confidential?," September 2008, *The American Surveyor*
(reprinted November/December 2008, *Georgia Land Surveyor*, Surveying and
Mapping Society of Georgia; December 2008, *The Missouri Surveyor*, Missouri
Association of Registered Land Surveyors)
- "The Pincushion Dilemma," August 2008, *The American Surveyor*
- "Good Data, No Fences," July 2008, *The American Surveyor*
- "Our Niche of the Law," June 2008, *The American Surveyor*
- "Waypoint Descriptions," March 2008, *The American Surveyor*
(reprinted September 2008, *The Missouri Surveyor*, Missouri Association of
Registered Land Surveyors)
- "The HSA Advantage," February 2008, *The American Surveyor*
- "Compromising Positions," January 2008, *The American Surveyor*
- "ACSM Positional Accuracy," December 2007, *The American Surveyor*
- "Valuable Papers Insurance," November 2007, *The American Surveyor*
- "Of Agnew, Surveyors and Kickbacks," October 2007, *The American Surveyor*
- "Caste-less Retracement," September 2007, *The American Surveyor*
- "Our Insular World," July/August 2007, *The American Surveyor*
- "Forward-thinking Boundary Retracement," May 2007, *The American Surveyor*
- "Our Role in Machine Control," April 2007, *The American Surveyor*
- "Topography is Dead; Long Live Topography," March 2007, *The American Surveyor*
- "On Recordation," January/February 2007, *The American Surveyor*
- "Failures of Interpretation," December 2006, *The American Surveyor*
- "The Roots of Prescription," November 2006, *The American Surveyor* (reprinted
March 2007, *The Link*, The Alberta Society of Surveying and Mapping
Technologies)
- "Interpreting Land Records," October 2006, *The American Surveyor*
- "Boundaries By the Numbers," September 2006, *The American Surveyor*

Published Articles (continued)

- “Survey Record Indices,” July/August 2006, *The American Surveyor*
- “Valuing a Surveying Business,” May 2006, *The American Surveyor*
- “The Digital Divide,” March/April 2006, *The American Surveyor* (cited by Kowalczyk, Stacy. *Towards a Preservable Object*. Indiana University, 2007.)
- “Retracement Uncertainty Explained,” January/February 2006, *The American Surveyor*
- “Practical Location,” December 2005, *The American Surveyor*
- “Computer-Assisted Surveying,” November 2005, *The American Surveyor*
- “Extrinsic Evidence - The Key to Accurate Retracement,” September/October 2005, *The American Surveyor*
- “Uncalled-For Monuments,” July/August 2005, *The American Surveyor*
- “Controlling Authority,” June 2005, *The American Surveyor*
- “Of Title Policy Descriptions and Reality,” May 2005, *The American Surveyor*
- “Prioritizing Coordinates,” March/April 2005, *The American Surveyor*
- “Articulating A Survey,” January/February 2005, *The American Surveyor*
- “Arguably on Target,” December 2004, *The American Surveyor*
- “On Chronological Retracement,” November 2004, *The American Surveyor*
- “The Myth of Inappropriate Opinions,” September/October 2004, *The American Surveyor*
- “Overlaps 101,” July/August 2004, *The American Surveyor*
- “On Ethics and Competence,” May/June 2004, *The American Surveyor*
- “What Were We Thinking?” March/April 2004, *The American Surveyor*
- “On a National Record of Survey,” January 2004, *The American Surveyor*
- “Studying Former Surveyors,” September 1999, *Professional Surveyor*
- “Y2K,” July/August 1999, *Professional Surveyor*
- “Qualifications Based Selection,” June 1999, *Professional Surveyor*
- “The 4-Year Degree Debate,” May 1999, *Professional Surveyor*
- “The Doctrine of Monuments Revisited,” April 1999, *Professional Surveyor* (reprinted January 2000, *The Link*, Corporation of Land Surveyors of the Province of British Columbia)
- “How Close is Close Enough?” March 1999, *Professional Surveyor*
- “Mandatory Continuing Education—For and Against” with Dr. Knud Hermansen, January/February 1999, *Professional Surveyor* (reprinted June 1999, *Surveying Australia*, and Issue #124 [1999] *California Surveyor*)
- “Research—Whose Responsibility?” November/December 1998, *Professional Surveyor*
- “The Ethics of Competence,” October 1998, *Professional Surveyor* (reprinted December 1998 *Surveying Australia*; June 2007, *The American Surveyor*)
- “Who’re You Calling an Artist?” September 1998, *Professional Surveyor*
- “The Doctrine of Monuments,” July/August 1998, *Professional Surveyor* (reprinted September 1998, *The Missouri Surveyor*, Missouri Association of Registered Land Surveyors; October 1998, *The Link*, Corporation of Land Surveyors of the Province of British Columbia; November/December 1998, *The Georgia Surveyor*, Surveying and Mapping Society of Georgia; December 1998,

Published Articles (continued)

- The Saskatchewan Land Surveyors' Association *Newsletter*)
- "The Marketplace of Ideas," May/June 1998, *Professional Surveyor*
- "Least Squares Boundary Analysis," April 1998, *Professional Surveyor*
- "Breaking the Record," March 1998, *Professional Surveyor*
- "Our Image as Surveyors," October 1997-Jan/Feb 1998, *Professional Surveyor*
- "The Shape of Things to Come: MdProperty View," October 1997, *Professional Surveyor*
- "Are Buildings and GPS Incompatible?" September 1997, *Professional Surveyor*
- "Automation and Revenue," July/August 1997, *Professional Surveyor*
- "Geo-WHAT??" May/June 1997, *Professional Surveyor*
- "The Passage of Rites," April 1997, *Professional Surveyor*
- "Is Responsible Charge Obsolete?" March 1997, *Professional Surveyor* (reprinted Vol. 24, No. 3 1997, *The Nevada Traverse*)
- "Abandoning Evidentiary Retracement," January/February 1997, *Professional Surveyor*
- "The Uproar Over Encroaching Grass," January/February 1997, *Professional Surveyor*
- "Monitoring the Standard of Care," November/December 1996, *Professional Surveyor*
- "The Folly of Finality," October 1996, *Professional Surveyor*
- "On Controlling Grants," September 1996, *Professional Surveyor*
- "Understanding Principles and Issues," May/June 1996, *Professional Surveyor*
- "Of Cathedrals and Surveys," April 1996, *Professional Surveyor* (reprinted Fall 1996, The Saskatchewan Land Surveyors' Association *Newsletter*)
- "The Case Against Positional Tolerance," January/February 1996, (with follow-up articles in March and July 1996) *Professional Surveyor* (reprinted March 1996, *The Vermont Cornerpost*; cited by Hendrix, Stephen E., Land Tenure Administration in the Context of Hemispheric Trade Integration In the Americas, 1997, *Development Policy Review*)
- "How Private Are Records?" September 1995, *Professional Surveyor*
- "Institutes of Boundary Retracement—Parts 1-6" January 1995-June 1996, *The Maryland Surveyor* (reprinted Vol.23, No.1 1996-Vol. 24, No. 3 1997, *The Nevada Traverse*; cited by Robillard, Walter G., Lane J. Bouman and Robert C. Shelton. *Clark on Surveying and Boundaries with Current Supplement, Seventh ed.* LexusNexus, 2011 and Wilson, Donald A. *Boundary Retracement Processes and Procedures.* Boca Raton: CRC Press, 2017)
- "On Private Records," May/June 1994, *The Maryland Surveyor*
- "On Coordinates," January/February 1994, *The Maryland Surveyor*
- "Can a GIS Handle Property Surveys?" January/February 1992 (with a follow-up article May/June 1992), *Professional Surveyor* (reprinted in the April/June 1992 Maryland Society of Surveyors *Newsletter*)
- "Precision Standards Based Upon Intended Use," April/May 1990, Maryland Society of Surveyors *Newsletter*

Teaching and Lecturing

He has taught courses or lectured on surveying and real property for the following:

- The American Congress on Surveying and Mapping
- The Mid-Atlantic Surveyors Educational Institute
- The National Business Institute
- The Kansas Society of Land Surveyors
- The Maine Society of Land Surveyors
- The Massachusetts Association of Land Surveyors and Civil Engineers
- The Michigan Society of Land Surveyors
- The Nevada Association of Land Surveyors
- The New York State Association of Professional Land Surveyors
- The Maryland Society of Surveyors
- The Maryland Department of General Services
- The Maryland State Archives
- The Maryland State Bar Association
- The Maryland State Highway Administration
- The Maryland Attorney General's Office Real Estate Work Group
- The Maryland Land Title Association
- The Maryland Genealogical Society
- The Greater Baltimore Board of Realtors
- Community College of Baltimore County
- Harford Community College

General Experience

Mr. Leininger has supervised hundreds of surveying projects for zoning, construction, subdivision and topographic purposes in addition to performing hundreds of boundary surveys in the Baltimore Metropolitan Area. Overall, he has been directly involved with over 2,000 surveys of which approximately 1,300 were conducted under his Professional License.

A past-president of the state professional organization—the Maryland Society of Surveyors, Mr. Leininger was its 1995 “Surveyor of the Year,” and was nominated by it in 1998 for the “National Surveying Excellence Award” presented by the National Society of Professional Surveyors. He has appeared on behalf of various clients as an expert witness in courts of law and has testified on surveying subjects before various committees of the Maryland State Legislature in Annapolis.