

Arizona Land Surveying Practice Exam (Sample)

Study Guide



Everything you need from our exam experts!

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Introduction

Preparing for a certification exam can feel overwhelming, but with the right tools, it becomes an opportunity to build confidence, sharpen your skills, and move one step closer to your goals. At Examzify, we believe that effective exam preparation isn't just about memorization, it's about understanding the material, identifying knowledge gaps, and building the test-taking strategies that lead to success.

This guide was designed to help you do exactly that.

Whether you're preparing for a licensing exam, professional certification, or entry-level qualification, this book offers structured practice to reinforce key concepts. You'll find a wide range of multiple-choice questions, each followed by clear explanations to help you understand not just the right answer, but why it's correct.

The content in this guide is based on real-world exam objectives and aligned with the types of questions and topics commonly found on official tests. It's ideal for learners who want to:

- Practice answering questions under realistic conditions,
- Improve accuracy and speed,
- Review explanations to strengthen weak areas, and
- Approach the exam with greater confidence.

We recommend using this book not as a stand-alone study tool, but alongside other resources like flashcards, textbooks, or hands-on training. For best results, we recommend working through each question, reflecting on the explanation provided, and revisiting the topics that challenge you most.

Remember: successful test preparation isn't about getting every question right the first time, it's about learning from your mistakes and improving over time. Stay focused, trust the process, and know that every page you turn brings you closer to success.

Let's begin.

How to Use This Guide

This guide is designed to help you study more effectively and approach your exam with confidence. Whether you're reviewing for the first time or doing a final refresh, here's how to get the most out of your Examzify study guide:

1. Start with a Diagnostic Review

Skim through the questions to get a sense of what you know and what you need to focus on. Your goal is to identify knowledge gaps early.

2. Study in Short, Focused Sessions

Break your study time into manageable blocks (e.g. 30 - 45 minutes). Review a handful of questions, reflect on the explanations.

3. Learn from the Explanations

After answering a question, always read the explanation, even if you got it right. It reinforces key points, corrects misunderstandings, and teaches subtle distinctions between similar answers.

4. Track Your Progress

Use bookmarks or notes (if reading digitally) to mark difficult questions. Revisit these regularly and track improvements over time.

5. Simulate the Real Exam

Once you're comfortable, try taking a full set of questions without pausing. Set a timer and simulate test-day conditions to build confidence and time management skills.

6. Repeat and Review

Don't just study once, repetition builds retention. Re-attempt questions after a few days and revisit explanations to reinforce learning. Pair this guide with other Examzify tools like flashcards, and digital practice tests to strengthen your preparation across formats.

There's no single right way to study, but consistent, thoughtful effort always wins. Use this guide flexibly, adapt the tips above to fit your pace and learning style. You've got this!

Questions

- 1. What is the purpose of Field Notes in surveying?**
 - A. To provide a summary of local land laws**
 - B. To document measurements, calculations, and observations**
 - C. To create promotional materials for surveying services**
 - D. To report property sale prices**
- 2. What is the role of evidence in the filing of a land survey record?**
 - A. A It determines the cost of the survey**
 - B. B It confirms the integrity of the documents**
 - C. C It supports claims of alternate positions of lines or points**
 - D. D It is used for marketing the survey services**
- 3. What is a key benefit of accurate record-keeping in surveying?**
 - A. Improved surveyor reputation**
 - B. Reference for future surveys**
 - C. Faster completion of land titles**
 - D. Reduction in fieldwork**
- 4. Who is considered a subdivider?**
 - A. A person developing commercial buildings**
 - B. A person selling six or more lots**
 - C. A public agency creating parks**
 - D. A person only subdividing commercial properties**
- 5. What is the definition of a street in the context of Arizona land surveying?**
 - A. Any proposed street shown in a plat filed with the county recorder**
 - B. A space for public vehicular access including sidewalks and gutters**
 - C. Any right-of-way for public use including parking spaces and bridges**
 - D. All land within the street right-of-way, whether improved or unimproved**

- 6. What does a blanket encumbrance refer to in land development?**
- A. An agreement affecting a single parcel of land**
 - B. A lien that is specific to public tax levies**
 - C. Any claim affecting multiple lots or parcels**
 - D. A property encumbrance imposed by local authorities**
- 7. What identification should be marked on the top of a land survey monument?**
- A. A The name of the surveyor's firm**
 - B. B The survey date and location**
 - C. C The Arizona registration number of the land surveyor**
 - D. D The coordinates of the monument**
- 8. What is "Sectional Land"?**
- A. Land divided into sections as per the Public Land Survey System, usually 640 acres**
 - B. A type of zoning area**
 - C. A common agricultural land designation**
 - D. A land site that contains several monuments**
- 9. What is adverse possession?**
- A. Possession that follows a clear legal claim**
 - B. Land possession that is consistent with the property owner's claim**
 - C. An actual and visible appropriation of land under a claim of right inconsistent with another's claim**
 - D. Possession of land that is temporarily abandoned**
- 10. What does a lot reservation represent?**
- A. A definitive contractual obligation to purchase**
 - B. An expression of future intent to buy property**
 - C. An immediate purchase agreement**
 - D. A request to hold land in trust**

Answers

1. B
2. C
3. B
4. B
5. D
6. C
7. C
8. A
9. C
10. B

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Explanations

1. What is the purpose of Field Notes in surveying?

- A. To provide a summary of local land laws
- B. To document measurements, calculations, and observations**
- C. To create promotional materials for surveying services
- D. To report property sale prices

The purpose of Field Notes in surveying is to document measurements, calculations, and observations taken during a survey. These notes serve as a crucial record of the surveyor's work, providing detailed and accurate accounts of the field data collected. This documentation is fundamental to ensure that the survey can be reproduced, verified, and referenced in the future, as it reflects the exact conditions and findings encountered in the field. Field Notes help maintain the integrity of the surveying process by allowing for a comprehensive understanding of the project's specifics. They often include sketches, descriptions of the terrain, GPS data, instrument readings, and any anomalies or challenges encountered during the survey. This information is essential for producing accurate surveys and legal documents based on the recorded data. While local land laws, promotional materials, and property sale prices may relate to the broader context of land surveying, they do not define the primary function of Field Notes, which is centered around the meticulous documentation of fieldwork.

2. What is the role of evidence in the filing of a land survey record?

- A. A It determines the cost of the survey
- B. B It confirms the integrity of the documents
- C. C It supports claims of alternate positions of lines or points**
- D. D It is used for marketing the survey services

The role of evidence in the filing of a land survey record is crucial as it supports claims of alternate positions of lines or points. When land surveyors conduct their work, they utilize various forms of evidence such as historical documents, original surveys, physical markers, and witness testimonies to establish and verify the accuracy of the boundaries and points of interest. This evidence is essential for resolving disputes, justifying the placement of property lines, and determining the legitimacy of claims regarding property locations. Strong, well-documented evidence allows surveyors to make informed decisions about property lines and helps in providing a clear, defensible record that can be relied upon by stakeholders such as property owners, government agencies, and courts. The integrity and reliability of land survey records depend significantly on the solid foundation of evidence that backs the surveyor's conclusions. The other options, while relevant to the field of surveying, do not encapsulate the primary function of evidence in survey records as effectively. The cost of the survey is an important consideration but is operational rather than evidential. Similarly, the confirmation of document integrity pertains to the overall authenticity rather than specifically supporting claims on positions. Lastly, using evidence for marketing purposes, while valuable for business development, does not directly relate to the filing and recording

3. What is a key benefit of accurate record-keeping in surveying?

- A. Improved surveyor reputation**
- B. Reference for future surveys**
- C. Faster completion of land titles**
- D. Reduction in fieldwork**

Accurate record-keeping in surveying serves as a crucial reference for future surveys, making it an invaluable asset. When surveys are meticulously documented, they provide a historical account of property boundaries, measurements, and any changes that have occurred over time. This documentation creates a reliable foundation for subsequent surveys, allowing land surveyors to verify information efficiently and accurately. Moreover, having comprehensive records aids in clarifying any disputes that may arise concerning property lines or other surveying issues. It ensures that future surveyors have access to precise and detailed information that facilitates their work, ultimately enhancing the efficiency and accuracy of the surveying process. This foundational aspect of record-keeping not only supports the integrity of surveying practices but also helps in maintaining legal clarity regarding property ownership and boundaries.

4. Who is considered a subdivider?

- A. A person developing commercial buildings**
- B. A person selling six or more lots**
- C. A public agency creating parks**
- D. A person only subdividing commercial properties**

A subdivider is defined as an individual or entity that undertakes the process of dividing a parcel of land into smaller lots or parcels. This often involves the creation of roads, infrastructure, and various amenities to support the newly created lots. The correct choice emphasizes that a subdivider is someone who sells six or more lots. This specific criterion is significant because it highlights legislative considerations and regulations that often apply to developments involving multiple lots. The definition typically stems from state laws and local ordinances that govern land development, distinguishing subdividers from other types of developers or commercial builders who may not be engaging in the subdivision process but might be involved in other types of real estate transactions. Each choice represents different activities related to land use, but it is the volume of lots being sold that qualifies someone as a subdivider. This is vital for understanding how zoning laws and property regulations apply in various contexts, particularly in Arizona.

- 5. What is the definition of a street in the context of Arizona land surveying?**
- A. Any proposed street shown in a plat filed with the county recorder**
 - B. A space for public vehicular access including sidewalks and gutters**
 - C. Any right-of-way for public use including parking spaces and bridges**
 - D. All land within the street right-of-way, whether improved or unimproved**

The definition of a street in the context of Arizona land surveying encompasses the concept of all land within the street right-of-way, whether improved or unimproved. This comprehensive definition is significant as it includes not just the physical roadway itself, but also any adjacent land that falls under the jurisdiction of that right-of-way. In land surveying, understanding the full extent of the street right-of-way is crucial for various considerations such as property boundaries, development planning, and public access. It ensures that all relevant land is recognized and accounted for, which is essential in legal and regulatory contexts, especially when determining land use rights, restrictions, and the responsibilities of landowners versus public authorities. This understanding also plays a vital role in assessing infrastructure needs, public safety, and urban planning since it informs how spaces are utilized for transportation and accessibility within communities. The clarity regarding what constitutes a street right-of-way can help prevent disputes and misunderstandings regarding property lines and public land access. Each of the other options provided narrows the definition in a way that excludes important elements of the street right-of-way, particularly the aspect of land that is not necessarily developed but is still legally recognized as part of the street system.

- 6. What does a blanket encumbrance refer to in land development?**
- A. An agreement affecting a single parcel of land**
 - B. A lien that is specific to public tax levies**
 - C. Any claim affecting multiple lots or parcels**
 - D. A property encumbrance imposed by local authorities**

A blanket encumbrance refers to any claim or liability that affects multiple lots or parcels of land, rather than being limited to just one specific property. This type of encumbrance is often used in the context of real estate development where a developer may secure financing or a loan that places a lien over a group of properties as collateral. This allows lenders to have an interest in multiple properties rather than being restricted to a single one, which can facilitate broader development efforts or expansions. The nature of blanket encumbrances often means that they can impact how individual parcels are bought, sold, or developed, as any action taken against one lot may have implications for the others affected by the blanket encumbrance. Understanding this concept is crucial for land surveyors, developers, and property investors as they navigate the complexities of land use and ownership rights.

7. What identification should be marked on the top of a land survey monument?

- A. A The name of the surveyor's firm**
- B. B The survey date and location**
- C. C The Arizona registration number of the land surveyor**
- D. D The coordinates of the monument**

The identification marked on the top of a land survey monument should include the Arizona registration number of the land surveyor. This is crucial for several reasons. Firstly, it ensures accountability, allowing anyone who conducts further investigations on the land or uses the survey results to trace back to the professional who performed the survey. This number ties the monument to a licensed individual who is legally authorized to conduct land surveys in Arizona. Including the registration number helps uphold the standards set forth by the Arizona Board of Technical Registration, reinforcing the importance of professional licensing in land surveying. It's necessary to promote and maintain public trust in surveying practices. The other pieces of information, while important in their own right, do not fulfill this same legal and accountability purpose that the registration number serves.

8. What is "Sectional Land"?

- A. Land divided into sections as per the Public Land Survey System, usually 640 acres**
- B. A type of zoning area**
- C. A common agricultural land designation**
- D. A land site that contains several monuments**

"Sectional land" refers specifically to land that has been divided according to the Public Land Survey System (PLSS). Under this system, land is organized into townships, which are further divided into sections. Each section typically covers an area of 640 acres, which corresponds to one square mile. This system was established to provide a uniform method for describing land and to facilitate land ownership and transfer in the United States. The importance of this designation lies in its role in land surveying and legal descriptions, allowing for precise identification of specific parcels of land based on their location within the larger grid system. This makes it easier for surveyors, landowners, and legal entities to reference and understand boundaries and land ownership. In contrast, other designations such as zoning areas, agricultural land designations, and sites containing monuments do not pertain directly to the formal subdivisions of land established by the PLSS. Each of these alternatives describes different aspects of land use or recognition rather than the clear and standardized division of land which sectional land refers to.

9. What is adverse possession?

- A. Possession that follows a clear legal claim
- B. Land possession that is consistent with the property owner's claim
- C. An actual and visible appropriation of land under a claim of right inconsistent with another's claim**
- D. Possession of land that is temporarily abandoned

Adverse possession is a legal doctrine allowing a person to claim ownership of land under certain conditions, despite the ownership being held by another party. The correct answer describes adverse possession as an actual and visible appropriation of land under a claim of right that is inconsistent with the original owner's claim. This means that the person claiming adverse possession must demonstrate that their use of the property is open, notorious, exclusive, hostile, and continuous for a specific period defined by state law. In simplest terms, the claimant must occupy the land and use it in such a way that it is apparent to the rightful owner and the public, rather than secretive or hidden. Additionally, the intention behind the occupation must be to take over the property and utilize it as if it belongs to them, not just for temporary use or without the appropriate intention of ownership. The emphasis on the claim being "inconsistent" with that of another's highlights an important aspect of adverse possession: it operates against the interests of the true owner. This legal principle aims to encourage the productive use of land and prevent it from lying fallow while title holders neglect maintenance. The other choices do not capture the essence of adverse possession effectively. For instance, possession that follows a clear legal claim suggests lawful occupancy.

10. What does a lot reservation represent?

- A. A definitive contractual obligation to purchase
- B. An expression of future intent to buy property**
- C. An immediate purchase agreement
- D. A request to hold land in trust

A lot reservation represents an expression of future intent to buy property. This means that when someone reserves a lot, they are indicating their desire to purchase it at a later date, but they have not yet completed a formal contract or made a binding commitment to finalize the sale. It is a preliminary step in the buying process that shows interest and may allow the buyer some time to arrange financing, conduct due diligence, or negotiate terms before committing to the purchase. In many cases, a lot reservation could involve placing a small fee or deposit to secure the right to purchase the property in the future, but it does not create an immediate contractual obligation to buy. This distinction is crucial in real estate practices, particularly in developing areas where demand for lots may be high. Understanding this concept helps prospective buyers navigate the initial stages of property acquisition effectively.

Next Steps

Congratulations on reaching the final section of this guide. You've taken a meaningful step toward passing your certification exam and advancing your career.

As you continue preparing, remember that consistent practice, review, and self-reflection are key to success. Make time to revisit difficult topics, simulate exam conditions, and track your progress along the way.

If you need help, have suggestions, or want to share feedback, we'd love to hear from you. Reach out to our team at hello@examzify.com.

Or visit your dedicated course page for more study tools and resources:

<https://azlandsurveying.examzify.com>

We wish you the very best on your exam journey. You've got this!