

ARIZONA LAND SURVEYING PRACTICE EXAM (SAMPLE)

STUDY GUIDE



**SAMPLE STUDY GUIDE
WITH LIMITED QUESTIONS**

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THE FULL VERSION STUDY GUIDE**

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Table of Contents

Copyright	1
Table of Contents	2
Introduction	3
How to Use This Guide	4
Questions	5
Answers	8
Explanations	10
Next Steps	16

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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

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- 1. What is a primary consideration in the design of street alignments?**
 - A. Width of traffic lanes
 - B. Grades and widths of easements
 - C. Location of traffic signals
 - D. Number of sidewalks
- 2. Which of the following is required for a stock cooperative's occupancy rights?**
 - A. Transferable upon anyone's request
 - B. Must be concurrent with a transfer of stock shares
 - C. Can only be used by the corporation's employees
 - D. Must be verified by a real estate agent
- 3. What kind of land division project includes condominiums or townhouses?**
 - A. Improved land only
 - B. A subdivision that must have a public street
 - C. A project with undivided interests in land
 - D. A development of single-family homes only
- 4. What is meant by "Vertical Control" in surveying?**
 - A. A record of surface water flow
 - B. A system of precise elevation reference points used for determining height
 - C. A method of creating flat maps
 - D. A type of boundary survey
- 5. What is the role of a "school" in real estate licensing?**
 - A. To provide student loans
 - B. To offer courses for licensure requirements
 - C. To facilitate property sales
 - D. To handle broker applications
- 6. What is meant by perpetual care in the context of cemetery maintenance?**
 - A. Caring for individual burial plots only
 - B. Maintaining trees, shrubs, and roads within a cemetery
 - C. Ensuring that monuments are always clean
 - D. Repairing all man-made structures in cemeteries

- 7. In real estate, what is a developer defined as?**
- A. A person who only lists properties
 - B. A person who offers real property for sale, lease, or use
 - C. A person who manages real estate investments
 - D. A real estate marketing consultant
- 8. The corner record must report which of the following?**
- A. A The weather conditions on the survey date
 - B. B A description of newly set monuments
 - C. C The total cost of the survey
 - D. D A list of tools used in the survey
- 9. What should be noted regarding curved property boundaries in descriptions?**
- A. They must show sufficient verification information
 - B. No further information is required for curves
 - C. Only straight boundaries need verification
 - D. Curved properties should not contain data
- 10. What is the role of the planning agency?**
- A. To approve all new constructions
 - B. To conduct city-wide elections
 - C. To carry out the purposes defined by local ordinance
 - D. To manage public health regulations

Answers

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

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Explanations

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1. What is a primary consideration in the design of street alignments?

- A. Width of traffic lanes
- B. Grades and widths of easements**
- C. Location of traffic signals
- D. Number of sidewalks

In the design of street alignments, grades and widths of easements are a primary consideration because they directly affect the functionality, safety, and overall efficiency of the roadway. Properly designed easements accommodate not only the road itself but also utilities and drainage needs, ensuring that the street can effectively manage stormwater and provide necessary infrastructure access. The widths of easements are crucial for ensuring that there is sufficient space for maintenance and emergency services, while grades must be carefully calculated to prevent issues such as flooding and to facilitate safe vehicle movement. Consistent grading can also enhance visibility for drivers and promote effective road drainage, reducing the likelihood of accidents. While other factors like the width of traffic lanes, location of traffic signals, and number of sidewalks are important in their own right, they typically fall under the broader umbrella of considerations that rely heavily on the foundational aspects of easement design. Without properly structured grades and widths for easements, the entire design and operation of the road could be compromised.

2. Which of the following is required for a stock cooperative's occupancy rights?

- A. Transferable upon anyone's request
- B. Must be concurrent with a transfer of stock shares**
- C. Can only be used by the corporation's employees
- D. Must be verified by a real estate agent

Occupancy rights in a stock cooperative are inherently tied to ownership of the stock shares that represent a share in the cooperative corporation. To occupy a unit within such a cooperative, a person must hold these shares as they grant the right to use the property. Therefore, the occupancy rights are directly linked to the transfer of stock shares, meaning that when shares are transferred, the accompanying rights to occupy the unit are transferred as well. This ensures that the new owner has the legal authority to reside in the property connected to the shares they receive. Other options do not align with the regulations and operational norms of stock cooperatives – occupancy rights aren't typically transferable independently of the stock shares, they aren't limited exclusively to corporation employees, nor do they require verification by a real estate agent to validate their existence or enforceability. The direct connection between stock shares and occupancy is a fundamental principle governing stock cooperatives.

3. What kind of land division project includes condominiums or townhouses?

- A. Improved land only
- B. A subdivision that must have a public street
- C. A project with undivided interests in land**
- D. A development of single-family homes only

In this context, the correct answer relates to a project characterized by undivided interests in land, which perfectly aligns with how condominiums or townhouses are structured. In these types of developments, each owner holds individual ownership of their respective unit, while jointly sharing ownership of common areas such as walkways, gardens, and recreational facilities. This arrangement establishes an undivided interest in the land that encompasses these shared spaces. When considering the other options, improved land only refers to land that has been developed with infrastructure, but it does not specifically pertain to the division of ownership pertinent to condominiums or townhouses. A subdivision that requires a public street generally implies a standard residential development but does not specifically apply to the unique legal framework governing multi-family units like condominiums. Similarly, a development of single-family homes only excludes the distinct characteristics of condo and townhouse ownership arrangements. Thus, the concept of undivided interests in land is essential to understanding the ownership dynamics within condominium and townhouse developments.

4. What is meant by "Vertical Control" in surveying?

- A. A record of surface water flow
- B. A system of precise elevation reference points used for determining height**
- C. A method of creating flat maps
- D. A type of boundary survey

Vertical control refers to a system of reference points that provide precise elevation measurements throughout a surveying project. This is essential for ensuring the accuracy of height determinations, which can be critical for various engineering and construction applications, such as establishing grades for roads or determining water drainage patterns. The use of precise elevations allows surveyors to relate their measurements to a known datum, which serves as a baseline for height comparisons. This is vital in areas where topography varies significantly, as it helps in creating accurate three-dimensional representations of land features. Elevation data is often critical for projects involving infrastructure, environmental studies, and land use planning, as it directly influences how a project will interact with the surrounding landscape. In contrast, the other options pertain to different aspects of surveying. For instance, recording surface water flow relates more to hydrology than to vertical control, while creating flat maps is associated with horizontal control and cartography. Lastly, boundary surveys focus on defining property lines, which does not involve elevation but rather horizontal dimensions and legal perimeters. Therefore, the choice of a system of precise elevation reference points as the definition of vertical control is correct and reflects its key role in surveying practices.

5. What is the role of a "school" in real estate licensing?

- A. To provide student loans
- B. To offer courses for licensure requirements**
- C. To facilitate property sales
- D. To handle broker applications

In the context of real estate licensing, a "school" plays a crucial role by offering courses that meet the education requirements necessary for obtaining a real estate license. These educational programs typically cover essential topics such as real estate principles, laws, ethics, and practices, which are fundamental for anyone wishing to enter the real estate profession. By completing the required coursework at an accredited institution, aspiring agents or brokers prepare themselves for the licensing exam, ensuring that they have the necessary knowledge to operate legally and effectively in the real estate market. The other options mentioned do not align with the primary purpose of a school in this context. While some schools may offer financial aid options like student loans, this is not their main function regarding licensing. Facilitating property sales is a task typically associated with real estate agents and brokers rather than educational institutions. Similarly, handling broker applications is a function of regulatory bodies or licensing boards, not educational providers. Therefore, the primary and most accurate role of a school in real estate licensing is to provide the necessary courses for licensure requirements.

6. What is meant by perpetual care in the context of cemetery maintenance?

- A. Caring for individual burial plots only
- B. Maintaining trees, shrubs, and roads within a cemetery**
- C. Ensuring that monuments are always clean
- D. Repairing all man-made structures in cemeteries

Perpetual care in the context of cemetery maintenance refers to the ongoing responsibility for the upkeep and maintenance of the physical aspects of the cemetery, which includes maintaining trees, shrubs, and roads within the cemetery grounds. This concept ensures that the overall environment of the cemetery remains well cared for, providing a respectful and dignified resting place for the deceased and a peaceful space for visitors. This maintenance plan typically encompasses a variety of tasks such as landscaping, road upkeep, and the general care of the grounds to ensure that they remain aesthetically pleasing and functional over time. This is particularly important as cemeteries are often designed to be spaces where family members can visit and reflect, and it is essential that these areas are safe and inviting. The other options focus on specific aspects or narrower elements of cemetery upkeep rather than the broader, comprehensive care intended by the term "perpetual care." For instance, caring for individual burial plots represents a more localized approach and does not encompass the overall maintenance needed for the entire cemetery. Similarly, ensuring monuments are clean or repairing man-made structures addresses specific tasks rather than the continuous and holistic care associated with the environmental and infrastructural integrity of the cemetery itself. Thus, maintaining trees, shrubs, and roads aligns with the concept of perpetual care

7. In real estate, what is a developer defined as?

- A. A person who only lists properties
- B. A person who offers real property for sale, lease, or use**
- C. A person who manages real estate investments
- D. A real estate marketing consultant

A developer is defined as a person who offers real property for sale, lease, or use, as this role encompasses a broader range of activities related to transforming raw land or existing properties into developed spaces that can be utilized for various purposes. The developer is typically involved in the planning, financing, and construction processes, ensuring that the property is brought to market effectively. This definition distinguishes a developer from those who simply list properties (which is more aligned with brokerage activities), manage investments (typically associated with property management), or offer marketing consultancy services. By focusing on the role of bringing properties to market, the definition emphasizes the developer's active role in the real estate process, including land acquisition, project funding, and obtaining necessary permits to make the property viable for future use.

8. The corner record must report which of the following?

- A. A The weather conditions on the survey date
- B. B A description of newly set monuments**
- C. C The total cost of the survey
- D. D A list of tools used in the survey

The corner record is a crucial document that must include a description of newly set monuments. This is essential because the corner record serves as a permanent record for land surveys, ensuring that there is clear information regarding the location and characteristics of the monuments that mark property corners. These descriptions are vital for future reference, as they help establish boundaries and are used by other surveyors, landowners, and legal entities to resolve disputes or validate property lines. Including such detailed descriptions also aids in maintaining accurate and updated records within public offices, supporting the integrity of land surveying practices. By documenting how and where monuments have been placed, the corner record provides a foundational reference that can be relied upon long after the initial survey has been completed.

9. What should be noted regarding curved property boundaries in descriptions?

- A. They must show sufficient verification information**
- B. No further information is required for curves
- C. Only straight boundaries need verification
- D. Curved properties should not contain data

Curved property boundaries in legal descriptions are inherently more complex than straight boundaries. Therefore, it is essential to provide sufficient verification information for curves to ensure precise interpretation and delineation of the property. This verification often includes details like the radius of the curve, the angle of the curve, and the method of measurement. Having this information allows surveyors and subsequent property owners to understand the exact nature of the boundaries and ensures that there is clarity in how the property is defined. This level of detail helps mitigate disputes and assists in accurate mapping and development. The necessity for detailed information on curved boundaries distinguishes them from straight boundaries, which can often be described with lesser detail without compromising clarity. Thus, providing adequate verification for curves is vital in maintaining the integrity and accuracy of property descriptions.

10. What is the role of the planning agency?

- A. To approve all new constructions
- B. To conduct city-wide elections
- C. To carry out the purposes defined by local ordinance**
- D. To manage public health regulations

The planning agency plays a crucial role in executing and implementing the goals set forth by local ordinances, which often pertain to land use, zoning, and community development. The agency's objectives are typically outlined in comprehensive plans designed to promote orderly growth, development, and resource management within a jurisdiction. By carrying out these purposes, the planning agency ensures that the community's land use aligns with public interest and local government policies, thus contributing to sustainable and organized community development. This role often involves coordinating with various stakeholders, including community members, developers, and public officials, to facilitate a balanced approach to land use that takes into consideration both short-term needs and long-term goals. The agency may also oversee the drafting and updating of zoning laws and regulations that govern how land can be used in different parts of the community. In contrast, while other options may involve aspects of governance or community wellbeing, they do not encapsulate the primary and specific functions of a planning agency. Approving new constructions is typically part of the development review process but may involve various departments, not solely the planning agency. Conducting city-wide elections is primarily the responsibility of electoral boards or commissions, while managing public health regulations falls under public health departments or agencies rather than the purview of planning.

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!

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