West Virginia Board of Professional Surveyors

West Virginia Surveying Examination Candidate Handbook

Introduction

The West Virginia Board of Professional Surveyors (the Board) is responsible for developing and administering the West Virginia State Specific Examination for candidates seeking licensure as Professional Surveyors. To uphold public safety and consumer protection, the Board carefully develops and maintains an examination that reliably measures candidate competency and entry-level practice standards.

Developed in collaboration with practicing subject-matter experts, this fair and impartial 50-question, closed-book, multiple-choice examination is administered periodically throughout the year.

In accordance with West Virginia Code §30-13A-8, candidates must pass three examinations to qualify for licensure:

1. The Fundamentals of Surveying (FS) examination, administered by NCEES;
2. The Principles and Practice of Surveying (PS) examination, administered by NCEES; and
3. The West Virginia State Specific Examination, administered by the Board.

This candidate handbook provides essential guidance to assist you in preparing for the state-specific exam, including reference lists and key procedural details. The Board wishes you success on your examination and throughout your professional surveying career.

Description of Examination

Examination Content

The following knowledge areas will be the principal areas from which examination questions will be obtained.

WV State Specific Exam Blueprint

A. West Virginia Statutes - Chapter 30-13A - https://code.wvlegislature.gov – WV Code

1. Subdivisions – Chapter 8A-5 &6
2. Roads and Rights-of-Way – Chapter 17-1 & 4
3. Oil & Gas – Chapter 22
4. Licensing – Chapter 30-13A (Land Surveyors)
5. Uniform Common Interest Ownership Act – Chapter 36B-2-109 through 114
6. Real Property – Chapter 37-5-2 (Adjoining Owners)
   Chapter 37-12-1 & 2 (Magnetic Meridian)
7. Records and Papers – Chapter 39
8. Recording Statute – Chapter 40-1-9
9. Actions, Suits, & Arbitration – Chapter 55-2 & 4
10. Trespass – Chapter 61-3B-1
11. State Plane Coordinate System – Chapter 1-1-5

B. State Board Rules & Regulations - §23 CSR 1 - 5 - https://apps.sos.wv.gov/adlaw/csr/

23 CSR 1 – Examination and Licensing of Professional Surveyors in WV (2024)

23 CSR 2 – Mandatory Continuing Education for Land Surveyors (2004)

23 CSR 3 – Disciplinary and Complaint Procedures (2011)

23 CSR 4 – Fees for Surveyors and Surveying Firms in WV (2008)

23 CSR 5 – Standards for the Practice of Surveying in WV (2008)

C. Retracement Procedures and Practices

1. Magnetic Bearings
2. Magnetic Declination
3. Secular Change
4. Conversions for Different Meridians
5. Slope and Horizontal Distances
6. Historical Practices and Procedures
7. Research and Records
8. Monument Identification
9. Description Interpretation
10. Dendrology

D. Case Law

1. Retracement of Rural Boundaries
2. Retracement of Subdivision Lot Boundaries
3. Rivers & Streams
4. Roads & Streets
5. Rights-of-Way & Easements
6. Establishment of Boundaries by Unwritten Methods

E. WV Court System

1. Structure of Court System
2. Judicial Proceedings

F. Land Development

1. Hydrology & Drainage
2. Flood Plains & Wetlands
3. Regulatory Permits

Scoring Procedures

Exam scores are based solely on the number of correct responses, with no penalty for incorrect answers; candidates are therefore encouraged to answer every question. Each question has only one correct response. Questions left blank or marked with multiple answers will be counted as incorrect. Exams are not graded on a curve. Final scores are converted to a percentage, and candidates must achieve 70% or higher (e.g., 35 correct answers out of 50) to pass.

Taking the Examination

Distribution

Proctors will distribute the test booklet, answer sheet, and scrap paper. Listen to all instructions carefully. Special attention should be given to the information on the front of the test booklet and the top of the answer sheet. All information should match.

Coping, reproduction, or any action taken to reveal the contents of the examination in whole or part is unlawful. Copying questions or removing test booklets for the examination is prohibited.

Answer Sheet

To ensure proper scoring of your examination. It is imperative that you listen to the proctor's instructions. Use only pencils provided by the proctors. For proper scoring, the answer spaces must be blackened completely.

Select the best answer from the four choices. No credit is given for multiple answers. If you decide to change an answer, erase the first answer completely. Incomplete erasures and stray marks may be read as intended answers.

The only items allowed on your workspace is the exam booklet, answer sheet, pencil, and NCEES approved calculator. All sketches and calculations are NOT considered to be part of your answer and are not inspected or graded.

References

The WV State Specific Exam is a closed book examination; no references are permitted. Calculators are permitted but must be on the NCEES approved calculator list (www.ncees.org). Remember that you have fifty (50) multiple choice questions to complete within 1.5 hours. Familiarity with the reference material should allow sufficient time to complete the examination.

The examination questions are primarily developed from the references listed below. It is to your advantage to spend time learning and reviewing current, relevant material.

West Virginia Code https://code.wvlegislature.gov

West Virginia Code of State Rules – Title 23, Series 1,2,3,4,5 https://apps.sos.wv.gov/adlaw/csr/

West Virginia Land Surveyors Laws and Regulations – 2021 Edition

Evidence and Procedures for Boundary Location – Brown, Robillard, and Wilson – John Wiley & Sons, Inc., New York, NY

Brown's Boundary Control and Legal Principles – Brown, Robillard, and Wilson – John Wiley & Sons, Inc., Hoboken, NJ

Writing Legal Descriptions in Conjunction with Survey Boundary Control – Gurdon H. Wattles - Wattles Publications, Tustin, CA

Black's Law Dictionary – Bryan A. Ganer - West & Thomson, St. Paul, MN

Forestry Handbook – edited by Carl F. Wenger - John Wiley & Sons, Inc.

Peterson Field Guides: Eastern Trees – George A. Petrides / Janet Wehr

NOAA Manual NOS NGS 5 – State Plane Coordinate System of 1983 – James E. Stern – https://www.ngs.noaa.gov/library/pdfs/NOAA_Manual_NOS_NGS_0005.pdf

West Virginia Water Laws, Water Regulations, and Water Rights – Division of Environmental Protection - https://dep.wv.gov/

*Compass Land Surveying – F. Henry Sipe – McClain Printing Company, Parsons, WV

*Examination Review Manual – prepared by WV Society of Professional Surveyors in conjunction with Glenville State College

References Continued

*West Virginia Code as Related to Professional Surveyors – prepared by Charles R. Sypolt, Professor at Glenville State College.

*Exploring the Old Turnpikes of West Virginia – Published by WV Society of Profession Surveyors

*Boundaries in West Virginia Roads and Streams – Knud E. Hermansen

* Check Availability with the WV Society of Professional Surveyors:

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Huntington, WV 25701
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Special Accommodations

If you require special accommodations with the test taking procedure because of a documented disability, communicate your need well before the examination to the Board office.

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Sample Questions

1.) Which of the following terms correctly defines the Coordinate System in West Virginia based on the National Geodetic Survey's North American Datum of 1983?

A) State Pane Coodinate System NAD83

B) West Virginia Coordinate System of 1983

C) Clark's Ellipsoidal Projection of 1866

D) World Geographic System 1983

2.) That type of survey in West Virginia required the surveyor to prepare a plat and description?

A) mortgage / loan inspection survey

B) topographic survey

C) any property boundary survey

D) any cadastral survey

3.) When the deed calls of two adjoining properties are determined to overlap, senior rights are held by:

A) the owner of the property whose title chain includes a grant or deed recorded earlier than any found in the title chain of the other owner.

B) whichever of the present owners first acquired his/her land.

C) the landowner who is the oldest.

D) whichever of the landowners first has his/her property surveyed and properly records the plat of survey.