



ADA COUNTY SURVEYOR'S OFFICE PLAT NAMING POLICY

The naming of subdivision and condominium plats in Idaho shall conform to I.C. 50-1307 which states:

"Designation of townsite and addition -- Necessity of distinctiveness -- Limitations on rule. Plats of towns, subdivisions or additions must not bear the name of any other town or addition in the same county, nor can the same word or words similar or pronounced the same, be used in making a name for said town or addition, except the words city, place, court, addition or similar words, unless the same is contiguous and laid out and platted by the same party or parties platting the addition bearing the same name, or a party files and records the written consent of the party or parties who platted the addition bearing the same name. All plats of the same name must continue the block numbers of the plat previously filed."

The following policies are adopted to clarify this Statute:

1. Plat names must be real words, and shall not use initials, abbreviations, or acronyms.
2. Primary plat names shall not use the words "Subdivision", "Addition", "Plat" or "Condominium".
3. Plat names shall not begin with an article ("A" or "The" or other similar words) or use prepositions ("At" or "Near" or other similar words). *This is required by the Recorder's office so that subdivision names sort correctly in the public records search software.*
4. Plat names shall not begin with a number unless the number is spelled out.
5. Plat names will be limited to 40 characters, including spaces and the plat type (Sub, Condo or Condo PA). *This is required for the Assessor's office due to a data field size limit.*
6. If a proposed subdivision is contiguous to an existing subdivision and proposes to use the same primary name, the subdivider(s) must be the same subdivider(s) of the existing subdivision plat, or must acquire consent from the subdivider(s) of the existing subdivision plat:
 - a. Property contiguous to an existing subdivision will be allowed to continue using the existing subdivision name through consecutive phases showing **exactly** the same subdivision name and continuing the Lot / Block numbering scheme of the existing subdivision.
 - b. Property adjacent across a public right-of-way may be considered contiguous, and the use of the existing subdivision name will be allowed through consecutive phases showing **exactly** the same subdivision name and continuing the Lot / Block numbering scheme of the existing subdivision.
 - c. Property contiguous to an existing subdivision or adjacent across a public right-of-way may be allowed to use the same primary subdivision name with a new or different unique secondary name. (ie: Messina Village Sub, Messina Hills Sub & Messina Meadows Sub) The Lot / Block numbering scheme will restart in these plats.
 - d. Lands separated by an existing public right-of-way which are to be included within a single subdivision phase shall include the existing public right-of-way within the subdivision boundary shown and described on the plat, and ACHD will be required to sign the plat as 'Trustee of the Existing Public Right-of-Way'.
7. Subdivisions recorded in phases shall be named as follows:
 - a. First phase: Aberdeen Place Subdivision or Aberdeen Place Subdivision No. 1 (or Phase 1)
 - b. Second phase: Aberdeen Place Subdivision No. 2 (or Phase 2)
 - c. Third phase: Aberdeen Place Subdivision No. 3 (or Phase 3)

Plat names may only be reserved with the County Surveyor for projects that are actively being routed through the development approval process for Ada County, or a City jurisdiction within Ada County.