



Polk County Public Works

County Surveyors Office

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Polk County Plat Naming Conventions

Standards

All plat names must be approved by the county surveyor and meet specific requirements as outlined in ORS 92.090(1) and those listed herein for logical and consistent plat identification.

Conventions:

- 1) The plat name shall not look or sound like any other plat name that has been previously approved.
- 2) Plat names containing the words "Subdivision", "Plat" or "Phase" will not be permitted unless it is a continuation of an existing development.
- 3) Plat names beginning with the article "A", "An" or "The" or the use of hyphens and other non-alphabetic characters will not be permitted.
- 4) Plat names containing initials and first or middle names will not be permitted.
- 5) The use of Roman numerals will not be permitted unless it is a continuation of an existing development.
- 6) All replats of existing subdivided land shall have its own unique name.
- 7) The use of proper geographical names of specific areas or locations in the city or the county may be used only five times.
- 8) Future development adjacent to the original plat will make use of numerical expressions as indicated below.

Explanation

- 1) The name of a plat is a quasi-copyrighted name of the individual developer or sponsoring consortium. This is a unique name and location to distinguish it from all other developments in the county. Having another plat that has a name that is similar or pronounced the same would be disingenuous and demeaning of the intent.
- 2) The word "phase" has the connotation of being linked to the construction portion of subdivision stage-development and not associated with the legal creation of the unique lots. I would submit that platting and the construction of a subdivision are two different actions and should not be construed as the same. Therefore, the word "phase" will not appear in the name of any newly proposed subdivisions.
- 3) In the past, there has been confusion indexing plat names that begin with the article "A" or "The". This situation will cause double indexing. Once under "T" for "The Whispering Winds

Estates" and another entry under "W" for "Whispering Winds Estates, The". This creates two locations in which to search for the plat.

- 4) Sometimes, owners or developers will use their name as the plat name. This is completely acceptable for the surname but first or middle names and initials will not be accepted.
- 5) The use of Roman numerals are difficult to index and prone to keyboard error.
- 6) There have been some cases in the past where a replat was named "Replat of Block 2 of Sunnyside Acres". This is no longer acceptable. If allowed to continue, all indexed replats would be found under "R" for replat. Therefore, if a replat is performed it will go through the same naming procedures as for a new plat. Also, that portion that is being replatted will be identified directly beneath this new name on the face of the new plat shall be written in smaller text "A replat of Block 2 of Sunnyside Acres", for example.
- 7) The use of local proper nouns will be limited to avoid overuse. After all, this is supposed to be a unique name different to all others. This will ensure the intent.

Examples

- 1)
 - a) Mighty Fine Acres
 - b) My Tee Fine Acres - would not be allowed
- 2)
 - Smith Acres Phase 2 - not acceptable
 - Smith Acres No. 2 - would be approved
- 3)
 - a) The Rustling Fir Estates - not acceptable
 - b) Rustling Fir Estates - acceptable
 - c) An Estate of the Whistling Wind - not acceptable
 - d) The Estate of the Whistling Wind - not acceptable
 - e) Estate of Whistling Wind - acceptable
- 4)
 - a) A.B. Cook Acres - not acceptable
 - b) Andrew Stonewall Cook Acres - not acceptable
 - c) Cook Acres - acceptable
- 7)
 - a) Dallas Acres
 - b) Dallas Estates
 - c) Dallas Park
 - d) Dallas Ridge
 - e) Dallas Woods
 - f) Dallas Vista ... would be the sixth entry and would not be allowed
- 8)
 - a) Deer Ridge Estates (original)
 - b) Deer Ridge Estates No. 2
 - c) Deer Ridge Estates No. 3
 - d) Deer Ridge Estates No. 4, etc.