



## Transmittal Letter

**To:** Joshua Skluzacek – Community Development Director  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Schrank, PE  
Highlands Engineering  
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**Date:** May 15, 2024

**Re:** Major Final Plat Application – DSU Athletic Complex 2<sup>nd</sup> Addition

**Message:** Enclosed you will find the following Major Final Plat application documents for the above referenced project being submitted for consideration:

- Pre-submittal Meeting Letter
- Legal Description of the Property (included, below)
- Written Statement of Project Purpose (included, below)
- Written Statement of Changes Since Preliminary Plat Approval (included, below)
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Final Plat Drawing
- Subdivision Plat Closure Report

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## Legal Description of Property

A PARCEL OF LAND BEING A REPLAT OF LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION AND A PARCEL OF LAND LOCATED IN THE WEST HALF (W1/2) OF SECTION FOUR (4), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION, ALSO BEING A FOUND REBAR AND CAP LS-5466; THENCE N 42°30'59" E, A DISTANCE OF 27.40 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT; THENCE N 89°58'45" E ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 1356.50 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF SAID LOT, ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF 13TH AVENUE WEST; THENCE S 00°21'27" W ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 862.78 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE SOUTHEAST CORNER OF SAID LOT; THENCE CONTINUING S 00°21'25" W ALONG SAID WEST RIGHT-OF-WAY, A DISTANCE OF 996.31 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF BLOCK SEVEN (7) OF THE PLAT OF THE 'COLLEGE ADDITION' TO THE CITY OF DICKINSON AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 98784; THENCE S 89°52'12" W ALONG THE NORTH LINE OF SAID BLOCK SEVEN (7) OF SAID COLLEGE ADDITION, A DISTANCE OF 299.79 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID BLOCK SEVEN (7), ALSO BEING ON THE EAST RIGHT-OF-WAY OF COLLEGE AVE; THENCE CONTINUING S 89°52'12" W ALONG THE NORTH RIGHT-OF-WAY OF COLLEGE AVE, A DISTANCE OF 80.00 FEET TO A SET REBAR AND CAP LS-5466 AT THE WEST RIGHT-OF-WAY OF COLLEGE AVE, ALSO BEING THE NORTHEAST CORNER OF BLOCK EIGHT (8) OF SAID COLLEGE ADDITION; THENCE CONTINUING S 89°52'12" W ALONG THE NORTH LINE OF SAID BLOCK EIGHT (8), A DISTANCE OF 980.52 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID BLOCK EIGHT (8); THENCE CONTINUING S 89°52'12" W, A DISTANCE OF 7.00 FEET TO A SET REBAR AND CAP LS-5466 BEING 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4); THENCE N 00°05'39" W ALONG A LINE 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4), A DISTANCE OF 547.08 FEET TO A SET REBAR AND CAP LS-5466 AT A POINT 33.00 FEET EAST OF THE WEST QUARTER CORNER OF SAID SECTION FOUR (4) BEING A FOUND NAIL; THENCE N 00°05'53" W ALONG A LINE 33-FEET EAST OF THE WEST LINE OF SAID SECTION FOUR (4), A DISTANCE OF 449.92 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE N 89°54'01" E, A DISTANCE OF 7.00 FEET TO A FOUND REBAR AND CAP LS-5466 ON THE EAST RIGHT-OF-WAY LINE OF STATE AVENUE ALSO BEING THE SOUTHWEST CORNER OF SAID LOT ONE (1), BLOCK ONE (1), DSU ATHLETIC COMPLEX ADDITION; THENCE N 00°05'53" W ALONG SAID EAST LINE OF SAID STATE AVENUE RIGHT-OF-WAY, ALSO BEING THE WEST LINE OF SAID LOT, A DISTANCE OF 844.46 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 58.57 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

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## Project Purpose

This proposed plat application for DSU Athletic Complex 2<sup>nd</sup> Addition is being submitted to allow for proposed improvements to the existing agricultural building and expansion of the arena within this site. The northern portion of this property containing the Sanford Sports Complex is currently Platted as DSU Athletic Complex Addition, but the southern portion of this site containing the Biesiot Activities Center (BAC) and the Agricultural Building/Arena is unplatted. City ordinances require that this property be platted to obtain the building permit required for these proposed improvements.

This property is currently zoned Public (P), which allows for all current and proposed uses so no change in zoning will be required. This subdivision is also located within the City's Corporate Limits. The owner does not own or intend to purchase surrounding property. We have not informed neighboring properties of this request; however, this project has been presented in multiple public meetings. This application is being submitted in accordance with local, state, and federal requirements to the best of our knowledge.

The final development plans, stormwater analysis report, and traffic memo will be submitted with the building permit for the proposed improvements for the City's approval prior to construction.

## Changes since Preliminary Plat Approval

No changes have been made to the plat since the Preliminary Plat approval.

Your consideration of this request is greatly appreciated. Feel free to contact me for any additional information or questions regarding this submittal. Thank You!



**Andrew Schrank, PE, CFM**  
**Highlands Engineering**