



To: Joshua Skluzacek – Community Development Director
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Albrecht, PE/LSI
Highlands Engineering
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Date: August 1, 2024

Re: Minor Plat Application – Caden and Holly Tuhy Subdivision

Message: Enclosed you will find the following Minor Plat application documents for the above referenced project being submitted for consideration at the September Planning and Zoning Meeting:

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deed for the Property
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Minor Plat Drawing
- Subdivision Plat Closure Report
- Parcel Map for the Property from City's GIS Information
- Zoning Map from City's GIS Information
- Flood Hazard Areas from City's GIS Information

Legal Description of Property

THEA PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (SE1/4SE1/4) OF SECTION FOURTEEN (14), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SEVEN WEST (R97W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF A ONE ACRE TRACT OF LAND AS RECORDED AT THE STARK COUNTY RECORDER'S OFFICE PER DOCUMENT NUMBER 3032913 BEING A FOUND REBAR; THENCE N 89°46'05" W ALONG THE SOUTH LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 126.82 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 26°32'04" W LEAVING SAID SOUTH LINE, A DISTANCE OF 300.04 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 53°54'24" E, A DISTANCE OF 80.14 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°21'26" E, A DISTANCE OF 123.88 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 02°43'13" W, A DISTANCE OF 148.96 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 89°46'05" E PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 670.00 FEET TO A SET REBAR AND CAP LS-5466; THENCE S 00°34'08" E PARALLEL TO THE EAST LINE OF SAID SECTION FOURTEEN (14), A DISTANCE OF 243.21 FEET TO A SET REBAR AND CAP LS-5466; THENCE N 89°46'05" W PARALLEL TO SAID SOUTH LINE, A DISTANCE OF 394.32 FEET TO A FOUND REBAR AT THE NORTHEAST CORNER OF SAID ONE ACRE TRACT; THENCE N 89°49'11" W ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 197.93 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID TRACT; THENCE S 00°13'44" W ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 219.87 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 5.00 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Written Statement

This property located outside the City's Corporate Limits within the ETZ, is currently owned by Clarence and Donna Tuhy through a life estate, and they would like to convey this ±5.00-acre parcel to their grandson and his wife, Caden and Holly Tuhy, so that they can build their primary residence within this site.

This property has direct access to an existing section line road that dead ends at the end of the proposed property and continues through the existing property to the existing farmhouse. Access to this property is provided by this existing gravel driveway with the proposed property line along the center of said gravel road.

The applicant does own additional surrounding land and the adjacent 1-acre lot is owned by the applicant's son and wife, Cory & Melinda Tuhy.

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This application has been prepared in accordance with local, state, and federal regulations to the best of our knowledge.

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 J. Albrecht, PE/LSI
Highlands Engineering