



## Transmittal Letter

**To:** Natalie Birchak – City Planner  
City of Dickinson  
38 1<sup>st</sup> Street West  
Dickinson, ND 58601

**From:** Andrew Albrecht, PE/LS  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
701.483.2444  
andrew.albrecht@highlandseng.com

**Date:** September 30th, 2025

**Re:** Minor Plat Application – Diamond 1<sup>st</sup> Addition

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

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deeds for the Properties
- Plat Drawing with Aerial Image Showing Current Site
- Final Minor Plat Drawing
- City Parcels Map for the Area

**office** 701 483 2444  
**fax** 701 483 2610

**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601

## Legal Description of Property

A PARCEL OF LAND BEING LOT 1A AND LOT FOUR (4), BLOCK ONE (1) OF ENERGY CENTER 1ST SUBDIVISION LOCATED IN THE WEST HALF (W1/2) OF SECTION ONE (1) AND THE NORTH HALF OF THE NORTHWEST QUARTER (N1/2NW1/4) OF SECTION TWELVE (12), 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.

SAID PARCEL CONTAINS 5.93 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

## Written Statement

The owner/applicant is submitting this Minor Plat Application for Diamond 1<sup>st</sup> Addition to the City of Dickinson to allow for the combination of the south 95.62 feet of Lot 1A and Lot 4, Block 1 of Energy Center 1st Subdivision into the proposed Lot 2, Block 1, of Diamond 1<sup>st</sup> Addition with the remaining portion of Lot 1A becoming Lot 1, Block 1 of Diamond 1<sup>st</sup> Addition. This will create a two-lot subdivision. This site contains two existing buildings with each of these buildings lying within the required setbacks of the resulting proposed lots.

No public improvements will be required for this subdivision. Each building is currently serviced by existing infrastructure shown on the attached current site conditions map.

The resulting new lot line causes a minor encroachment of concrete pavement from Lot 1 into Lot 2 of which the owner/applicant is aware of and has no concerns.

To my knowledge, neighboring property owners have not been informed of this plan to date. This application has been prepared in accordance with local, state, and federal regulations.

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/LS - Highlands Engineering**

**office** 701 483 2444  
**fax** 701 483 2610

**email** info@highlandseng.com  
**web** www.highlandseng.com

Highlands Engineering & Surveying, PLLC  
319 24th Street East | Dickinson, ND 58601