



HIGHLANDS
ENGINEERING

Transmittal Letter

To: Natalie Birchak – City Planner
City of Dickinson
38 1st Street West
Dickinson, ND 58601

From: Andrew Schrank, PE
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Date: October 3rd, 2025

Re: Minor Plat Application – Sax Second Subdivision

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

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deed for Lots 1-5, Block 2, Diamond Acres
- Sax 1st Subdivision Plat showing ELGI, LLC as Owner and Proprietor
- Development Agreement between ELGI, LLC and RC Development, LLC
- Plat Drawing with Aerial Image Showing Current Site
- Final Minor Plat Drawing
- City Parcels Map for the Area
- City Utility Map for the Area
- FIRMette of the property

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Legal Description of Property

A PARCEL OF LAND BEING THE REPLAT OF LOT ONE (1), BLOCK ONE (1) OF SAX FIRST SUBDIVISION AND LOTS ONE THRU FIVE (1-5), BLOCK TWO (2) OF DIAMOND ACRES SUBDIVISION LOCATED IN THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP ONE HUNDRED FORTY NORTH (T140N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.) IN THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 10.37 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Written Statement

The owners/applicants are submitting this Minor Plat Application for Sax Second Subdivision to the City of Dickinson to allow for the combination of Lot 1, Block 1 of Sax First Subdivision with Lots 1-5, Block 2 of Diamond Acres Subdivision. Sax Motor Company, which is currently located in Lot 1, Block 1 of Sax First Subdivision, would like to expand their business operations into Lots 1-5, Block 2 of Diamond Acres Subdivision. Therefore, this request would combine all of this property into a single lot.

No public improvements will be required for this subdivision. Access is provided to this site from 21st Street W and 20th Street W. City water and sanitary service are also provided to this site as shown by the city utility map submitted with this application. RC Development, LLC, has agreed as part of the sale of their lots to ELGI, LLC, that ELGI, LLC will have no responsibility in constructing the public infrastructure adjoining this site. Therefore, the public infrastructure in the right-of-way adjoining this site will remain the responsibility of RC Development, LLC, and it will be constructed at the time it is required to serve their neighboring property.

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!



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