



**HIGHLANDS**  
ENGINEERING

## Transmittal Letter

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

**From:** Andrew Schrank, PE  
Highlands Engineering  
319 24<sup>th</sup> Street East  
Dickinson, ND 58601  
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**Date:** October 3<sup>rd</sup>, 2025

**Re:** Minor Plat Application – 23<sup>rd</sup> Street Addition

**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 Deeds for the Property
- Plat Drawing with Aerial Image Showing Current Site
- Final Minor Plat Drawing
- Preliminary Site Plan Depicting the Proposed Site Improvements
- City Parcels Map for the Area
- FIRMette of the property
- Resolution Vacating Existing Easements

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## Legal Description of Property

A PARCEL OF LAND BEING THE REPLAT OF LOTS TWENTY-SIX THRU THIRTY-ONE (26-31), LOTS THIRTY-SIX THRU FORTY-ONE (36-41), AND THE EAST 38.23-FEET OF LOTS THIRTY-TWO (32) AND THIRTY-FIVE (35), BLOCK FIVE (5) OF *THE REPLAT OF LOTS 5-11, BLOCK 1 AND ALL OF BLOCK 5 OF COUNTRY OAKS ESTATES SECOND ADDITIOIN* LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE1/4SW1/4) OF SECTION TWENTY-EIGHT (28), 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 1.88 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 23<sup>rd</sup> Street Addition to the City of Dickinson to allow for the combination of the lots described above into a single lot. This property was previously developed to include three apartment buildings, but it is currently owned and operated by a single owner, 23<sup>rd</sup> Street Apartments, LLC. This owner is operating this site as a single common development. Therefore, this request would combine all of this property into a single lot to meet current city policies. This will allow for the potential additional off-street parking that is proposed if the variance for the landscape buffer is approved within this site. A preliminary site plan showing the proposed site improvements is included with this application.

To my knowledge, neighboring property owners have not been informed of this plan to date, but this application will have no effect on the neighboring properties. 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 Schrank, PE - Highlands Engineering**

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