



Unified Development Application

Have you had a pre-application meeting with City Staff? **Yes**

Please upload the letter or counseling form you received following your pre-application meeting:

[Pre-Application Response Letter 3445 Legend Dr Lot Split.pdf](#)

Name Trent Karel

Company Houston Engineering, Inc.

Applicant Email tkarel@houstoneng.com

Applicant Phone # (701) 499-2046

Type of Development **Minor Subdivision Preliminary/Final Plat**

Is this a Replat **Yes**

Subdivision Being Re-platted Parcel 6B, Block 3, West Ridge 1st Addition

Owner Name Larry Nygard

Owner Address 1918 9th St E, West Fargo, North Dakota, 58078

Owner Email lnygard@crowndevelopmentnd.com

Owner Phone # (701) 936-7469

Is the owner present to Sign **No**

Owner Signature Upload [Plat Athorization.pdf](#)

Will this application require any other action to complete the development?

No

Metes and Bounds Description

A REPLAT OF PARCEL 6B OF LOT 6, BLOCK 3 OF WEST RIDGE 1ST ADDITION IN THE SOUTH HALF OF SECTION 31, TOWNSHIP 140 NORTH, RANGE 96 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 6B OF LOT 6, BLOCK 3 OF WEST RIDGE 1ST ADDITION TO THE CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA; THENCE SOUTH 01°52'54" WEST, ON AND ALONG THE EASTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 138.75 FEET; THENCE SOUTH 15°51'41" EAST, CONTINUING ON AND ALONG THE EASTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 303.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL 6B, SAID POINT BEING THE NORTHERLY LINE OF INTERSTATE 94 RIGHT-OF-WAY; THENCE SOUTHWESTERLY AND TO THE RIGHT, ON AND ALONG THE SOUTHERLY LINE OF SAID PARCEL 6B, ON A 5529.65 FOOT RADIUS NON-TANGENTIAL CURVE CONCAVE TO THE NORTHWEST, AN ARC LENGTH OF 459.00 FEET, SAID CURVE HAVING A CHORD BEARING SOUTH 79°11'56" WEST, A DISTANCE OF 458.87 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 6B; THENCE NORTH 01°41'30" EAST, ON AND ALONG THE WESTERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 527.73 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL 6B; THENCE SOUTH 88°10'54" EAST, ON AND ALONG SAID NORTHERLY LINE OF SAID PARCEL 6B, A DISTANCE OF 357.02 FEET TO THE POINT OF BEGINNING.

	1/4 Section	Township	Range
Description	SE 1/4	140N	96W

Property Address / General Project Location

3445 Legend Drive, Dickinson, North Dakota

Total Square Footage or Acreage of Subject Property

4.35 acres

Rezone Calc Multiplier

0

Minor Platting Multiplier

1

Prelim Platting Multiplier

0

Major Platting Multiplier 0

Name of Plat CenterPointe Addition

Number Lots 1 to 10 Lots

Number of Block(s) 1

0

Application Calc 500

Required Documentation Upload [11277_0013_Dickinson_Minor_Plat.pdf](#)
[FIRMETTE.pdf](#)
[FIRMETTE1.pdf](#)

Deed for Property [QCD 3173215.pdf](#)

Application Fees Applicable Fees 500.00 USD

Total: \$500.00

Transaction ID: cr8e55t8

==Payer Info==
First Name Trent
Last Name Karel

Applicant Signature



Date 08-17-2023