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Transmittal Letter

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

From: Andrew Schrank, PE
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Date: November 1, 2024

Re: Minor Plat Application – Meduna 1st Subdivision

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

- Pre-submittal Meeting Letter
- Written Statement (included, below)
- Legal Description (included, below) of the Property
- Warranty Deeds for the Properties
- Current Preliminary Plat Drawing with Aerial Image Showing Current Site and Surrounding Land Uses and Buildings
- Current Final Plat Drawing Showing Proposed Site Boundaries
- Subdivision Plat Closure Report
- City Parcels Map for the Area
- City Utilities Map for the Area
- City Zoning Map for the Area
- FEMA FIRMette for the Area Showing Current Floodplain Boundaries

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Legal Description of Property

A PARCEL OF LAND BEING THE REPLAT OF LOT NINE (9), BLOCK ONE (1), OF SOUTHFORK ACRES 2ND SUBDIVISION AND LOTS ONE (1) AND TWO (2), BLOCK TWO (2), OF DECKER 3RD SUBDIVISION LOCATED IN THE SOUTHEAST QUARTER (SE1/4) OF SECTION SIXTEEN (16), TOWNSHIP ONE-HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT NINE (9) BEING A FOUND REBAR AND CAP LS-5466; THENCE S 89°53'37" W ALONG THE SOUTH LINE OF SAID LOT NINE (9), A DISTANCE OF 280.35 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE SOUTHWEST CORNER OF SAID LOT NINE (9) ALSO BEING ON THE EAST LINE OF SAID LOT ONE (1); THENCE S 00°02'16" E ALONG SAID EAST LINE, A DISTANCE OF 17.00 FEET TO A FOUND REBAR AT THE SOUTHEAST CORNER OF SAID LOT ONE (1); THENCE S 89°53'37" W ALONG THE SOUTH LINE OF SAID LOT ONE (1), A DISTANCE OF 190.42 FEET TO A SET REBAR AND CAP LS-5466 AT THE SOUTHWEST CORNER OF SAID LOT ONE (1); THENCE N 00°01'19" W ALONG THE WEST LINE OF SAID LOTS ONE (1) AND TWO (2), A DISTANCE OF 223.18 FEET TO A FOUND REBAR AT THE NORTHWEST CORNER OF SAID LOT TWO (2); THENCE N 89°38'12" E ALONG THE NORTH LINE OF SAID LOT TWO (2), A DISTANCE OF 190.36 FEET TO A SET REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF SAID LOT TWO (2) ALSO BEING ON THE WEST LINE OF SAID LOT NINE (9); THENCE N 00°02'16" W ALONG SAID WEST LINE, A DISTANCE OF 705.46 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHWEST CORNER OF SAID LOT NINE (9); THENCE S 64°50'33" E ALONG THE NORTH LINE OF SAID LOT NINE (9), A DISTANCE OF 311.66 FEET TO A FOUND REBAR AND CAP LS-5466 AT THE NORTHEAST CORNER OF SAID LOT NINE (9); THENCE THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 390.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND EAST LINE OF SAID LOT NINE (9) THROUGH A CENTRAL ANGLE OF 28°33'52" AN ARC LENGTH OF 194.43 FEET TO A FOUND REBAR AND CAP LS-5466; THENCE S 03°24'26" E ALONG SAID EAST LINE, A DISTANCE OF 591.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 6.08 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 Meduna 1st Subdivision to allow for the combination of Lots 1-2, Block 2 of Decker's 3rd Subdivision with the aligning south 207.04' of Lot 9, Block 1, of Southfork Acres 2nd Subdivision. The owner/applicant currently resides in Lots 1-2, Block 2 of Decker's 3rd Subdivision, and would like to build a garage/shop in the southern portion of Lot 9, Block 1, of Southfork Acres 2nd Subdivision. To allow for this garage/shop, the owner/applicant needs to combine these properties to meet the City Code requirement that no accessory structure can be constructed on a lot without a primary residence. The owner plans to subdivide the remaining portion of Lot 9, Block 1, of Southfork Acres 2nd Subdivision into two lots that will be marketed for sale.

This property is located within the City's ETZ. No public improvements will be required for this subdivision. The owner plans to utilize the existing access from 7th Ave SW to access the proposed Lot 1. Lots 2 and 3 would be accessed from new approaches off of Dvorak Drive. Water is either currently provided or planned to be provided from SW Water Authority and sanitary waste will be disposed of by private septic systems.

The applicant does not own or intend to purchase any additional surrounding land at this time. 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 Schrank, PE, CFM
Highlands Engineering