



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: July 2, 2025

Re: Major Preliminary Plat Application – Stockert's Third Subdivision

Message: Enclosed you will find the following Major Preliminary Plat application documents for the above referenced project being submitted for consideration at the August 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
- City Parcels Map for the Area
- FEMA FIRMette for the Area Showing Current Floodplain Boundaries
- Vacation Petition Documents

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Legal Description of Property

A PARCEL OF LAND BEING LOTS ONE (1) THRU THREE (3), BLOCK TWO (2) OF STOCKERT'S FIRST SUBDIVISION AS RECORDED BY STARK COUNTY DOCUMENT NUMBER 6980336 AND ALL OF STOCKERT'S SECOND SUBDIVISION LOCATED IN THE WEST HALF OF THE SOUTHEAST QUARTER (W1/2) OF SECTION TWENTY-TWO (22), TOWNSHIP ONE HUNDRED THIRTY-NINE NORTH (T139N), RANGE NINETY-SIX WEST (R96W), OF THE FIFTH PRINCIPAL MERIDIAN (5TH P.M.), STARK COUNTY, NORTH DAKOTA.

SAID PARCEL CONTAINS 8.27 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURVEYS.

Written Statement

The owner/applicant is submitting this Major Preliminary Plat Application for Stockert's Third Subdivision to allow for the combination of Lots 1-3, Block 1 of Stockert's First Subdivision and all of Stockert's Second Subdivision. As part of this application, the right-of-way and easements within Stockert's Second Subdivision are proposed to be vacated. Utility company signatures on the City's vacation petition form have been submitted with this request, except for Roughrider Electric. We will submit their signed petition once received. The right-of-way does not contain any public infrastructure and is not necessary to provide access to any property, especially once these lots are combined. This site contains two existing buildings with one of these buildings lying over the current property line and easement as shown by the preliminary plat drawing. Vacating the easement will resolve this issue.

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 ND Highway 22 or 24th Street SE on the north side of this plat to access the proposed lot.

A portion of this site is located within the FEMA Special Flood Hazard Area Zone 'AE'. This floodplain area and the topography are shown on the enclosed plat drawings.

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!



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