



# Planning and Zoning Commission Regular Meeting Agenda

Wednesday, May 17, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

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1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

a. Approval of May 3, 2023 Minutes.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

a. Revised Plat - Transfer of Property - The RIDGE at Deadwood - TRD, LLC (Randy Horner)

BLOCK 1 AND BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Board of Adjustment

b. Consider Plat - Creating property line and Transfer of Property - City of Deadwood / Lori & David Wilkinson

LOT 7A OF HIGHLAND ADDITION TO THE CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA FORMERLY A PORTION OF LOT 6 AND 7 OF HIGHLAND ADDITION LOCATED IN THE NW ¼ OF SECTION T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:

- a. Approval/Denial by Planning and Zoning Commission
- b. Approval/Denial by Board of Adjustment

6. **Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

7. **Items from Staff**

8. **Adjournment**

*Planning and Zoning Commission meetings are not available by Zoom unless requested.*



# Planning and Zoning Commission Regular Meeting Minutes

Wednesday, May 03, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

## 1. Call to Order

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, May 3, 2023, at 4:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

## 2. Roll Call

PRESENT

Commissioner (Chair) John Martinisko  
 Commissioner (Vice-Chair) Josh Keehn  
 Commissioner (Secretary) Dave Bruce  
 Commissioner Charles Eagleson  
 Commissioner Ken Owens

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer  
 Trent Mohr, Building Inspector  
 Cindy Schneringer, Administrative Assistant

## 3. Approval of Minutes

a. Approval of April 19, 2023 Minutes

***It was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the April 19, 2023 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens***

## 4. Sign Review Commission

a. 300 Cliff Street - Grace Ellenbecker - Install Three New Signs

Mr. Mohr stated the first sign permit is for 300 Cliff Street. This is formerly Creekside Restaurant and currently is Boston's Pizza. They remodeled it last year and opened up in this state. If you recall, they came in to add Boston's to the freestanding sign out by the highway. This is a continuation of their signage of the business. It is for two wall signs and a valance sign at the edge of the building there. The signs and their location are compliant and requires no variances.

***It was moved by Commissioner Keehn, and seconded by Commissioner Owens to approve the sign permit for 300 Cliff Street to install three new signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens***

- b. 51, 53, & 55 Sherman Street - Allison Roach of Love Sign Co. - Install Four New Signs

Mr. Mohr stated the next one is for 51, 53, 55 Sherman Street. We do have representatives of the business here if you have any questions. This is for four signs, three wall and one projecting. They are currently remodeling this business and will be, last I heard, a casino on the first floor, sports book on the second, and looking at restaurants on the upper stories. I think the official name is Landmark Casino but you can not use casino on signs so their signs will just say Landmark on them. The signs and their location are compliant and do not require any variances.

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the sign permit for 51, 53, 55 Main Street to install four new signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens***

- c. 24 Cliff Street - Amy Petersen - Install New Wall Sign

Mr. Mohr stated for your consideration is 24 Cliff Street. This is next door to the State Farm Insurance building. Eric Fowler owns this building. This is a tenant space in the building. This is a new business that is going in. I hope I was clear in my staff report. They initially brought this in as two wall signs. I explained they were only allowed to do one wall sign. They could combine the two and advertise both businesses on that sign as allowed by ordinance. Their intention is to combine these signs together into one sign. The embroidery shop that she is running is the Twisted Pines Design Company and this will be the business office for Mad Mountain Adventures. The proposed sign and its location are compliant with the ordinance and requires no variances.

***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the sign permit for 24 Cliff Street to install new wall sign. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens***

- d. 460 Main Street - Blake Haverberg - Install Projecting Sign

Mr. Mohr stated this one is 460 Main Street. This is From the Hills, the medical cannabis dispensary. As you recall, they were in last year and got approval for this projecting sign and a wall sign. At the time, the permit was issued for the projecting sign located on the facade with the business entrance located on the parking lot side. The sign was actually installed, as you can see in my report, on the highway side. Reached out to them and explained that is not where the permit was issued. They asked what the process is to keep the sign there. There are a couple issues there. The first one was the highway right of way is very near the building so the sign projects into the highway right of way. They had to apply to the DOT and got a right to occupy permit for the sign. The other issue, more concerning to us, our ordinance requires projecting signs be on the same side as the public entrance. There is not a public entrance on the highway side. The permit before you tonight is to allow the sign to remain there and they have requested a variance from that section of the ordinance. Jim is here as a representative of the business if you have any questions. I hope you all got the variance request letter.

***After much discussion, it was moved by Commissioner Owens and seconded by Commissioner Keehn to approve the sign permit for 460 Main Street for the sign in its installed location granting a variance from the sign ordinance. Voting Yea: Keehn, Bruce, Eagleson, Owens. Voting Nay: Martinisko***

**5. Planning and Zoning Commission**

**6. Items from Citizens not on Agenda**

(Items considered but no action will be taken at this time.)

**7. Items from Staff**

Mr. Kuchenbecker said I would like to thank Ken and Charles for attending the history conference a couple of weeks ago. It was nice we had a good showing there and I appreciate the support. We just came out of a trails committee meeting. Very exciting in the direction that we are going with some of our urban trails and recreational opportunities. More to come on that. As for information, we will talk a little about the bidding projects the city is working on. We had some bid openings on Monday afternoon. Two are retaining walls and one was the Days of '76 concessions and restroom facilities on the VIP side. I was pleased to have multiple bidders on some of those projects, but I can tell the building climate has not changed enough that we can afford it. We had budgeted \$750,000.00 on the historic preservation of the new facility at the Days of '76 with that concessions and restrooms and the low bid was about \$1.3 million dollars. We also had a retaining wall that the engineer's estimate was at \$97,000.00 and we had two bids. The low bid was \$197,000.00. That is going to be rejected as well. We have another wall where we had a single bid and that is on Broadway. It is holding up Broadway at the rear of Gold Street behind Dale Berg's Berg Jewelry. That historic wall allows access to the basement and holds up Broadway is just under \$500,000.00 to do that project. We have to do that one. We did award that on Monday night. It makes it difficult when our budget is frozen due to the gaming cap and what is going on with the bidding climate. With that said, we did get permission to go out to bid for FEMA. That bid opening is June 17th. This is the project from the 2019 flood damage. Estimate is about a \$6 million dollar project. Thank goodness the the federal government will pick up a majority of that. At the last meeting we did have Bill Pearson talk a little bit about his request for a variance. As I got into the ordinances, that goes to the Board of Adjustments and not to the Planning and Zoning Commission which was somewhat of a surprise to me. That will be in front of the City Commission at their next meeting. I will say it was discussed here and the consensus was probably doable. Staff is busy. We did have the second reading of the STR ordinances so those will go into effect in twenty days.

**8. Adjournment**

***It was moved by Commissioner Bruce and seconded by Commissioner Owens to adjourn the meeting of the Planning and Zoning Commission. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens***

There being no further business, the Planning and Zoning Commission adjourned at 4:28 p.m.

ATTEST:

\_\_\_\_\_  
Chairman, Planning & Zoning Commission

\_\_\_\_\_  
Secretary, Planning & Zoning Commission

*Cindy Schneringer, Planning & Zoning Office/Recording Secretary*

OFFICE OF  
PLANNING, ZONING AND  
HISTORIC  
PRESERVATION  
108 Sherman Street  
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**Kevin Kuchenbecker**  
Planning, Zoning and  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

**PLANNING AND ZONING MEETING**  
**BOARD OF ADJUSTMENT**  
**STAFF REPORT**  
May 17, 2023

**APPLICANT:** TRD, LLC (Randy Horner)

**PURPOSE:** Transfer of Property

**GENERAL LOCATION:** Located near the Preacher Smith Monument

**LEGAL DESCRIPTION:** BLOCK 1 AND BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY LOT A OF GOVERNMENT LOT 13 AND 19 IN SECTION 11; LOT B OF GOVERNMENT LOT 19 IN SECTION 11 AND GOVERNMENT LOT 12 IN SECTION 14 -AND- A PORTION OF PREACHER SMITH TRACT. ALL LOCATED IN SECTIONS 11, 12, 13 AND 14 T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Planned Unit Development

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Planned Unit Development  
South: Planned Unit Development  
East: Planned Unit Development  
West: Planned Unit Development

Surrounding Land Uses:

Vacant Land  
Vacant Land  
Vacant Land  
Vacant Land

## **SUMMARY OF REQUEST**

The purpose of this plat is to remove existing property lines that that were established in September 2022.

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## **FACTUAL INFORMATION**

1. The property is currently zoned Planned Unit Development.
  2. The proposed lots are comprised as follows: Lot 1 = 187.137 Acres<sub>±</sub>, Lot 1 A = 63.656 Acres<sub>±</sub>
  3. The subject property is located within a low-density PUD designation.
  4. The property is not located within a flood zone or flood hazard zone.
  5. Public facilities are not currently available to serve the property.
- 

## **STAFF DISCUSSION**

Attached is a revised plat of Block 1 and Block 1A of the Ridge Development. This plat was originally approved by the Planning and Zoning Commission on September 6, 2022. The need for a replat has come due to the lot the convenience store (Lot 1 of Block 1A) was going to be located has changed and the developer would like those property lines removed. All lots are compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
  2. Land is identified with a new legal description for the transfer of the land.
  3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
  4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
  5. The street bounding the lot is shown and named.
  6. All certifications are indicated and correct on the plat.
  7. Dimensions, angles and bearings are shown along the lot lines.
  8. Scale of the plat is shown and accompanied with a bar scale.
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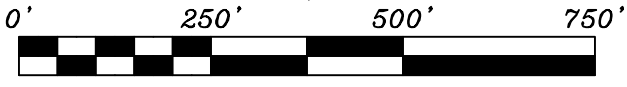
## **ACTION REQUIRED:**

1. Approval / Denial by the Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

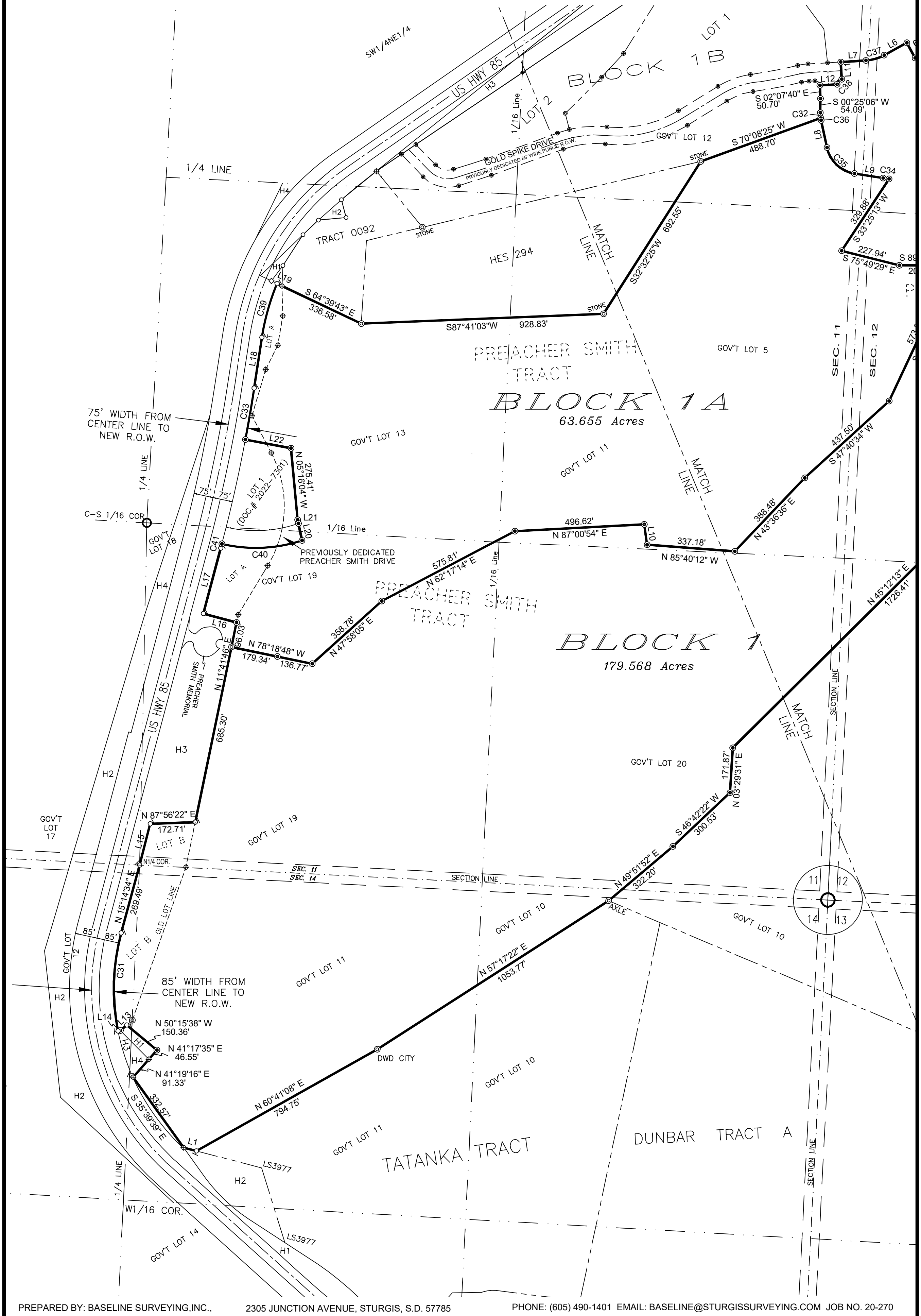


# Plat of Block 1 and Block 1A of The Ridge Development.

Formerly Lot A of Government Lot 13 and 19 in Section 11; Lot B of Government Lot 19 in Section 11 and Government Lot 12 in Section 14 -AND- a portion of Preacher Smith Tract. All located in Sections 11, 12, 13 and 14 T.5N., R.3E., B.H.M., City of Deadwood, Lawrence County, South Dakota.

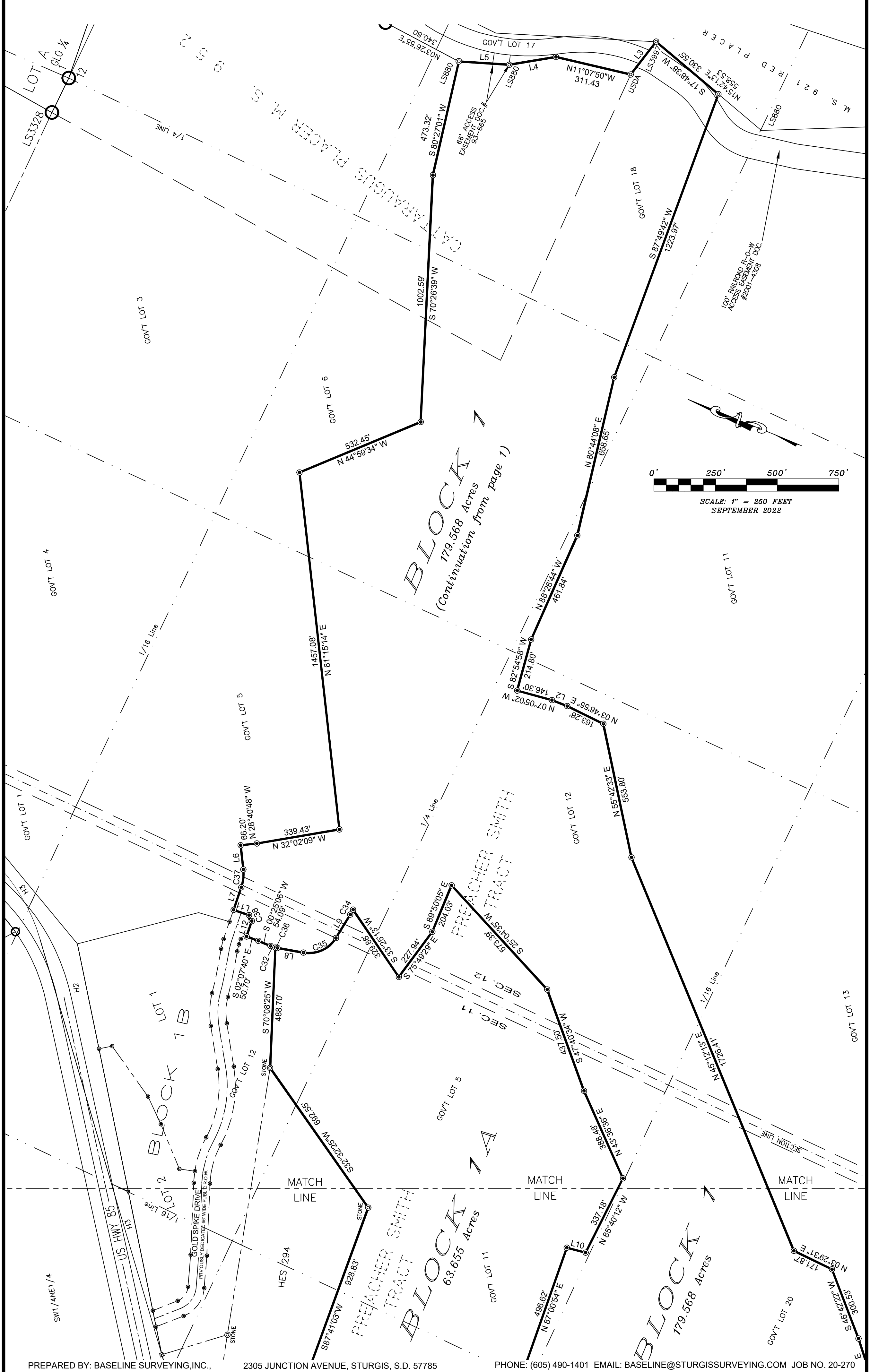


SCALE: 1" = 250 FEET  
SEPTEMBER 2022



# Plat of Block 1 and Block 1A of The Ridge Development.

Formerly Lot A of Government Lot 13 and 19 in Section 11; Lot B of Government Lot 19 in Section 11 and Government Lot 12 in Section 14 -AND- a portion of Preacher Smith Tract. All located in Sections 11, 12, 13 and 14 T.5N., R.3E., B.H.M., City of Deadwood, Lawrence County, South Dakota.



*Plat of  
Block 1 and Block 1A of The Ridge Development.  
Formerly Lot A of Government Lot 13 and 19 in Section 11; Lot B of Government Lot 19 in  
Section 11 and Government Lot 12 in Section 14 -AND- a portion of Preacher Smith Tract.  
All located in Sections 11, 12, 13 and 14 T.5N., R.3E., B.H.M., City of Deadwood, Lawrence  
County, South Dakota.*

COUNTY TREASURER'S CERTIFICATE

\_\_\_\_\_, Lawrence County Treasurer, do hereby certify that \_\_\_\_\_ taxes which are liens upon the herein Platted property have been paid.  
Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Lawrence County Treasurer

SURVEYOR'S NOTES

- 1) Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 2) Building Setbacks: Per City of Deadwood Ordinance,  
Principal uses and Building Set back 20' from front lot lines, 15' from side lot lines and 10' from rear lot lines..
- 3) Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- 4) Per Fema map panel 46081C0225F effective 4/17/2012. This property is located in an area of minimal flood hazard Zone X.

LEGEND

- Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.
- ⊙ Found IR unless otherwise noted.
- ⊕ Found Limbo Cap unless otherwise noted.
- (R) Denotes Measurements Previously Recorded.
- (M) Denotes Measurements Per this Survey.
- Denotes Set Rebar & DOT Cap Marked by a Carsonite Post.

PLATTED LAND

Lot A of Block 1A: 65.793 Acres±  
Lot A of Block 1: 179.568 Acres±  
Remainder of Preacher Smith Tract: 434.129 Acres±  
Total land Platted: 245.361 Acres±

LINE	BEARING	DISTANCE
L1	S 75°53'27" E	50.18'
L2	N 01°02'46" W	66.48'
L3	N 74°37'39" W	168.89'
L4	N 31°53'07" W	192.03'
L5	N 18°31'51" W	204.92'
L6	S 61°19'12" W	98.77'
L7	S 86°31'49" W	96.71'
L8	S 12°11'12" E	106.90'
L9	N 80°56'30" W	111.48'
L10	N 07°58'24" W	78.70'
L11	S 76°30'18" E	29.65'
L12	N 86°31'52" E	66.02'
L13	N 49°20'21" E	32.11'
L14	N 78°47'53" E	9.19'
L16	S 14°17'29" W	163.40'
L16	N 75°06'59" W	131.65'
L17	N 14°53'01" E	259.75'
L18	S 08°42'00" W	196.41'
L19	N 63°39'05" W	21.23'
L20	S 12°06'49" E	66.46'
L21	S 12°06'49" E	14.56'
L22	S 79°19'19" E	178.11'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C31	831.73'	283.72'	282.35'	N 05°06'34" E	19°32'42"
C32	133.00'	20.75'	20.73'	N 04°03'07" W	8°56'26"
C33	5804.58'	200.03'	200.02'	N 09°41'14" E	01°58'28"
C34	456.00'	23.05'	23.05'	N 82°23'24" W	2°53'47"
C35	128.00'	153.60'	144.55'	N 46°33'51" W	68°45'18"
C36	133.50'	8.51'	8.51'	S 10°21'28" E	3°39'11"
C37	167.00'	73.48'	72.89'	S 73°55'30" W	25°12'37"
C38	19.00'	29.40'	26.55'	N 42°12'05" E	88°39'52"
C39	879.53'	214.81'	214.28'	N 15°41'37" E	13°59'37"
C40	558.00'	311.51'	307.48'	N 87°33'33" E	31°59'10"
C41	5804.58'	16.80'	16.80'	N 14°53'01" E	00°09'57"

SURVEYOR'S CERTIFICATE

I, Shanon E. Vasknetz, 2305 Junction Ave., being a Registered Land Surveyor in the State of South Dakota, do hereby state that at the request of the Owner listed hereon, I have surveyed and platted the property shown and described hereon. I have marked upon the ground the boundaries in the manner shown, and that the plat is correct to the best of my knowledge, information and belief.

IN WITNESS WHEREOF  
I hereunto set my hand and seal

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Shanon E. Vasknetz  
Registered Land Surveyor No. 7719

OWNER'S CERTIFICATE

I, Preacher Smith, LLC., I do hereby certify that I am the Owner of the land shown and described hereon and that I did authorize and do join in and approve the survey and plat. I further certify that the development of this land shall conform to all existing applicable zoning, subdivision, erosion and sediment control regulations. Dedicated right-of-way as shown hereon is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Randall D. Horner Representative of Preacher Smith, LLC., Owner  
3215 Valley Drive  
Bismark, ND 58503

ACKNOWLEDGEMENT OF OWNERS

STATE OF SOUTH DAKOTA }  
COUNTY OF \_\_\_\_\_ } SS

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, before me, the undersigned officer, personally appeared Randall D. Horner, Representative of Preacher Smith, LLC., known to me to be the persons who executed the foregoing Owner's Certificate and acknowledged to me that they executed the same for purposes therein contained.

IN WITNESS WHEREOF, I hereby set my hand and official seal.

\_\_\_\_\_  
Notary Public My commission expires: \_\_\_\_\_

APPROVAL OF HIGHWAY AUTHORITY

The location of the proposed access to the Highway or Street as shown hereon is hereby approved. Any change in the proposed access shall require additional approval.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Highway Authority

CERTIFICATE OF DIRECTOR OF EQUALIZATION

I, Lawrence County Director of Equalization, do hereby certify that I have on record in my office a copy of the within described Plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
Lawrence County Director of Equalization

APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS

State of South Dakota County of Lawrence. Be it Resolved that the City of Deadwood Board of Commissioners having viewed the within plat, do hereby approve the same for recording in the office of the Register of Deeds, Lawrence County, S.D..

on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, that  
We did Approve this Plat.

Attest: \_\_\_\_\_  
Fincance Officer Mayor

APPROVAL OF ACCESS BY ROAD AUTHORITY

The location of the exiting access to the Highway or Street as shown herein is hereby approved. This approval does not replace the need for any permits required by law, including Administrative Rule of South Dakota 70.09.01.02.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
SDDOT Authority

CITY OF DEADWOOD PLANNING COMMISSION

This plat approved by the City of Deadwood Planning Commission.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Attest: \_\_\_\_\_  
City Planner

\_\_\_\_\_  
Chairman

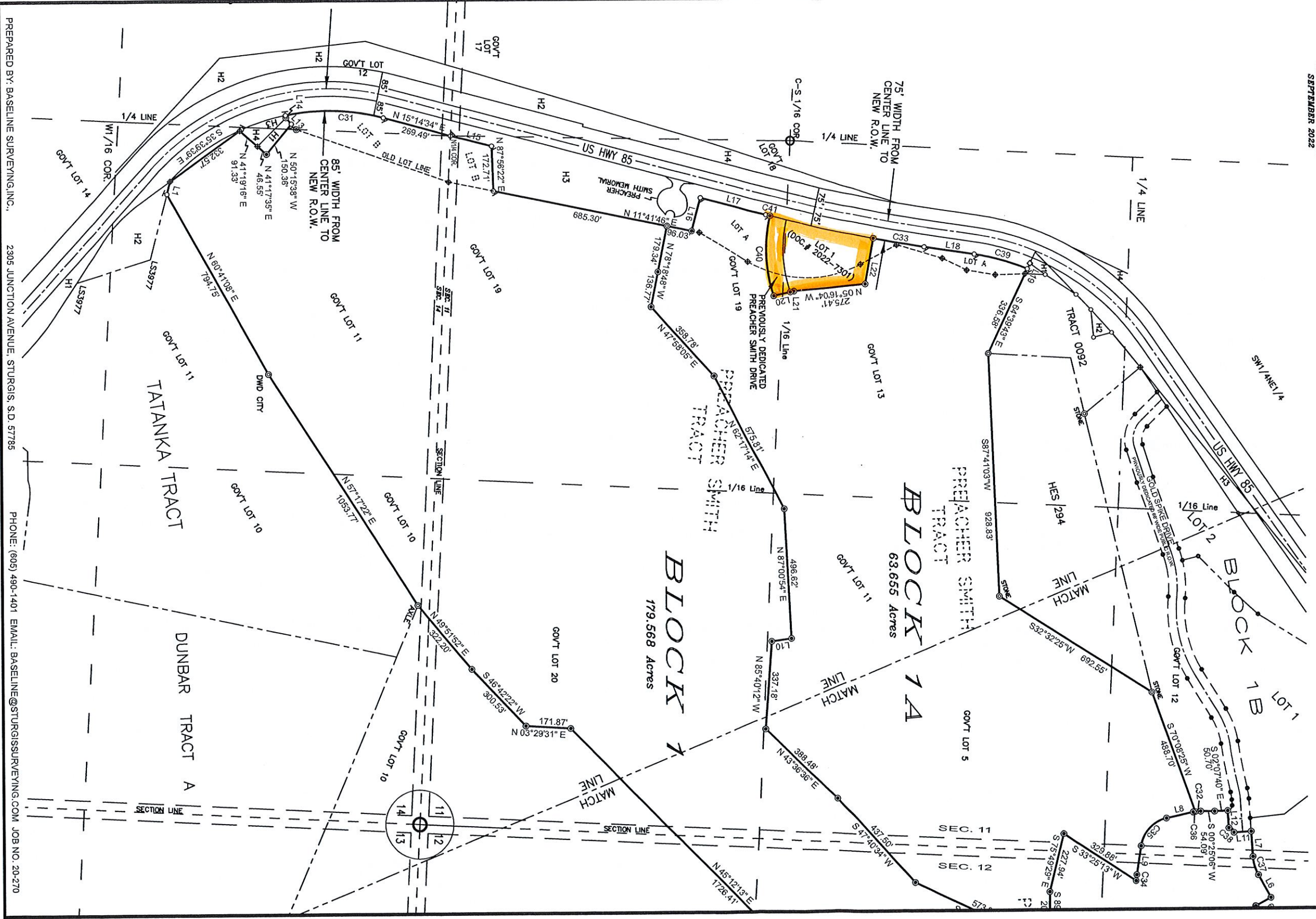
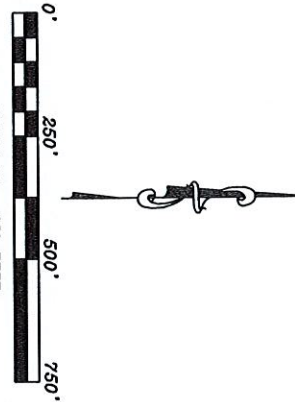
OFFICE OF REGISTER OF DEEDS

State of South Dakota County of Lawrence. Filed for Record  
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, at \_\_\_\_\_ o'clock, \_\_\_\_\_ .M., and  
Recorded in Doc. \_\_\_\_\_.

\_\_\_\_\_  
Lawrence County Register of Deeds



Plat of  
Block 1 and Block 14 of The Ridge Development.  
Formerly Lot A of Government Lot 13 and 19 in Section 11; Lot B of Government Lot 19 in Section 11 and Government Lot 12 in Section 14 - AND - a portion of Preacher Smith Tract. All located in Sections 11, 12, 13 and 14 T.5N., R.3E., B.H.M., City of Deadwood, Lawrence County, South Dakota.



PREPARED BY: BASELINE SURVEYING, INC., 2305 JUNCTION AVENUE, STURGIS, S.D. 57785  
PHONE: (605) 490-1401 EMAIL: BASELINE@STURGISURVEYING.COM JOB NO. 20-270

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**Kevin Kuchenbecker**  
Planning, Zoning and  
Historic Preservation Officer  
Telephone (605) 578-2082  
kevin@cityofdeadwood.com

**PLANNING AND ZONING MEETING  
BOARD OF ADJUSTMENT  
STAFF REPORT  
May 17, 2023**

**APPLICANT:** City of Deadwood/Lori & David Wilkinson

**PURPOSE:** Creating property line and Transfer of Property

**GENERAL LOCATION:** Terrace and Fremont Neighborhood

**LEGAL DESCRIPTION:** LOT 7A OF HIGHLAND ADDITION TO THE CITY OF DEADWOOD, LAWRENCE COUNTY SOUTH DAKOTA FORMERLY A PORTION OF LOT 6 AND 7 OF HIGHLAND ADDITION LOCATED IN THE NW ¼ OF SECTION T.5.N., R.3.E., B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** Residential (R1)

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Residential (R1)

South: Residential (R1)

East: Residential (R1)

West: Residential (R1)

Surrounding Land Uses:

Residential Homes

Residential Homes

Residential Homes

Residential Homes

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**SUMMARY OF REQUEST**

The purpose of this plat is to property lines for the creation of a new lot (Lot 7A) that will be transferred to the City of Deadwood.

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## FACTUAL INFORMATION

1. The property is currently zoned Residential.
  2. The proposed lots are comprised as follows: Lot 7A = 0.030 Acres±
  3. The subject property is located within a low-density residential designation.
  4. The property is not located within a flood zone or flood hazard zone.
  5. Public facilities are currently available to serve the property.
- 

## STAFF DISCUSSION

A large stone retaining wall that supports Fremont Street is currently under the ownership of Lori and David Wilkinson, whose home is located at 67 Terrace Street. For years, the City has been working to try to remove the private ownership of this retaining wall to relieve the financial impact to the homeowner in the event repair is needed. To finalize this transfer of land, Lot 7A needs to be created and recorded along with an easement to officially transfer the land to the City of Deadwood. The easement will allow the City to have access on a “as needed” bases for maintenance purposes.

As you can see in the photos contained in this report, there is a small portion of the wall that is already detreating.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
  2. Land is identified with a new legal description for the transfer of the land.
  3. Surveyor’s Certificate is shown with the name of the surveyor and his registered land surveyor number.
  4. A date is shown on the plat and serves to “fix in time” the data represented on the plat.
  5. The street bounding the lot is shown and named.
  6. All certifications are indicated and correct on the plat.
  7. Dimensions, angles and bearings are shown along the lot lines.
  8. Scale of the plat is shown and accompanied with a bar scale.
- 

## ACTION REQUIRED:

1. Approval / Denial by the Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.



**RETAINING WALL PHOTOS AND EXISITING CONDITIONS**

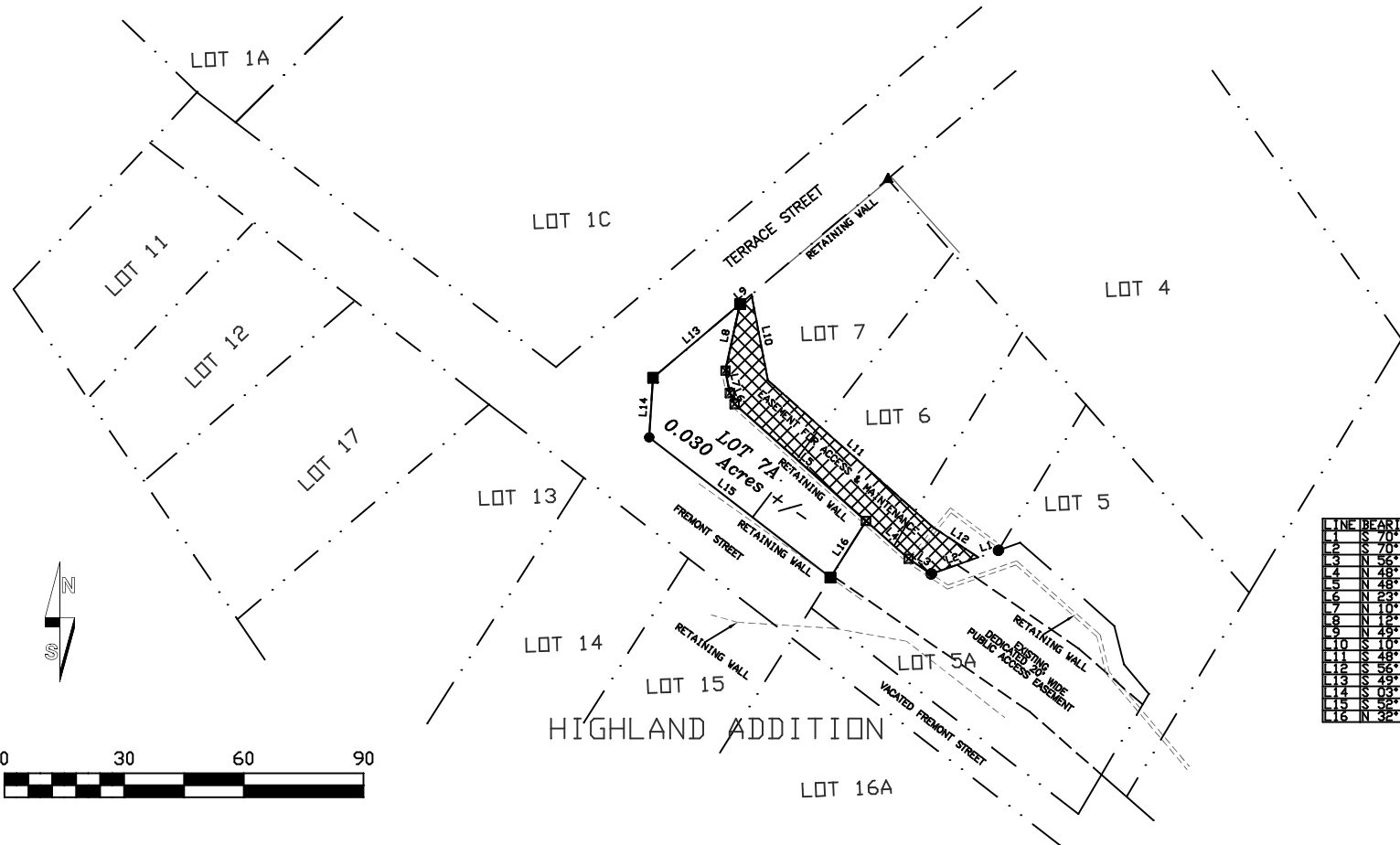








**PLAT OF LOT 7A OF HIGHLAND ADDITION TO THE CITY OF DEADWOOD,  
LAWRENCE COUNTY, SOUTH DAKOTA  
FORMERLY A PORTION LOT 6 AND 7 OF HIGHLAND ADDITION  
LOCATED IN THE NW¼ OF SECTION 26, T5N, R3E, B.H.M.**



LINE	BEARING	DISTANCE
1	S 70° 39' 24" W	15.33'
2	S 70° 39' 24" W	112.51'
3	N 55° 17' 39" E	16.84'
4	N 48° 20' 33" E	14.24'
5	N 48° 20' 33" E	14.08'
6	N 23° 49' 13" E	13.05'
7	N 10° 57' 34" E	18.72'
8	N 18° 45' E	17.00'
9	N 49° 46' 10" E	13.77'
10	S 10° 27' 32" E	21.88'
11	S 48° 20' 33" E	15.34'
12	S 55° 17' 39" E	13.66'
13	S 49° 46' 10" E	28.89'
14	S 09° 34' 18" E	14.95'
15	S 35° 20' 00" E	17.39'
16	N 35° 14' 49" E	116.74'

- EASEMENT FOR ACCESS AND MAINTENANCE
- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (LS6117)
- ▣ CHISELED 'X' ON RETAINING WALL OR SIDEWALK
- MAG NAIL

**SURVEYOR'S CERTIFICATE**

I, LOREN D. VREM, 332A WEST MAIN STREET, LEAD, SOUTH DAKOTA, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF SOUTH DAKOTA. THAT AT THE REQUEST OF THE OWNER AND UNDER MY SUPERVISION, I HAVE CAUSED TO BE SURVEYED AND PLATTED THE PROPERTY SHOWN AND DESCRIBED HEREON. TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE PROPERTY WAS SURVEYED IN GENERAL CONFORMANCE WITH THE LAWS OF THE STATE OF SOUTH DAKOTA AND ACCEPTED METHODS AND PROCEDURES OF SURVEYING. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

LOREN D. VREM, R. L. S. 6577

**OWNER'S CERTIFICATE**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

\_\_\_\_\_, DO HEREBY CERTIFY THAT I/WE ARE THE OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT WE DO APPROVE THIS PLAT AS HEREON SHOWN AND THAT DEVELOPMENT OF THIS PROPERTY SHALL CONFORM TO ALL EXISTING APPLICABLE ZONING, SUBDIVISION, EROSION AND SEDIMENT CONTROL REGULATIONS.

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

**ACKNOWLEDGMENT OF OWNER**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED \_\_\_\_\_, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

**CERTIFICATE OF COUNTY TREASURER**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, \_\_\_\_\_, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT \_\_\_\_\_ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

LAWRENCE COUNTY TREASURER: \_\_\_\_\_

**APPROVAL OF HIGHWAY AUTHORITY**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: \_\_\_\_\_

**APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

CHAIRMAN \_\_\_\_\_ ATTEST: \_\_\_\_\_ CITY PLANNER

**APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, SOUTH DAKOTA, DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

ATTEST: \_\_\_\_\_ FINANCE OFFICER \_\_\_\_\_ MAYOR

**OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LAWRENCE COUNTY DIRECTOR OF EQUALIZATION, DO HEREBY CERTIFY THAT I HAVE RECEIVED A COPY OF THIS PLAT. DATED THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_.

LAWRENCE COUNTY DIRECTOR OF EQUALIZATION: \_\_\_\_\_

**OFFICE OF THE REGISTER OF DEEDS**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

FILED FOR RECORD THIS \_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_, AT \_\_\_ O' CLOCK, \_\_\_ M., AND RECORDED IN DOC. \_\_\_\_\_.

LAWRENCE COUNTY REGISTER OF DEEDS: \_\_\_\_\_



**Prepared By:**  
**PONDEROSA LAND SURVEYS, L.L.C.**  
332A WEST MAIN STREET  
LEAD, SD 57754  
(605) 722-3840

Date:	9/8/2022
Drawn By:	L. D. Vrem
Project No.:	22-366
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