



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, November 20, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**

2. **Roll Call**

3. **Approval of Minutes**

- a. Approve the minutes from the November 6, 2024 Planning and Zoning Commission meeting.

4. **Sign Review Commission**

5. **Planning and Zoning Commission**

- a. Application for Plat - Part of Palisades Tract of Deadwood Stage Run Addition (Summit at Deadwood Stage Run, LLC) legally described as Plat of Lots 13R, 14R, 15R, Block 3A, Lot 3R, Block 5 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood formerly Lots 13, 14, 15, Block 3A and Lot 3, Block 5 of Palisades Tract of Deadwood Stage Run Addition.

Plat of Lots 1, 2, 4, 5, 6 and 7, Block 5 and dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW 1/4 of Section 14, the SE 1/4 of Section 15, the NE 1/4 of Section 22 and the N 1/2 NW 1/4 of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public discussion
2. Approve/Deny Application for Plat

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 Regular Meeting Minutes

Wednesday, November 06, 2024 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call to Order

The meeting of the Planning and Zoning Commission was called to order by Chairman Martinisko on Wednesday, November 6, 2024 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
 City Commissioner Blake Joseph

STAFF PRESENT

Kevin Kuchenbecker – Planning, Zoning and Historic Preservation Officer
 Trent Mohr – Building Official
 Leah Blue-Jones – Zoning Coordinator
 Justin Lux – Parking and Transportation Director

3. Approval of Minutes

- a. Approve the minutes from the October 16, 2024 Planning and Zoning Commission Meeting.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the minutes from the October 16, 2024 Planning and Zoning Commission Meeting. Voting yea: Martinisko, Keehn, Bruce, Owen, Eagleson.

4. Sign Review Commission

5. Planning and Zoning Commission

- a. Change of Zoning - 735 Main Street (Deadwood RE, LLC) legally described as Lot 3A, Block 2, Kennedy and Cameron addition, City of Deadwood, formerly Lot 3, Block 2, Kennedy and Cameron addition, all located in the SE 1/4 of Section 22, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Actions:

1. Public discussion

2. Approve/Deny/Continue Change of Zoning

Mr. Kuchenbecker introduced Change of Zoning - 735 Main Street (Deadwood RE, LLC) legally described as Lot 3A, Block 2, Kennedy and Cameron addition, City of Deadwood, formerly Lot 3, Block 2, Kennedy and Cameron addition, all located in the SE 1/4 of Section 22, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota, reviewed the Staff Report and explained the property once belonged to the City of Deadwood. In 2004, the City sold the property to a commercial entity but did not rezone the property at the time. As a result, the property is currently zoned PU – Public Use. The current owner would like to sell the property, but the PU – Public Use zoning is limiting prospective buyers. As such, the current owner is seeking a change of zoning to C1 – Commercial. A suggestion was made by city staff to the property owner to consider a change of zoning to CE – Commercial Enterprise, which would allow commercial use of the property, but would prevent gaming from being allowed. The suggestion was made because the Lead-Deadwood Elementary School sits across the street from the building.

Commissioner Martinisko opened the meeting for public discussion. The owner of 735 Main Street, Lee Thompson, introduced himself to the Commission. Mr. Thompson explained when the city sold the building to him twenty (20) years ago, he was told the building was zoned for commercial use. Subsequently he has spent the last twenty (20) years utilizing the building for commercial purposes. Mr. Thompson would prefer the zoning on the building to be changed to C1 - Commercial as opposed to CE - Commercial Enterprise due to his belief the building has more monetary value as part of the C1 - Commercial zoning district. Mr. Thompson suggested if a future owner of the property wishes to engage in gaming, curtains could be kept closed in the front windows during school hours to appease any community concerns.

Commissioner Eagleson inquired as to the difference between C1 - Commercial and CE - Commercial Enterprise. Mr. Kuchenbecker responded the two zoning districts are very similar with a few differences, the main difference being that C1 - Commercial allows gaming as a use by right, while CE - Commercial Enterprise prohibits gaming as a use. Mr. Thompson could agree to a CE - Commercial Enterprise zoning designation if he so chooses, and a CE - Commercial designation would alleviate concerns from the community. Mr. Kuchenbecker drew the attention of the Commission to a letter received by the Lead-Deadwood School District which expressed their concerns of the proximity of the elementary school to the building, and the possibility of a gaming establishment being able to utilize that space in the future.

Commissioner Eagleson asked if any of the other buildings along the section of Main Street near Mr. Thompson's building were zoned CE - Commercial Enterprise. Mr. Kuchenbecker stated there were not any buildings with a CE zoning classification in that area.

Dr. Erik Person, Superintendent of the Lead-Deadwood School District introduced himself to the Commission. Dr. Person explained patrons of the elementary school were upset when the tobacco shop went in across the street. Unfortunately, because that building was already zoned C1 - Commercial, the school district did not have an opportunity to push back against it. In this instance, there is an opportunity for the

school district to voice their discontent with the possibility a gaming establishment could open at 735 Main Street in the future. He would prefer a CE - Commercial Enterprise zoning designation which would still allow a business to operate while preserving the goodwill of the community and maintaining a buffer around the school to prevent additional gaming coming within such close proximity. Dr. Person added he did not believe the building to be well suited for gaming and does not agree a C1 - Commercial designation would add significantly more value to the location than a CE - Commercial Enterprise designation would.

Robin Lucero introduced herself to the Commission. Ms. Lucero stated she is a member of the Lead-Deadwood School Board as well as the AAU Wrestling and Youth Football boards; however, she speaks solely as a parent and a concerned citizen. Ms. Lucero referred to City Ordinance 5.52.030, which specifically refers to the area in which 735 Main Street is located. The ordinance states the School Board would need to be notified if gaming was considered within that area and the Standards of Review would need to be met. This ordinance means the area is of special significance and that significance should be taken into consideration. In addition, the elementary school is used by the community after hours and she does not think Mr. Thompson's suggestion about curtains will be enough. She would like the Commission to consider not allowing a C-1 Commercial designation so future gaming does not occur across the street from the school. Mr. Kuchenbecker clarified that the Standards of Review referred to by Ms. Lucero are explained in City Ordinance 17.100.030 and can be reviewed within the Staff Report.

Commissioner Bruce asked city staff for clarification; if the location obtains a C1 - Commercial designation, would a second approval process be required to allow a gaming establishment to operate in the location? Mr. Kuchenbecker explained a gaming establishment would be a use by right in that instance and while the city would be required to notify the school district, there would not be action the school board could take to prevent the gaming establishment from operating in his opinion.

Local resident Steve Wells introduced himself to the Commission. Mr. Wells stated he believes 735 Main Street should be allowed to be rezoned C1 - Commercial. Mr. Wells pointed out this was a clerical error by the city years ago and it seems unfair that the Silverado can have gaming across the street from the school, but others cannot.

Local resident James Campiglia introduced himself to the Commission. Mr. Campiglia inquired about the zoning designation for the neighboring business. Mr. Kuchenbecker responded the neighboring business, a former bank, is zoned C1 - Commercial.

Mr. Campiglia stated there is nothing stopping further casinos from going into the area in question and therefore another location zoned C1 - Commercial should not make a difference. In addition, he feels the larger casinos are worse for the town than smaller casinos, and a small casino should therefore be allowed at the location. Commissioner Martinisko responded we are unable to go back in time and change the decision that was made allowing other buildings within that area to be given a C1 - Commercial zoning designation, but we can try to protect what we have left. What he believes would truly be appropriate for that area would be CE - Commercial Enterprise zoning as that would allow for compromise.

Mr. Campiglia inquired if a marijuana retailer or liquor store could be opened at the location. Commissioner Martinisko responded the location is too close to the school to allow for a marijuana retailer.

Commissioner Eagleson asked about the parking at the location. Mr. Thompson responded there is one (1) parking spot located on the street in front of the building.

Commissioner Keehn asked if a CE - Commercial Enterprise zoning would be considered spot zoning. Mr. Kuchenbecker confirmed it would not be considered spot zoning since both options are of a commercial nature.

Further discussion regarding gaming, zoning, objections and the process involved in approving a Change of Zoning request occurred.

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve Change of Zoning - 735 Main Street (Deadwood RE, LLC). Voting yea: Keehn, Bruce, Owens. Voting nay: Martinisko, Eagleson.

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Kuchenbecker discussed the South Dakota Planning Association conference that occurred in October. There are two retaining walls under construction located on Van Buren Avenue and Harrison Street. The utility poles along Water Street have been removed and the remaining sidewalk is being poured. The Water Street project should be completed by mid-December.

Mr. Mohr shared the Lawrence County Public Safety and Service Center has relocated to the hill on Highway 85.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:41 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

OFFICE OF
PLANNING, ZONING AND
HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



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

**PLANNING AND ZONING COMMISSION
STAFF REPORT
APPLICATION FOR PLAT**

Date: November 20, 2024
From: Kevin Kuchenbecker,
Planning, Zoning & Historic Preservation Officer
To: Planning and Zoning Commission
RE: Change of Zoning

APPLICANT: Bill Pearson

OWNER: Summit at Deadwood Stage Run, LLC

PURPOSE: Create six (6) new lots, dedicated Public Right of Way, and revise four (4) existing lots.

DEVELOPMENT: Part of Palisades Tract of Deadwood Stage Run Addition

LEGAL DESCRIPTION: Plat of Lots 13R, 14R, 15R, Block 3A, Lot 3R, Block 5 of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood Formerly Lots 13, 14, 15, Block 3A and Lot 3, Block 5 of Palisades Tract of Deadwood Stage Run Addition.

Plat of Lots 1, 2, 4, 5, 6 and 7, Block 5 and dedicated Public Right of Way of Palisades Tract of Deadwood Stage Run Addition to the City of Deadwood all located in the SW ¼ of Section 14, the SE ¼ of Section 15, the NE¼NE¼ of Section 22 and the N½NW¼ of Section 23, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FILE STATUS: All legal obligations have been completed.

STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family Residential
South: R1 - Residential
East: R1 - Residential
West: R1 - Residential

Surrounding Land Uses:

Residential
Residential
Residential
Residential

SUMMARY OF REQUEST

The purpose of this plat is to create six (6) new lots (Lots 1 – 7, Block 5 except 3R), revise four (4) lots (Lot 3R, Block 5 and Lots 13R, 14R, 15R, Block 3A) and create a dedicated Public Right of Way by extending Mystery Wagon Road. The entry to a new road, Palisades Stone Street, is also shown on the plat. All the above is located within the Palisades Tract of Deadwood Stage Run Addition.

FACTUAL INFORMATION

1. The property is part of a Planned Unit Development and is currently zoned both R1 – Residential and R2 – Multi-Family Residential.
2. Combined area of all lots and Public Right of Ways shown on the plat will be 7.182 acres \pm .
3. The property is not located in a flood zone.
4. Public facilities are available to serve the property.
5. The area is a residential neighborhood currently characterized by a mixture of single and multi-family homes.

STAFF DISCUSSION

The subject property is owned by the Summit at Deadwood Stage Run, LLC.

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.
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 streets bounding the lots are 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.
9. Areas taken out of the mineral survey and remaining acreage are indicated on the plat.

ACTION REQUIRED:

1. Approval/Denial by Planning and Zoning Commission

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: Bill Pearson

Address: PO Box 631 Deadwood SD 57732
Street City State Zip

Phone Number: 605-920-1240 Email Address: bilypearson7@live.com

Property Address: _____

Property Owner: The Summit At Deadwood Stage Run, LLC

Property Owner Phone Number: 605-920-1240

Full Legal Description of Property: Lots 13R, 14R, 15R, Block 5, lots 1, 2, 3R, 4, 5, 6, & 7, Block 5
of Palisades Tract of Deadwood Stage Run Addition

Purpose of this Plat: New Lots, Lot Revisions and Dedicated R.O.W.

Summary of this Plat: _____

1. The following documents shall be submitted:

- a. An improvement survey, including all easements,
- b. Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- c. A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- Land is identified with a new legal description for the transfer of the land.
- Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- The street bounding the lot is shown and named.
- All certifications are indicated and correct on the plat.
- Dimensions, angles, and bearings are shown along the lot lines.
- Scale of the plat is shown and accompanied with a bar scale.
- Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: PSF, LLC [Signature] Date: 11-7-24

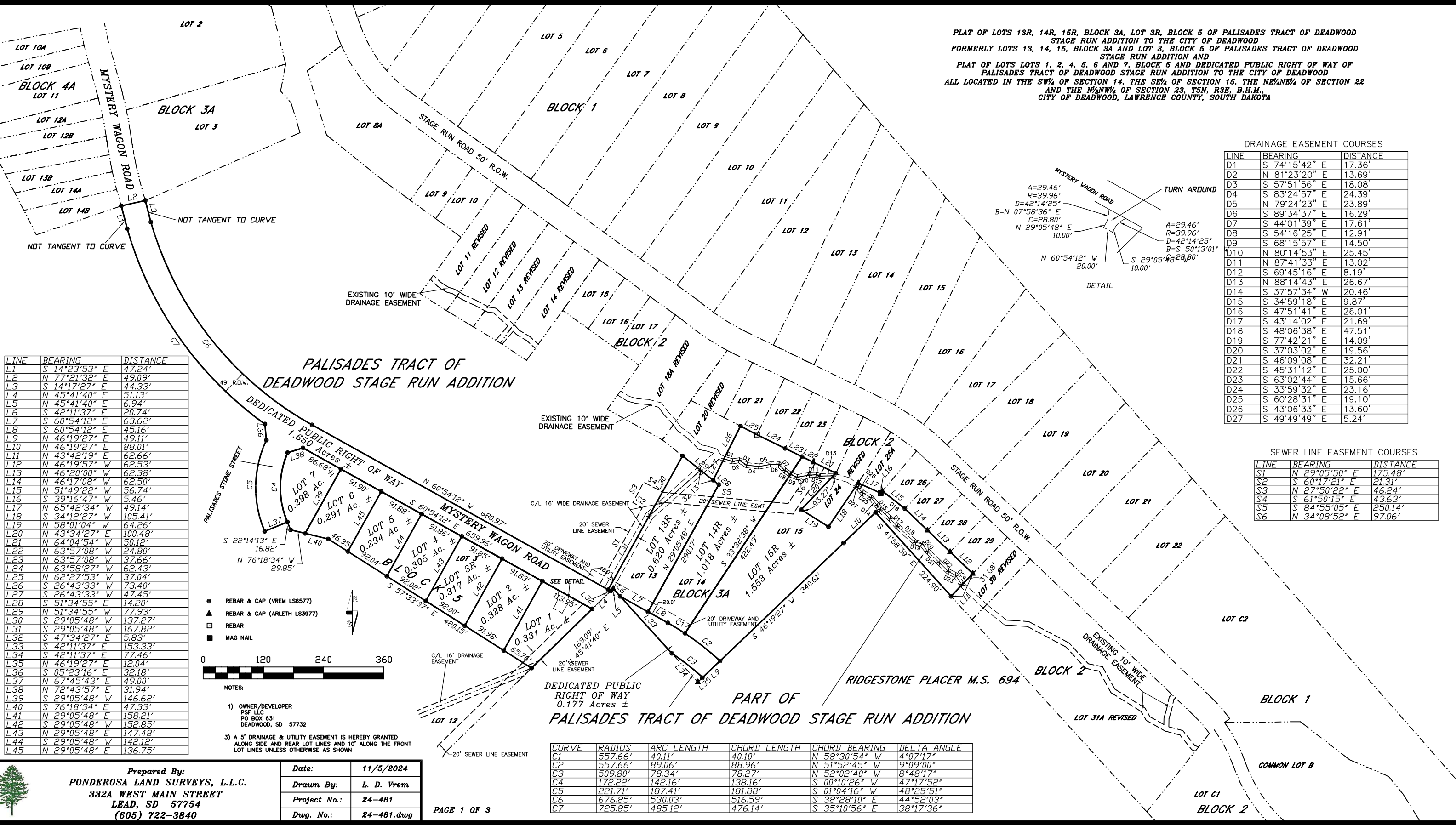
Staff Use Only

Fee: \$ 2,000 Paid On 11/7/24 Receipt Number 197182

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOTS 13R, 14R, 15R, BLOCK 3A, LOT 3R, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOTS 13, 14, 15, BLOCK 3A AND LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION AND
 PLAT OF LOTS LOTS 1, 2, 4, 5, 6 AND 7, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T6N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



LINE	BEARING	DISTANCE
L1	S 14°23'53" E	47.24'
L2	N 77°21'32" E	49.09'
L3	S 14°17'27" E	44.33'
L4	N 45°41'40" E	51.13'
L5	N 45°41'40" E	6.94'
L6	S 42°11'37" E	20.74'
L7	S 60°54'12" E	63.62'
L8	S 60°54'12" E	45.16'
L9	N 46°19'27" E	49.11'
L10	N 46°19'27" E	88.01'
L11	N 43°42'19" E	62.66'
L12	N 46°19'57" W	62.53'
L13	N 46°20'00" W	62.38'
L14	N 46°17'08" W	62.50'
L15	N 51°49'22" W	56.74'
L16	S 39°16'47" W	5.46'
L17	N 65°42'34" W	49.14'
L18	S 34°12'27" W	105.41'
L19	N 58°01'04" W	64.26'
L20	N 43°34'27" E	100.48'
L21	N 64°04'54" W	50.12'
L22	N 63°57'08" W	24.80'
L23	N 63°57'08" W	37.66'
L24	N 63°58'27" W	62.43'
L25	N 62°27'53" W	37.04'
L26	S 26°43'33" W	73.40'
L27	S 26°43'33" W	47.45'
L28	S 51°34'55" E	14.20'
L29	N 51°34'55" W	77.93'
L30	S 29°05'48" W	137.27'
L31	S 29°05'48" W	167.82'
L32	S 47°34'27" E	5.83'
L33	S 42°11'37" E	153.33'
L34	S 42°11'37" E	77.46'
L35	N 46°19'27" E	12.04'
L36	S 05°23'16" E	32.18'
L37	N 67°45'43" E	49.00'
L38	N 72°43'57" E	31.94'
L39	S 29°05'48" W	146.62'
L40	S 76°18'34" E	47.33'
L41	N 29°05'48" E	158.21'
L42	S 29°05'48" W	152.85'
L43	N 29°05'48" E	147.48'
L44	S 29°05'48" W	142.12'
L45	N 29°05'48" E	136.75'

DRAINAGE EASEMENT COURSES

LINE	BEARING	DISTANCE
D1	S 74°15'42" E	17.36'
D2	N 81°23'20" E	13.69'
D3	S 57°51'56" E	18.08'
D4	S 83°24'57" E	24.39'
D5	N 79°24'23" E	23.89'
D6	S 89°34'37" E	16.29'
D7	S 44°01'39" E	17.61'
D8	S 54°16'25" E	12.91'
D9	S 68°15'57" E	14.50'
D10	N 80°14'53" E	25.45'
D11	N 87°41'33" E	13.02'
D12	S 69°45'16" E	8.19'
D13	N 88°14'43" E	26.67'
D14	S 37°57'34" W	20.46'
D15	S 34°59'18" E	9.87'
D16	S 47°51'41" E	26.01'
D17	S 43°14'02" E	21.69'
D18	S 48°06'38" E	47.51'
D19	S 77°42'21" E	14.09'
D20	S 37°03'02" E	19.56'
D21	S 46°09'08" E	32.21'
D22	S 45°31'12" E	25.00'
D23	S 63°02'44" E	15.66'
D24	S 33°59'32" E	23.16'
D25	S 60°28'31" E	19.10'
D26	S 43°06'33" E	13.60'
D27	S 49°49'49" E	5.24'

SEWER LINE EASEMENT COURSES

LINE	BEARING	DISTANCE
S1	N 29°05'50" E	175.48'
S2	S 60°17'21" E	21.31'
S3	N 27°50'22" E	46.24'
S4	S 61°50'15" E	43.63'
S5	S 84°55'05" E	250.14'
S6	N 34°08'52" E	97.06'

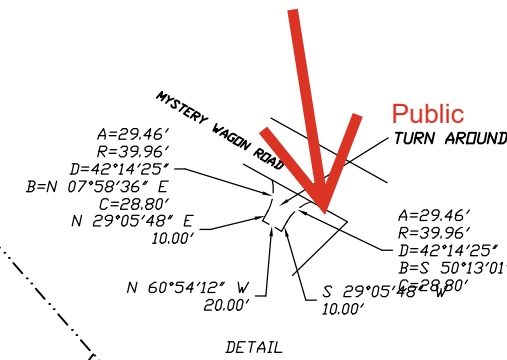
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	557.66'	40.11'	40.10'	N 58°30'54" W	4°07'17"
C2	557.66'	89.06'	88.96'	N 51°52'45" W	9°09'00"
C3	509.80'	78.34'	78.27'	N 52°02'40" W	8°48'17"
C4	172.22'	142.16'	138.16'	S 00°10'26" W	47°17'52"
C5	221.71'	187.41'	181.88'	S 01°04'16" W	48°25'51"
C6	676.85'	530.03'	516.59'	S 38°28'10" E	44°52'03"
C7	725.85'	485.12'	476.14'	S 35°10'56" E	38°17'36"

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

Date: 11/5/2024
 Drawn By: L. D. Vrem
 Project No.: 24-481
 Dwg. No.: 24-481.dwg

PLAT OF LOTS 13R, 14R, 15R, BLOCK 3A, LOT 3R, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOTS 13, 14, 15, BLOCK 3A AND LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION AND
 PLAT OF LOTS LOTS 1, 2, 4, 5, 6 AND 7, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T6N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Do we need a measurement



DRAINAGE EASEMENT COURSES

LINE	BEARING	DISTANCE
D1	S 74°15'42" E	17.36'
D2	N 81°23'20" E	13.69'
D3	S 57°51'56" E	18.08'
D4	S 83°24'57" E	24.39'
D5	N 79°24'23" E	23.89'
D6	S 89°34'37" E	16.29'
D7	S 44°01'39" E	17.61'
D8	S 54°16'25" E	12.91'
D9	S 68°15'57" E	14.50'
D10	N 80°14'53" E	25.45'
D11	N 87°41'33" E	13.02'
D12	S 69°45'16" E	8.19'
D13	N 88°14'43" E	26.67'
D14	S 37°57'34" W	20.46'
D15	S 34°59'18" E	9.87'
D16	S 47°51'41" E	26.01'
D17	S 43°14'02" E	21.69'
D18	S 48°06'38" E	47.51'
D19	S 77°42'21" E	14.09'
D20	S 37°03'02" E	19.56'
D21	S 46°09'08" E	32.21'
D22	S 45°31'12" E	25.00'
D23	S 63°02'44" E	15.66'
D24	S 33°59'32" E	23.16'
D25	S 60°28'31" E	19.10'
D26	S 43°06'33" E	13.60'
D27	S 49°49'49" E	5.24'

SEWER LINE EASEMENT COURSES

LINE	BEARING	DISTANCE
S1	N 29°05'50" E	175.48'
S2	S 60°17'21" E	21.31'
S3	N 27°50'22" E	46.24'
S4	S 61°50'15" E	43.63'
S5	S 84°55'05" E	250.14'
S6	N 34°08'52" E	97.06'

LINE	BEARING	DISTANCE
L1	S 14°23'53" E	47.24'
L2	N 77°21'32" E	49.09'
L3	S 14°17'27" E	44.33'
L4	N 45°41'40" E	51.13'
L5	N 45°41'40" E	6.94'
L6	S 42°11'37" E	20.74'
L7	S 60°54'12" E	63.62'
L8	S 60°54'12" E	45.16'
L9	N 46°19'27" E	49.11'
L10	N 46°19'27" E	88.01'
L11	N 43°42'19" E	62.66'
L12	N 46°19'57" W	62.53'
L13	N 46°20'00" W	62.38'
L14	N 46°17'08" W	62.50'
L15	N 51°49'22" W	56.74'
L16	S 39°16'47" W	5.46'
L17	N 65°42'34" W	49.14'
L18	S 34°12'27" W	105.41'
L19	N 58°01'04" W	64.26'
L20	N 43°34'27" E	100.48'
L21	N 64°04'54" W	50.12'
L22	N 63°57'08" W	24.80'
L23	N 63°57'08" W	37.66'
L24	N 63°58'27" W	62.43'
L25	N 62°27'53" W	37.04'
L26	S 26°43'33" W	73.40'
L27	S 26°43'33" W	47.45'
L28	S 51°34'55" E	14.20'
L29	N 51°34'55" W	77.93'
L30	S 29°05'48" W	137.27'
L31	S 29°05'48" W	167.82'
L32	S 47°34'27" E	5.83'
L33	S 42°11'37" E	153.33'
L34	S 42°11'37" E	77.46'
L35	N 46°19'27" E	12.04'
L36	S 05°23'16" E	32.18'
L37	N 67°45'43" E	49.00'
L38	N 72°43'57" E	31.94'
L39	S 29°05'48" W	146.62'
L40	S 76°18'34" E	47.33'
L41	N 29°05'48" E	158.21'
L42	S 29°05'48" W	152.85'
L43	N 29°05'48" E	147.48'
L44	S 29°05'48" W	142.12'
L45	N 29°05'48" E	136.75'

- NOTES:
- 1) OWNER/DEVELOPER
PSF LLC
PO BOX 631
DEADWOOD, SD 57732
 - 2) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT LOT LINES UNLESS OTHERWISE AS SHOWN

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

PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

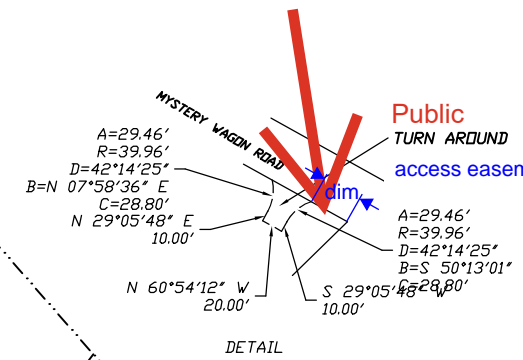
PART OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	557.66'	40.11'	40.10'	N 58°30'54" W	4°07'17"
C2	557.66'	89.06'	88.96'	N 51°52'45" W	9°09'00"
C3	509.80'	78.34'	78.27'	N 52°02'40" W	8°48'17"
C4	172.22'	142.16'	138.16'	S 00°10'26" W	47°17'52"
C5	221.71'	187.41'	181.88'	S 01°04'16" W	48°25'51"
C6	676.85'	530.03'	516.59'	S 38°28'10" E	44°52'03"
C7	725.85'	485.12'	476.14'	S 35°10'56" E	38°17'36"

Do we need drainage easement here? Centerline seems to show between Stage Run and Auer? Will need something in writing from Auer.

PLAT OF LOTS 13R, 14R, 15R, BLOCK 3A, LOT 3R, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOTS 13, 14, 15, BLOCK 3A AND LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION AND
 PLAT OF LOTS LOTS 1, 2, 4, 5, 6 AND 7, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T6N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

Do we need a measurement



DRAINAGE EASEMENT COURSES

LINE	BEARING	DISTANCE
D1	S 74°15'42" E	17.36'
D2	N 81°23'20" E	13.69'
D3	S 57°51'56" E	18.08'
D4	S 83°24'57" E	24.39'
D5	N 79°24'23" E	23.89'
D6	S 89°34'37" E	16.29'
D7	S 44°01'39" E	17.61'
D8	S 54°16'25" E	12.91'
D9	S 68°15'57" E	14.50'
D10	N 80°14'53" E	25.45'
D11	N 87°41'33" E	13.02'
D12	S 69°45'16" E	8.19'
D13	N 88°14'43" E	26.67'
D14	S 37°57'34" W	20.46'
D15	S 34°59'18" E	9.87'
D16	S 47°51'41" E	26.01'
D17	S 43°14'02" E	21.69'
D18	S 48°06'38" E	47.51'
D19	S 77°42'21" E	14.09'
D20	S 37°03'02" E	19.56'
D21	S 46°09'08" E	32.21'
D22	S 45°31'12" E	25.00'
D23	S 63°02'44" E	15.66'
D24	S 33°59'32" E	23.16'
D25	S 60°28'31" E	19.10'
D26	S 43°06'33" E	13.60'
D27	S 49°49'49" E	5.24'

SEWER LINE EASEMENT COURSES

LINE	BEARING	DISTANCE
S1	N 29°05'50" E	175.48'
S2	S 60°17'21" E	21.31'
S3	N 27°50'22" E	46.24'
S4	S 61°50'15" E	43.63'
S5	S 84°55'05" E	250.14'
S6	N 34°08'52" E	97.06'

LINE	BEARING	DISTANCE
L1	S 14°23'53" E	47.24'
L2	N 77°21'32" E	49.09'
L3	S 14°17'27" E	44.33'
L4	N 45°41'40" E	51.13'
L5	N 45°41'40" E	6.94'
L6	S 42°11'37" E	20.74'
L7	S 60°54'12" E	63.62'
L8	S 60°54'12" E	45.16'
L9	N 46°19'27" E	49.11'
L10	N 46°19'27" E	88.01'
L11	N 43°42'19" E	62.66'
L12	N 46°19'57" W	62.53'
L13	N 46°20'00" W	62.38'
L14	N 46°17'08" W	62.50'
L15	N 51°49'22" W	56.74'
L16	S 39°16'47" W	5.46'
L17	N 65°42'34" W	49.14'
L18	S 34°12'27" W	105.41'
L19	N 58°01'04" W	64.26'
L20	N 43°34'27" E	100.48'
L21	N 64°04'54" W	50.12'
L22	N 63°57'08" W	24.80'
L23	N 63°57'08" W	37.66'
L24	N 63°58'27" W	62.43'
L25	N 62°27'53" W	37.04'
L26	S 26°43'33" W	73.40'
L27	S 26°43'33" W	47.45'
L28	S 51°34'55" E	14.20'
L29	N 51°34'55" W	77.93'
L30	S 29°05'48" W	137.27'
L31	S 29°05'48" W	167.82'
L32	S 47°34'27" E	5.83'
L33	S 42°11'37" E	153.33'
L34	S 42°11'37" E	77.46'
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L43	N 29°05'48" E	147.48'
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- NOTES:
- 1) OWNER/DEVELOPER
 PSF LLC
 PO BOX 631
 DEADWOOD, SD 57732
 - 2) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT LOT LINES UNLESS OTHERWISE AS SHOWN

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

PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

PART OF DEADWOOD STAGE RUN ADDITION

Do we need drainage easement here? Centerline seems to show between Stage Run and Auer? Will need something in writing from Auer.

End drainage easement line at 20' sewer. Add "drainage to sewer easement"

CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C2	557.66'	89.06'
C3	509.80'	78.34'
C4	172.22'	142.16'
C5	221.71'	187.41'
C6	676.85'	530.03'
C7	725.85'	485.12'



Date:	11/5/2024
Drawn By:	L. D. Vrem
Project No.:	24-481
Dwg. No.:	24-481.dwg

PLAT OF LOTS 13R, 14R 15R, BLOCK 3A, LOT 3R, BLOCK 5 OF PALISADES TRACT OF DEADWOOD
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOTS 13, 14, 15, BLOCK 3A AND LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD
 STAGE RUN ADDITION
 PLAT OF LOTS LOTS 1, 2, 4, 5, 6 AND 7, BLOCK 5 AND DEDICATED PUBLIC RIGHT OF WAY OF
 PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼/NE¼ OF SECTION 22
 AND THE N½NW¼ OF SECTION 23, T5N, R3E, D.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

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: _____

OWNER'S CERTIFICATE
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE SUMMIT AT DEADWOOD STAGE RUN, LLC, 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: _____

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: _____

OWNER'S CERTIFICATE
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

TWO BIT PROPERTIES, LLC, 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: _____

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: _____



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

Date:	11/5/2024
Drawn By:	L. D. Vrem
Project No.:	24-481
Dwg. No.:	24-481.dwg

PLAT OF LOTS 13R, 14R 15R, BLOCK 3A, LOT 3R, BLOCK 5 OF PALISADES TRACT OF DEADWOOD
 STAGE RUN ADDITION TO THE CITY OF DEADWOOD
 FORMERLY LOTS 13, 14, 15, BLOCK 3A AND LOT 3, BLOCK 5 OF PALISADES TRACT OF DEADWOOD
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 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼/NE¼ OF SECTION 22
 AND THE N½NW¼ OF SECTION 23, T5N, R3E, D.H.M.
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

OWNER'S CERTIFICATE
 STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

RUSSELL J. RYSAVY AND PAMELA M. RYSAVY, 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:_____

OWNER:_____

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: _____

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: _____ FEE \$ _____

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: _____ FEE \$ _____



Prepared By:
PONDEROSA LAND SURVEYS, L.L.C.
 332A WEST MAIN STREET
 LEAD, SD 57754
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Date:	11/5/2024
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