



# Planning and Zoning Commission Board of Adjustment Meeting Agenda

Wednesday, September 07, 2022 at 5:00 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 August 17, 2022 Minutes

4. **Sign Review Commission**

- a. 32 Charles Street - Alicia Miller - Install New Wall Sign

Action Required:

- a. Approval/Denial by Sign Review Commission

5. **Planning and Zoning Commission**

- a. Public Comment - Change of Zoning - The Ridge Development

- b. Change of Zoning - The Ridge Development - TRD, LLC (Randy Horner)

LOTS 1 & 2, BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Action Required:

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

- c. Final Plat - Adjusting Lot Lines - Deadwood Stage Run Addition - Palisades LLC

PLAT OF LOT 24 REVISED AND LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 24 AND 25, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, 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

- d. Final Plat - Transfer of Property - The Ridge Development - TRD, LLC (Randy Horner)

LOT 1 OF BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 13 AND 19 OF SEC. 11, AND

GOVT LOT 5 OF SEC. 11, 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, August 17, 2022 at 5:00 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, August 17, 2022 at 5:00 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

ABSENT

Commissioner Kevin Wagner

STAFF PRESENT

Jeremy Russell, Planning and Zoning Administrator  
 Trent Mohr, Building Inspector  
 Cindy Schneringer, Administrative Assistant

### 3. Approval of Minutes

- a. Approval of August 3, 2022 Minutes

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the August 3, 2022 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

### 4. Sign Review Commission

- a. 230 Cliff Street - John Rogers - Install Two New Wall Signs

Mr. Mohr stated this is a permit application to install two new wall signs. This is the little addition on the side of the Deadwood Gulch Resort Convention Center. He did remodel it recently and operates his rental office out of it. He rents side by sides and e-bikes. The signs are to advertise his business. The signs and their locations are compliant with the ordinance requirements and requires no variances.

***It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the sign permit for 230 Cliff Street to install two new wall signs. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- b. 304 Cliff Street - Grace Ellenbecker - Replace Reader Board Portion of Freestanding Sign with Sign Face for Boston's Pizza

Mr. Mohr stated this is for 304 Cliff Street for the freestanding sign at Deadwood Gulch Resort. The request is to reface a portion of that freestanding sign. The portion of the reader board sign would be changed out to a sign face advertising the restaurant which is now Boston's Pizza.

***It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve the sign permit for 304 Cliff Street to reface a portion of the freestanding sign with sign face for Boston's Pizza. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- c. 1906 Deadwood Mountain Drive - Susan Kightlinger - Install New Freestanding Sign in Place of Existing Sign

Mr. Mohr stated the permit application is to replace the existing freestanding sign. The location and sign would not change. This sign is a little bit larger than the sign currently is. The current sign was allowed to be larger than the ten square feet in the sign ordinance, that was back in 2011. This sign does not require any new variances and its location is compliant with the ordinance. Susan is here if you have any questions.

***It was moved by Commissioner Bruce and seconded by Commissioner Eagleson to approve the sign permit for 1906 Deadwood Mountain Drive to install a new freestanding sign in place of existing sign. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

## 5. Planning and Zoning Commission

- a. Vacate Section Line - The Ridge - Randy Horner

PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Mr. Russell stated our applicant today is Randy Horner. Representing him today is Shannon with Baseline Surveying. The purpose of this one is to vacate the section line legally described as PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. The sole purpose of this plat is to vacate the section line that separates Sections 11 and 12 as shown in the exhibit.

***It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve the plat to vacate the section line legally described as PREACHER SMITH TRACT. FORMERLY PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, T.5.N., R.3.E., B.H.M. CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

- b. Final Plat - Establishing New Lots - The Ridge - Randy Horner

LOT A IN BLOCK 1 AND LOT A IN 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.

Mr. Russell stated this is the same applicant, Randy Horner. The purpose is to establish some new lots located near the Preacher Smith monument legally described as LOT A IN BLOCK 1 AND LOT A IN 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. The purpose is they are getting down to the part of this process where they are finalizing their zoning. This is a huge parcel of land they are trying to break down to smaller lots that are more manageable for them. Both lots are in compliance with the Park Forest Zoning District.

***It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the final plat for establishing new lots legally described as 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. Voting Yea: Martinisko, Keehn, Bruce, Eagleson***

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

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

**7. Items from Staff**

Mr. Russell thanked Shannon from Baseline Surveying for showing up for any questions the Commission might have, provided an update of what they can expect to see in the future with The Ridge development, and provided an update on staffing.

**8. Adjournment**

There being no further business, the Planning and Zoning Commission adjourned at 5:31 p.m.

ATTEST:

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

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

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

OFFICE OF  
**Planning & Zoning**  
 108 Sherman Street  
 Telephone (605) 578-2082  
 Fax (605) 578-2084



"The Historic City of the Black Hills"  
 Deadwood, South Dakota 57732

**TRENT MOHR**  
 Building Inspector  
 Dept. of Planning & Zoning  
 Telephone: (605) 578-2082  
 Fax: (605) 578-2084

## SIGN PERMIT STAFF REPORT

Sign Review Commission  
 August 3, 2022

**Applicant:** Alicia Miller

**Address:** 32 Charles Street

**Site Address of Proposed Signage:** 32 Charles Street (formerly Deadwood Lumber)

### Computation of Sign Area

**Building Frontage:** 60 Feet

**Total Available Signage:** 120 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 120 Square Feet

**Proposed Sign Project:** Install new wall sign (32 Square Feet)

**Proposed Building Materials:** Wood (see attached rendering)

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** See attached rendering

### Discussion

The sign permit application in review is proposed at a location inside locally-designated historic district which is regulated by chapter 15.32.300 of the sign ordinance. The current signage at the subject property is compliant with the sign ordinance. The sign proposed in the current application is regulated by 15.32.090 of the Sign Ordinance, reference below.

- A. *Before any sign can be erected or altered in any way, a valid permit must be issued. Any further alteration of the sign shall require an amendment of the existing permit or the issuance of a new permit. Such changes, as well as original permits, shall be issued pursuant to review by the sign review commission. It is unlawful to display, construct, erect, locate or alter any sign without first obtaining a sign permit for such sign.*

The applicant has opened a retail business at this location and wishes to install the proposed sign to advertise this business

The proposed sign and its location are compliant with the sign ordinance.

OFFICE OF  
**Planning & Zoning**  
108 Sherman Street  
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Building Inspector  
Dept. of Planning & Zoning  
Telephone: (605) 578-2082  
Fax: (605) 578-2084

## **Variances**

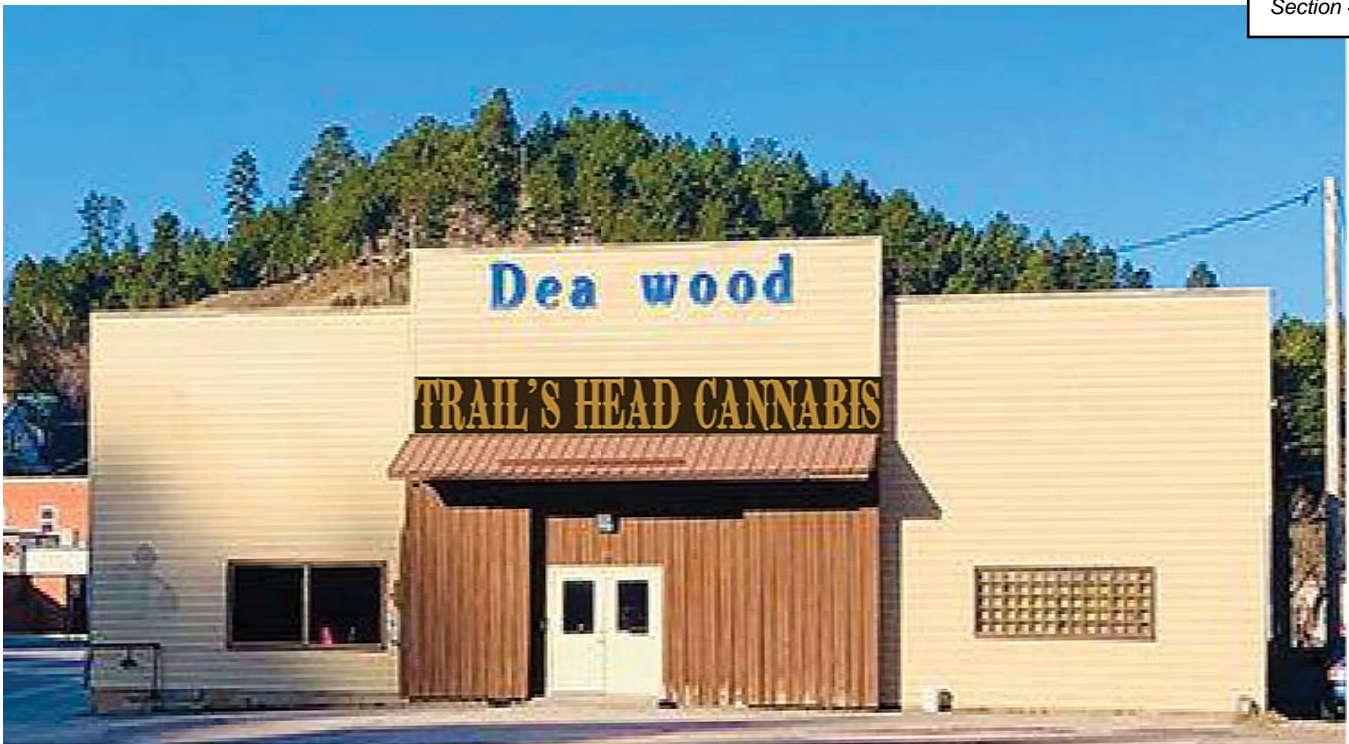
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance or other matters on adjacent lots or within the adjacent public right-of-way that would substantially restrict the effectiveness of the sign in question and such special circumstances or conditions are peculiar to the business or enterprise to which the applicant desires to draw attention and do not apply generally to all businesses or enterprises in the area."* However, it is the responsibility of the applicant to provide adequate evidence of such special circumstances or conditions.

### **Sign Review Commission Action**

Motion to approve permit for new wall sign at 32 Charles Street

OR

Motion to deny proposed sign permit application as submitted.



Sign will be 2 foot tall by 16 feet long. The letters will be 1/2 inch thick plywood routed out into the shape of the lettering. The letters will be secured onto a 2 foot by 16 foot wood backing that is 3/8 inch thick.

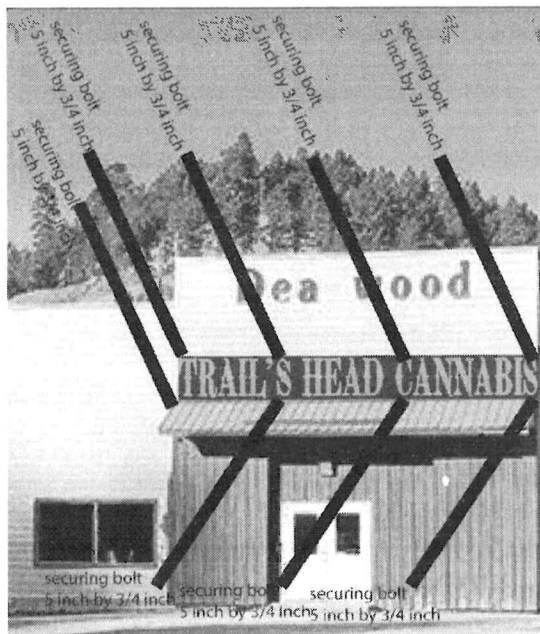
The entire sign will be secured to the face of the building directly above the metal awning, where the top of the sign reaches no higher than 16 feet above





This proposed signage will weigh no more than 200 lbs. Tim and Travis Conrad, the General Manager Daniel Anderson, and Daniel Williams will assemble and secure the sign upon City approval. Due diligence was completed regarding Structural Integrity of the existing building and proposed signage to ensure any adverse weather conditions do not affect the placement of the sign.

The top of the sign reaches 14 ft, 2 1/2 inches. The sign length is 16 ft and height is 2ft. The letters will be 1/2 inch thick plywood routed out into the shape of the lettering. The letters will be affixed to a 16 ft by 2 ft wood backing that is 3/8 inch thick with a layer of glue. Ten, 2 inch nails will be used to affix each letter to the backing. The entire sign will be secured to the face of the building directly above the metal awning where the top of the sign reaches no higher than 16 ft above ground level. This will all be secured in eight locations 4 feet apart on the top and bottom using 5 inch by 3/4 inch bolts and 3 inch washers, please see picture below. All the wood will be sanded, stained, and weather treated to maintain the signs appearance. The letters will be clear coated to maintain the original wood look and the backing will be stained using a dark mahogany color.



OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

**STAFF REPORT  
PLANNING AND ZONING  
AMENDMENT TO ZONING MAP  
SEPTEMBER 7, 2022**

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

**PURPOSE:** Rezoning Request – Park Forest to Residential Multifamily

**GENERAL LOCATION:** Northeast of Preacher Smith Monument

**LEGAL DESCRIPTION:** *LOTS 1 & 2, BLOCK 1B OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT LOCATED IN GOV'T LOTS 10 AND 12 OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 3 EAST, BLACK HILLS MERIDIAN, CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.*

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

**CURRENT ZONING:** Park Forest

**ASSESSOR'S NUMBER:** 30940-00503-010-02  
30940-00503-010-01

**STAFF FINDINGS:**

Surrounding Zoning:  
North: Commercial Highway  
South: Park Forest/Lawrence County  
East: Lawrence County  
West: Park Forest

Surrounding Land Uses:  
Residential Business  
Common Ownership  
Lawrence County  
Vacant/Common Ownership

**SUMMARY OF REQUEST**

The applicant has submitted a request for a zoning amendment to change from Park Forest zoning district to Residential Multifamily. The location of this property is Northeast of the Preacher Smith Monument in the Ridge Development. An address is forthcoming but has not yet been assigned.

## COMPLIANCE

1. The Zoning Officer provided notice identifying the applicant, describing the project and its location and giving the scheduled date of the public comment in accordance with Section 17.96.020
2. A sign was posted on the property for which the requests were filed.

## STAFF DISCUSSION

The applicant has submitted a request for a zoning amendment for the purpose of constructing two apartment buildings. If approved, the apartments would create an opportunity for the Deadwood workforce to find more affordable housing within the city. The current Park Forest zoning district would not allow for this project under the use by right nor the conditional uses.

### SECTION 17.100.030 -STANDARDS OF REVIEW

**In reviewing an amendment to the text of this Ordinance or an amendment to the Official Zoning District Map, the City Commission and Planning and Zoning Commission shall consider the following:**

- A. Whether the proposed amendment conflicts with any applicable portions of this Ordinance.

*The surrounding area is currently zoned Park Forest. This will be the first of a series of zoning amendments for the Ridge development. There are no conflicts that would prevent the Planning and Zoning Commission reviewing the applicants proposed zoning amendment.*

- B. Whether the proposed amendment is consistent with all elements of the Deadwood Comprehensive Plan.

*The 2018 Comprehensive Plan Future Land Use Map identifies the area as Parks and Recreation use. The Ridge development plans to incorporate hiking and biking trails within the community for residents and visitors alike. In addition, the 2018 Comprehensive Plan also advises the City to continue to work with developers to encourage new housing developments and include a variety of housing types to meet the needs of Deadwood residents, while keeping the aesthetics of a small historic town in a natural forested setting.*

- C. Whether the proposed amendment is compatible with surrounding Zoning Districts and land uses, considering existing land use and neighborhood.

*The subject property is surrounded by primarily two zoning districts: Park Forest and Commercial Highway. Within these two zoning districts you will find commercial businesses, residential homes, and vacant land.*

- D. Whether the extent to which the proposed amendment would result in demands on public facilities, and the extent to which the proposed amendment would exceed the capacity of such public facilities, including, but not limited to transportation facilities, sewage facilities, water supply, parks, drainage, schools, and emergency medical facilities.

*The proposed project impacts on the public facilities are not currently known. The City is concerned about the substantial growth with three new subdivisions planned in the next few years and the impacts these developments may have on City infrastructure. A study of the Deadwoods water capacity is currently being developed.*

*The subject property is not located within any floodplain.*

- E. The effect of the proposed amendment on traffic generation and road safety.

*Currently the property has a low volume of pedestrian traffic and vehicular traffic going in and out of the property. Access to the property is off US Hwy 85 and turn lanes into The Ridge Development will be required by the Department of Transportation at some point in the future. Both the City and the developer have that understanding.*

- F. Whether the proposed amendment is consistent and compatible with the community character in the City of Deadwood.

*The proposed amendment is in harmony with the overall character of existing development of Deadwood.*

- G. Whether there have been changed conditions affecting the subject parcel or the surrounding neighborhood, which support the proposed amendment.

*The City of Deadwood is currently in a housing shortage and the proposed amendment would support the current housing need as described in the 2021 housing study.*

- H. Whether the proposed amendment would be in conflict with the public interest and is in harmony with the proposed amendment may or may not be in conflict with the public interest.

*At this time, there have been no comments in support or against this amendment and there will be a time for public comment prior to the discussion on this amendment.*

#### ACTION REQUIRED:

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

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



Questions Contact:  
**Jeremy Russell**  
(605) 578-2082 or  
jeramyr@cityofdeadwood.com

Application No. \_\_\_\_\_

## PETITION FOR ZONING AMENDMENT

**Application Fee: \$200.00**

**Applicants:** Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Name of Petitioner: TRD, LLC - Project Agent Leah M. Berg, P.E. Telephone: (605) 545-1120

Address: 16 Peck Street Deadwood SD 57732  
Street City State Zip

Email: LBerg@proacesinc.com

Legal Description of Property: Lots 1 & 2, Block 1B of the Ridge Development, The City of Deadwood, South Dakota  
(Must Be Exact)

**Submit a detailed letter explaining your request referencing Standards of Review (17.100.030).**

Present Zoning Classification: PF Requested Zoning Classification: R2

Existing Use of Property: None

Signature of Applicant:  Date: 08/23/2022

Signature of Property Owner:  Date: 8/23/2022  
DocuSigned by: A7A79DDBA78545F...

Fee: \$ \_\_\_\_\_ Paid On \_\_\_\_\_ Receipt Number \_\_\_\_\_

**Legal Notice Published** Date: \_\_\_\_\_ **Hearing Date:** \_\_\_\_\_

<b>PLANNING AND ZONING ADMINISTRATOR:</b>			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
<b>PLANNING AND ZONING COMMISSION:</b>			
Approved/P&Z Commission:	Yes	No	Date: _____
<b>DEADWOOD BOARD OF ADJUSTMENT:</b>			
Approved/City Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): \_\_\_\_\_





**PETITION FOR ZONING AMENDMENT  
PARK FOREST DISTRICT (PF)  
TO  
R2 MULTI-FAMILY RESIDENTIAL DISTRICT  
the RIDGE Development, Deadwood, SD**

**Applicant/Petitioner:** TRD, LLC  
- Randy and Cheri Horner  
16 Peck Street, Deadwood, SD 57732

**Project Agent:** Leah M. Berg, P.E.  
[LBerg@proacesinc.com](mailto:LBerg@proacesinc.com) Cell: 605-545-1120

**Legal Description:** Lots 1 & 2, Block 1B of the Ridge  
Development, The City of Deadwood, South  
Dakota.  
*(13.2 Acres - Plat attached)*

**1. Objectives:**

- Re-Zone Lots 1 & 2, Block 1B of the Ridge Development from Park Forest to R2 Multi-Family Residential District.
- These Lots are part of the TIF District # 14 and have been planned to be multi-family apartment use.
- The Ridge Development will be Re-Zoned in the near future but this Re-Zone for the apartment Lots only is to ensure that the Ridge Apartments project remains on track for an October 2022 groundbreaking and permits can be issued by the City of Deadwood.
- Multi-Family use is not the intent of the current Park Forest Zoning District.

## 2. Standards of Review (17.100.030):

- The proposed amendment does not appear to be in conflict with any applicable portions of Title 17 - Zoning.
- The proposed amendment is consistent with all elements of the comprehensive plan.
- The proposed amendment is compatible with surrounding zone districts and land uses, the Ridge Development will be re-zoned with a PUD and the master plan for the Development included these Lots as multi-family use.
- The effect of the proposed amendment on traffic generation and road safety was taken into account during the planning of the RIDGE Development and Hwy 85 turn lanes have been incorporated into TIF District #14. Public safety is held as a priority throughout the Development.
- The Ridge Development, with the proposed area being Multi-Family, was presented to the City of Deadwood during project planning and Public Works was able to verify that capacity of public facilities would not be exceeded.
- The proposed amendment is consistent and compatible with the community character in the City of Deadwood and helps to meet the affordable housing needs of residents.
- There have been large changes in conditions affecting the subject parcel and the surrounding neighborhood with the Ridge Development being formed. This supports the proposed amendment.
- The proposed amendment does not appear to be in conflict with the public interest, and is in harmony with the purpose and intent of Title 17 - Zoning.

**COUNTY TREASURER'S CERTIFICATE**

Debra Kade, Lawrence County Treasurer, do hereby certify that 2022 taxes which are liens upon the herein Platted property have been paid.

Dated this 22 day of September, 2021

Christie Munka  
Lawrence County Treasurer



**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 4th day of October, 2021

Kimberly J. Johnson  
Lawrence County Director of Equalization



**CITY OF DEADWOOD PLANNING COMMISSION**

This plat approved by the City of Deadwood Planning Commission.

Dated this 15 day of September, 2021

Attest:  
Sharon E. Vasknetz  
City Planner  
Chairman

**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 15 day of September, 2021

Robert S. Noy  
Highway Authority

**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.

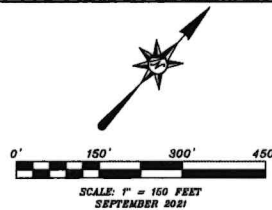
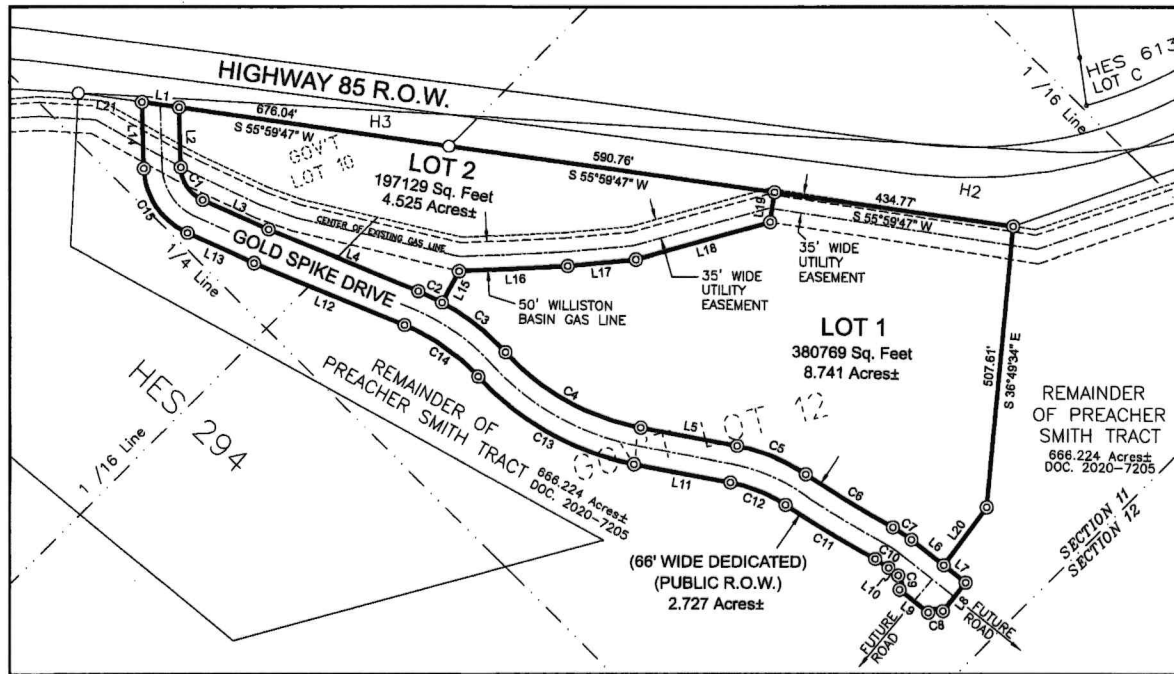
on this 22nd day of September, 2021 that

We did Approve this Plat.

Attest:  
Debra Morrison  
Finance Officer  
Mayor



**Plat of**  
**Lots 1 & 2, Block 1B of The Ridge Development.**  
Formerly A Portion of Preacher Smith Tract Located in Gov't Lots 10 and 12 of Section 11, Township 5 North, Range 3 East, Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota.



**LEGEND**  
 ⊗ Found or Set 5/8" Rebar with Cap Marked 'VASKNETZ RLS7719'.  
 ○ Found Limbo Cap unless otherwise noted.  
 (R) Denotes Measurements Previously Recorded.  
 (M) Denotes Measurements Per this Survey.

LINK	BEARING	DISTANCE
L1	S 89°29'27" W	187.00'
L2	S 72°12'59" W	108.21'
L3	S 20°07'31" W	281.88'
L4	N 88°21'48" E	74.71'
L5	N 88°21'48" E	50.80'
L6	S 03°28'11" E	86.00'
L7	N 85°11'52" E	88.02'
L8	N 85°11'52" E	229.38'
L9	S 22°12'59" W	117.253'
L10	N 70°07'31" E	282.88'
L11	S 72°12'59" W	130.41'
L12	S 43°25'09" E	119.78'
L13	S 13°56'30" E	83.86'
L14	N 43°10'20" E	188.00'
L15	S 42°42'00" W	123.70'
L16	N 74°18'20" E	281.13'
L17	N 43°10'20" E	84.84'
L18	N 08°01'43" W	130.83'
L19	N 89°29'27" E	118.87'

I, Sharon 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 plotted 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 15th day of September, 2021

Sharon E. Vasknetz  
Sharon E. Vasknetz  
Registered Land Surveyor No. 7719



**OFFICE OF REGISTER OF DEEDS**

State of South Dakota County of Lawrence, Plat for Record this 22 day of September, 2021, at 1:15 o'clock, P.M., and Recorded in Doc. # 2021-9162 Fee: \$166.00

David D. Jensen  
Lawrence County Register of Deeds



**Major Drainage Easement**

All major drainage easements shown hereon shall be kept free of all obstructions including, but not limited to, buildings, walls, fences, hedges, trees, and shrubs. These easements grant to all public authorities the right to construct, operate, maintain, inspect, and repair such improvements and structures as it deems necessary to facilitate drainage from any source.

**SURVEYOR'S NOTES**

- Utility & Minor Drainage Easements:  
8' Wide on the interior side of all lot lines.
- 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.
- Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- Per FEMA map panel 46081C0225F effective 4/17/2012. This property is located in an area of minimal flood hazard Zone X.

**PLATTED LAND**

Land Platted per this Plat: 13,266 Acres;  
Dedicated Public R.O.W.: 2,727 Acres;  
Remainder of Preacher Smith Tract: 668,224 Acres;  
Total Land Platted: 15,993 Acres;



Plat of  
Lots 1 & 2, Block 1B of The Ridge Development.  
Formerly A Portion of Preacher Smith Tract Located in Gov't Lots 10 and 12 of Section 11,  
Township 5 North, Range 3 East, Black Hills Meridian, City of Deadwood, Lawrence County, South  
Dakota.



*Shannon Vasquez*

**OWNER'S CERTIFICATE**

I, Larry Cottler, 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 23 day of Sept, 2021

*Larry Cottler*  
\_\_\_\_\_  
Larry Cottler

18 Peck Street  
Deadwood, SD 57732

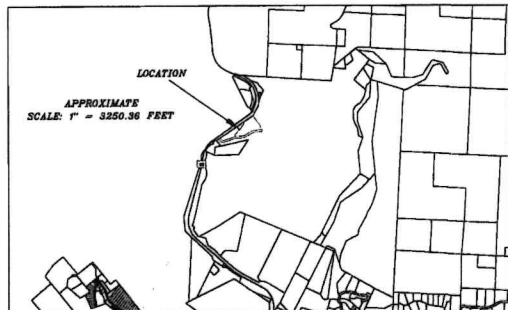
**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA

COUNTY OF Pennington } SS

On this 23<sup>rd</sup> day of Sept, 2021, before me, the undersigned officer, personally appeared Larry Cottler, 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.  
*Chloette Wigge* My Commission Expires  
Notary Public October 23, 2024  
My commission expires:



**OWNER'S CERTIFICATE**

I, Randy Horner, 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 23 day of Sept, 2021

*Randy Horner*  
\_\_\_\_\_  
Randy Horner

3215 Valley Drive  
Bismark, ND 58503

**ACKNOWLEDGEMENT OF OWNERS**

STATE OF SOUTH DAKOTA

COUNTY OF Pennington } SS

On this 23<sup>rd</sup> day of Sept, 2021, before me, the undersigned officer, personally appeared Randy Horner, 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.  
*Chloette Wigge* My Commission Expires  
Notary Public October 23, 2024  
My commission expires:



OFFICE OF  
PLANNING, ZONING AND  
HISTORIC PRESERVATION  
108 Sherman Street  
Deadwood, SD 57732



**Jeremy Russell**  
Planning and Zoning Administrator  
Telephone (605) 578-2082  
[jeramyr@cityofdeadwood.com](mailto:jeramyr@cityofdeadwood.com)  
Fax (605) 578-2084

**STAFF REPORT  
PLANNING AND ZONING  
BOARD OF ADJUSTMENT  
September 7, 2022**

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**APPLICANT:** Merle & Dawn Carpenter – Corey & Allie Schultz – Palisades LLC

**PURPOSE:** Plat Revision/Adjusting Lot Lines

**GENERAL LOCATION:** Deadwood Stage Run Addition

**LEGAL DESCRIPTION:** PLAT OF LOT 24 REVISED AND LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERELY LOTS 24 AND 25, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4 NE1/4 OF SECTION 22 AND THE N1/2NW1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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

**ZONE:** R1 – Residential District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: R1 – Residential  
South: Future Development Area  
East: R1 – Residential  
West: R1 – Residential

Surrounding Land Uses:

Residential Dwellings  
Vacant  
Residential Dwellings  
Residential Dwellings

**SUMMARY OF REQUEST**

The purpose of the proposed final plat is for adjusting the lot lines for lots 24 and 25. Both are located in the Stage Run Subdivision off Mt. Roosevelt Road.

### FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 24 is comprised of 0.288 Acres  $\pm$  and Lot 25 is comprised of 0.290 Acres  $\pm$
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 available to serve the property.
6. The area is currently characterized by residential homes.

### STAFF DISCUSSION

These revised lots meet the area and bulk requirements for square footage according to 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 plat.
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.
9. Area's taken out of the mineral survey and remaining acreage is indicated on the plat.

### ACTION REQUIRED:

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

PLAT OF LOT 24 REVISED AND LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 24 AND 25, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION  
 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ 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

- REBAR & CAP (VREM LS6577)
- ▲ REBAR & CAP (ARLETH LS3977)
- MAG NAIL



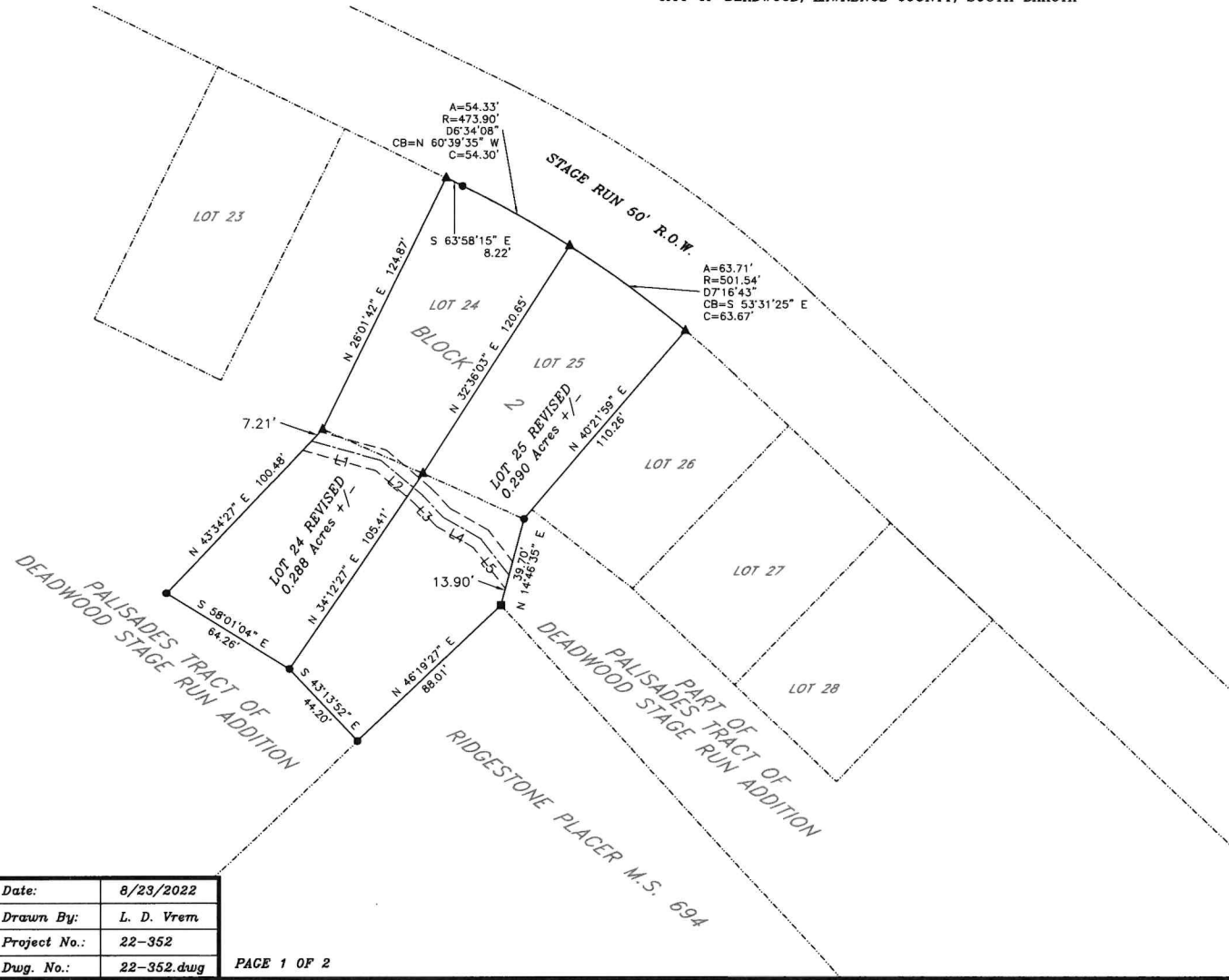
OWNERS:

MERLE & DAWN MARIE CARPENTER  
 1263 ICE PARK ST.  
 LAS VEGAS, NV 89135

COREY D. & ALLIE M. SCHULZ  
 785 STAGE RUN  
 DEADWOOD, SD 57732

PALISADES LLC  
 11 CHARLES ST.  
 DEADWOOD, SD 57732

LINE	BEARING	DISTANCE
L1	N 74°23'00" W	32.00'
L2	N 49°49'49" W	24.05'
L3	N 43°06'33" W	13.60'
L4	N 60°28'31" W	19.10'
L5	N 37°57'34" W	20.46'



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

Date:	8/23/2022
Drawn By:	L. D. Vrem
Project No.:	22-352
Dwg. No.:	22-352.dwg

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: \_\_\_\_\_

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: \_\_\_\_\_

PLAT OF LOT 124 REVISED AND LOT 25 REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 24 AND 25, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION

ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N¼NW¼ OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_

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: \_\_\_\_\_



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

Date:	8/23/2022
Drawn By:	L. D. Vrem
Project No.:	22-352
Dwg. No.:	22-352.dwg

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



**Jeremy Russell**  
Planning and Zoning  
Administrator  
Telephone (605) 578-2082

**PLANNING AND ZONING MEETING  
BOARD OF ADJUSTMENT  
STAFF REPORT  
September 7, 2022**

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

**PURPOSE:** Transfer of Property

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

**LEGAL DESCRIPTION:** LOT 1 OF BLOCK 1A OF THE RIDGE DEVELOPMENT. FORMERLY A PORTION OF PREACHER SMITH TRACT. LOCATED IN GOV'T LOTS 13 AND 19 OF SEC. 11, AND GOV'T LOT 5 OF SEC. 11, 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:** Park Forest

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**STAFF FINDINGS:**

Surrounding Zoning:

North: Lawrence  
South: Park Forest  
East: Lawrence County  
West: Lawrence County

Surrounding Land Uses:

Vacant Land  
Vacant land  
Vacant Land  
Vacant Land

**SUMMARY OF REQUEST**

The purpose of this plat is for transfer of property and identifying right of way within the Ridge Development.

## FACTUAL INFORMATION

1. The property is currently zoned Park Forest
2. The proposed lots are comprised as follows: Lot 1 = 1.689 Acres $\pm$ , Lot ROW = 0.449 Acres $\pm$
3. The subject property is located within a low-density park forest 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

Both lots are compliant with the City of Deadwoods Zoning Codes and meet the requirements for bulk area as required by Deadwood City Ordinance 17.20.040 Area and Bulk Requirements.

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.



**SURVEYOR'S CERTIFICATE**

I, Shannon 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 herein, I have surveyed and plotted the property shown and described herein. I have marked upon the ground the boundaries in the manner shown, and that the plot 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\_\_\_\_

Shannon 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 herein 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 herein is dedicated to public use.

IN WITNESS WHEREOF  
We hereunto set our hands

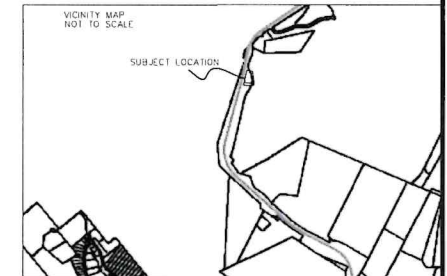
this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Randall D. Horner Representative of Preacher Smith, LLC, Owner  
3215 Valley Drive  
Bismarck, 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



**Plat of**  
**Lot 1 of Block 1A of The Ridge Development.**  
**Formerly A Portion of Preacher Smith Tract.**  
**Located in Gov't Lots 13 and 19 of Sec. 11, and Gov't Lot 5 of Sec. 11, 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  
**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  
**CITY OF DEADWOOD PLANNING COMMISSION**

This plat approved by the City of Deadwood Planning Commission.

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

Attest  
City Planner  
Chairman

**APPROVAL OF HIGHWAY AUTHORITY**

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

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

Highway Authority

**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: Finance Officer Mayor

**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. \_\_\_\_\_

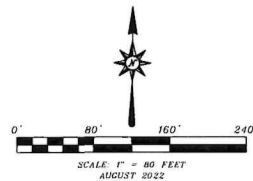
Lawrence County Register of Deeds

**APPROVAL OF ACCESS BY ROAD AUTHORITY**

The location of the existing 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 70.02.01.02

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

SDDOT Authority



LINK	BEARING	DISTANCE
L1	N 12°06'49" W	66.46
L2	N 12°06'49" W	14.56

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	492.00	201.14	277.35	S 87°06'03" W	32°44'26"
C2	5545.06	543.62	1933.27	N 12°22'16" E	17°33'00"
C3	1242.10	66.01	66.01	N 14°16'44" E	0°33'29"
C4	558.00	111.51	807.40	N 87°33'33" W	01°59'10"

**LEGEND**

● Found or Set 5/8" Rebar with Cap Marked "VASKNETZ RL57719"

**PLATTED LAND**

Lots Platted per this Plat: 1.689 Acres  
Dedicated Public R.O.W.: 0.449 Acres  
Remainder of Block 1A: 63.655 Acres  
Total land Platted: 2.138 Acres

**SURVEYOR'S NOTES**

- Utility & Minor Drainage Easements: 8' Wide on the interior side of all lot lines.
- Building Setbacks: Per City of Deadwood Ordinance, Per Approved Planned Unit Development Zoning.
- Basis of Bearings using Geodetic North Determined from Global Positioning System (GPS).
- Per FEMA map panel 46081C0225F effective 4/17/2012. This property is located in an area of minimal flood hazard Zone X.