



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, June 07, 2023 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of May 17, 2023 Minutes
4. **Sign Review Commission**
 - a. 685 Main Street - Rich Turbiville - Install new projecting sign on Deadwood Street facade

Action Required:
 - a. Approval/Denial by Sign Review Commission
5. **Planning and Zoning Commission**
 - a. Temporary Vendor Application - 629 Main Street - Ray Drea - Ray Drea Studios LLC
 - b. Consider preliminary boundaries and zoning for Phase 3 in the Palisades Tract of Deadwood Stage Run Addition.
 - c. Consider Preliminary Plat for Phase 3 in the Palisades Tract of Deadwood Stage Run Addition.
 - d. **Final Plat of Creating Property Lines - Stage Run - Deadwood Stage Run, LLC (William Pearson)**

PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20 REVISED, 30 REVISED AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 11, 12, 13, 14, 18A, 20, 30, AND 31A, BLOCK 2 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 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
 - e. **Final Plat for lots in Phase 3 of Stage Run Addition - William Pearson**

PLAT OF LOTS 13, 14, 15, BLOCK 3A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25B, BLOCK 2 AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 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

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 17, 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 17, 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

Michael Johnson, City Commissioner
 Sharon Martinisko, City Commissioner
 Charlie Struble, City Commissioner

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 May 3, 2023 Minutes.

It was moved by Commissioner Bruce and seconded by Commissioner Keehn to approve the May 3, 2023 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens

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.

Mr. Kuchenbecker stated this is for TRD, LLC, Randy and Cheri Horner. The surveyor, Shannon Vasknetz, is here if there are any questions. The purpose is to transfer property. The general location is near the Preacher Smith monument. Legally described as 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. The purpose of this plat is to remove existing property lines that that were established in September 2022. This is a result in change in the lot for the convenience store which was going to be in Lot 1 of Block 1A. The developer would now like those lines removed.

Mr. Vasketz stated we have seen this before. We had it approved. Basically it has been sitting in the DOT's office. This plat affects all three approaches into the subdivision. The DOT had one application of one approach they had to get some clarification on before they have full approval on it. In the mean time, the approach for the C store was all good in their eyes so we went ahead and created the C store lot. Platted it. Sold it. Since that happened before this one got recorded is the only reason we are bringing this one back to the table. We are removing the C store little piece out of the platting. Everything has been approved by the DOT. We are all good. That is the only reason this is coming back through.

It was moved by Commissioner Keehn and seconded by Commissioner Bruce to approve the transfer of property legally described as 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. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens

- 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

Mr. Kuchenbecker stated this is a joint application. The applicants are the City of Deadwood and Lori and David Wilkinson, who are in the audience. This is for creating a property line and transfer of property. In the general of Terrace and Fremont neighborhood. Legally described as 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. All legal obligations have been completed. This is zoned R-1. The surrounding zoning is R-1. The purpose of this plat is to create property lines for

the creation of a new lot (7A) which will then be transferred to the City of Deadwood. This involves a large stone wall that supports Fremont Street which is currently under the ownership of Lori and David Wilkinson whose home is located at 67 Terrace. For years, the City has been working to remove the private ownership of this retaining wall to relieve the financial impact on the homeowner in the event repair is needed. It does hold up the street above it. 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. The applicants and their legal counsel is here if there are any questions. It cleans it up for the ownership of this.

Mr. Frederickson stated it is important to the clients. There's a big liability issue as you can see with the wall. This will eliminate that. I did talk to Quentin this afternoon. He will be preparing the easement for your review and approval. That addresses the liability and the indemnification and the notes requirement if there is going to be any work on the wall so that you will let the Wilkinson's know in time in case they have plans to come up here. There is one other item, the repair of the wall be timely and stuff. I think if you look at the photographs it looks like the wall has been damaged somewhat. It looks to be through the plowing of the snow. You can see where it is scraped on the side. The grass area is actually where the house is. The easements to maintain the wall is like 3 feet or something. They understand you may have to move equipment in and out to repair it. They are willing to allow that. They just want it cleaned up when they are done.

Mr. Kuchenbecker stated that is the hatched area on the plat which will be referenced in the easement as the exhibit showing that area.

It was moved by Commissioner Keehn and seconded by Commissioner Eagleson to approve the plat for creating property line and transfer of property legally described as 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. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens

6. Items from Citizens not on Agenda

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

7. Items from Staff

Mr. Kuchenbecker stated just a couple of things. One we were in Pierre last week for Code Enforcement Conference. While we were there we met with Game, Fish and Parks grant coordinator. We have a grant in for the satellite parking below the Lodge for a trailhead and truck/trailer parking. We had to provide some supplemental maps to show their is access to the trails in the area from that. This is something we have been working on. We are out to bid with the FEMA project. Hopefully we will get qualified bidders and it comes in reasonable. I am a little nervous based on the last bid openings we had for our retaining walls and Days of '76 concessions. We are advertising for a

Zoning Coordinator. It is an additional staff item that was budgeted for last summer. It is open right now. Hopefully, we can fill that in the next few weeks. That will take a lot of load off my shoulders. I have a right hand for preservation as a Preservation Coordinator. Having that Zoning Coordinator would be very beneficial with the work load and everything going on. With that, I am going to have Trent say a few words about the code enforcement training.

Mr. Mohr stated this is a statewide association, SoDACE (South Dakota Association of Code Enforcement). Every spring we have a conference get together with code enforcement folds from different municipalities across the state. Really good training. It is always good to network with folks. One thing I learned really quickly going to association meetings is we are all dealing with the same stuff. All of the people are having the same challenges and some people have figured out creative ways and effective ways to address these challenges. It is good to get together and steal ideas from each other. It was Kevin's first time attending.

Mr. Kuchenbecker stated one of the things I do want to look into is what Sioux Falls has a registry for vacant buildings. As you all know, we have a housing shortage in Deadwood and the northern hills. We have some buildings that have been vacant for twenty plus years. What Sioux Falls does is require them to register and it is two thousand dollars a year to register as a vacant building. Every year it remains vacant another thousand dollars is added. Unless it is in a historic district and then it goes up two thousand dollars every year. Sioux Falls calls them landlords that are house hoarders. It is an interesting concept. I think over the last seventeen years there has been a number of vacant homes that have been rehabilitated. There are still a handful that vacant. Some of them need some work and the property owners are sitting on them. This is a mechanism could incentivize them to fix them up and rent it and occupy it or sell it.

Mr. Mohr stated another purpose that would be helpful is actually the person responsible coming in and registering it and then we have record of actually who the person that is responsible. If there are any issues, we know who to contact. Sometimes that is a big challenge.

Mr. Kuchenbecker state if you have a code issue or an unlocked house or something where there is a nuisance you don't have any idea how to get a hold of that person. That is one of the highlights that I took away from it. That was from the networking and round table discussions.

8. Adjournment

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

There being no further business, the Planning and Zoning Commission adjourned at 4:19 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

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

June 7, 2023

Applicant: Rich Turbiville

Address: 685 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 685 Main Street (Rocksino)

Computation of Sign Area

Building Frontage: 211 Feet

Total Available Signage: 422 Square Feet

Existing Signage: Four wall signs and six awning signs – permitted in 2022 but not yet installed (80 Square Feet)

Remaining Available Signage Area: 342 Square Feet

Proposed Sign Project: Install new projecting sign (10 Square Feet)

Proposed Building Materials: Painted metal (see attached rendering)

Proposed Lighting of the Signs: None

Location of Proposed Sign: Attached is a rendering showing the proposed location

Discussion

The sign permit application in review is proposed at a location inside the 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 wishes to install a projecting sign in this location to advertise the retail store that is part of the remodel from Hickok's to Rocksino.

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

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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 projecting sign at 685 Main Street.

OR

Motion to deny proposed sign permit application as submitted.

ROCKSHOP NON ILLUMINATED D/F BLADE I.D.

DESCRIPTION:

- A** - ROUTED 3/8" THK. ACRYLIC DIMENSIONAL COPY PAINTED METALLIC GOLD
- B** - PAINTED METALLIC GOLD BORDERS (SMOOTH FINISH)
- C** - 1/8" THK. ROUTED ALUMINUM PANEL PAINTED DARK BROWN/BLACK (TEXTURE FINISH), OVER 3" DEEP "C" CHANNEL RETURNS PAINTED DARK BROWN/BLACK (SMOOTH FINISH)
- D** - CUSTOM FABRICATED BRACKETS PAINTED SATIN BLACK, 1 5/8" DIA. ROD, 1 1/2" CHAIN SUPPORT (TOP), 1 5/8" DIA. ROD (BOTTOM)

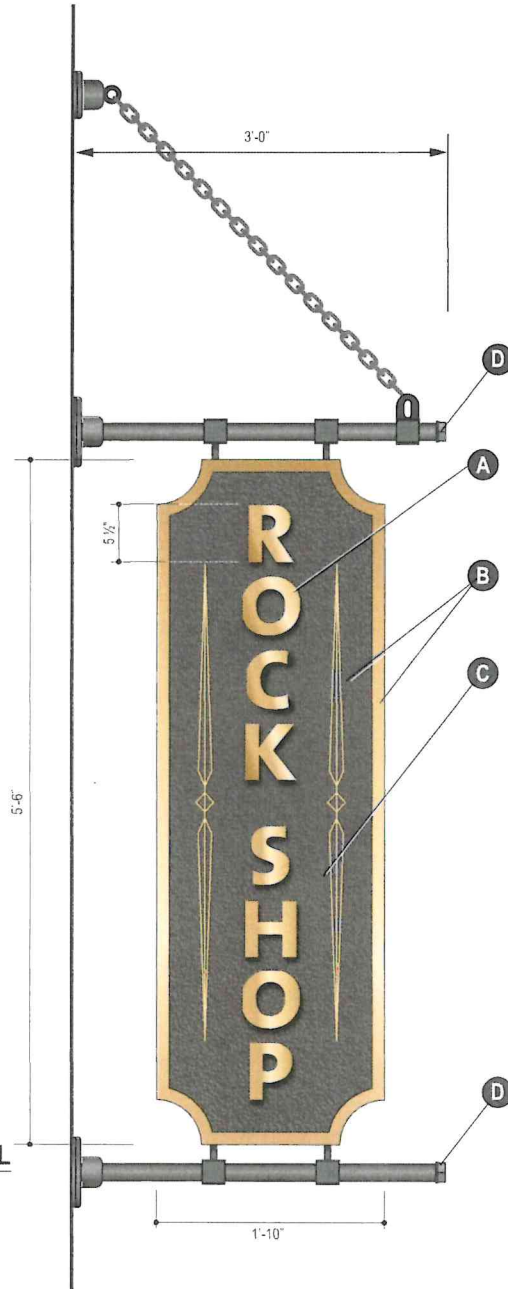
MOUNTING LOCATION:
- EXTERIOR OF BUILDING

MOUNTING METHOD:
- ANCHOR BOLTED INTO BUILDING FACADE (VERIFY)

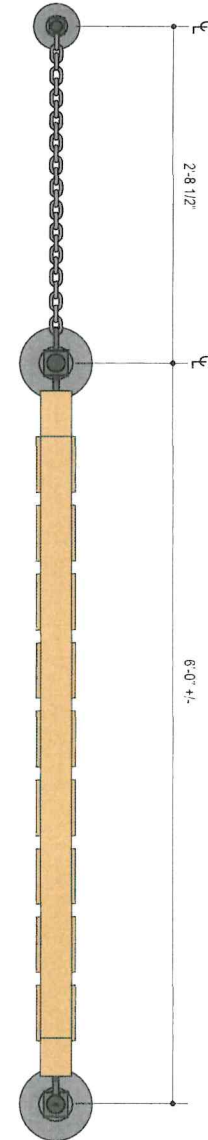
FINISH SPECIFICATIONS:

-  PAINTED SATIN BLACK
-  PAINTED METALLIC GOLD
-  PAINTED DARK BROWN/BLACK

1 ELEVATION DETAIL
SCALE: 1" = 1'



2 SIDE DETAIL
SCALE: 1" = 1'

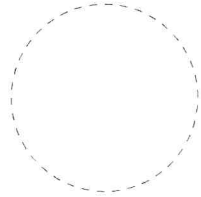


A VISUAL SOLUTIONS COMPANY.

7444 Fort Smallwood Road
Baltimore, Maryland 21286
800.854.0568

PROJECT TITLE: ROCKSINO - HARD ROCK		
ORDER TITLE: ROCKSINO - HARD ROCK		
CITY: DEADWOOD	COUNTY: LAWRENCE	
STATE: SD.	CODE ZIP: 57732	
DRAWING DATE: 05/17/23	GABLE REP: MATT G	PROJECT MGR.: CB

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
- D/F NON ILLUMINATED
BLADE IDENTITY

DRAWING TYPE:
CONCEPT DRAWING

PROJECT NO.	TASK NO.	QTY.
95122-1	237662	1x
DWG. NO.	SHEET	
14582SR	3 OF 12	

ROCKSHOP

NON ILLUMINATED D/F BLADE I.D.



1 ELEVATION VIEW
SCALE: NTS

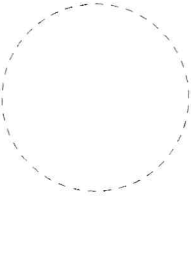


A VISUAL SOLUTIONS COMPANY.

7440 Fwy. Southwood Road
Baltimore, Maryland 21221
500.854.0560

PROJECT TITLE: ROCKSINO - HARD ROCK		
ORDER TITLE: ROCKSINO - HARD ROCK		
CITY: DEADWOOD	COUNTY: LAWRENCE	
STATE: SD.	CODE: 57732	ZIP: 57732
DRAWING DATE: 05/17/23	GABLE REP: MATT G	PROJECT MGR.: CB

ENGINEER OF RECORD SEAL:



ENGINEER OF RECORD SIGNATURE/DATE:

REVISION HISTORY			
NO.	DATE	PREV DRWG	DESCRIPTION

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PRODUCT TYPE:
- D/F NON ILLUMINATED
BLADE IDENTITY (ELEVATION)

DRAWING TYPE:
CONCEPT DRAWING

PROJECT NO.	TASK NO.	QTY.
95122-1	237662	1x
DWG. NO.	SHEET	
14582SR	4 OF 12	

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



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

Application Date: _____

APPLICATION FOR TEMPORARY VENDORS LICENSE

The Deadwood Zoning Administrator and Planning & Zoning Commission review all applications.

Applicants: Application must be received **60 days prior** to start of event. Please read thoroughly prior to completing this form. Only complete applications will be considered for review.

Applicant: Ray Drea Telephone: (414) 526-7222

Name of Business: Ray Drea Studios LLC Telephone: (____) _____

Applicant's Mailing Address: 125 Steeple Pointe Ct. Delafield WI 53018
Street City State Zip

Please select your type of vending:

- * Outside of a Structure – \$750.00 _____
- * Inside of an Existing Structure – \$250.00 X

For a period of fourteen (14) days: Beginning: 8/4/23
Ending: 8/12/23

South Dakota Sales Tax Number: submitted 5/21/23, I will call with the number once I receive it.

Physical Street Address of Vending Location: 629 Main St., Deadwood, SD. 57732

Contact Name and Phone Number of Property Owners: Ken Gigier 605-639-3004

Complete Description of Goods and/or Services: Fine art paintings displayed for sale

I agree that any falsification, misstatements or omissions, including those related to location and goods to be sold, shall result in immediate revocation of this license and forfeiture of the right to operate within the City Limits of Deadwood. It is further understood that payment of applicable state and city sales tax is made a provision of this license.

Applicant's signature: *Ray Drea* Date submitted: 5.22.23

Fee: \$ 250 Paid On 5/25/23 Receipt Number _____

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

South Dakota Temporary Sales Tax License

2023 STURGIS MOTORCYCLE RALLY

5001-9683-SE

Start 07/21/2023

Expires 08/14/2023

RAY DREA STUDIOS LLC

Location: 629 MAIN ST
DEPARTMENT OF REVENUE
DEADWOOD

RAY DREA STUDIOS LLC
125 STEEPLE POINTE CT
DELAFIELD, WI 53018-2449

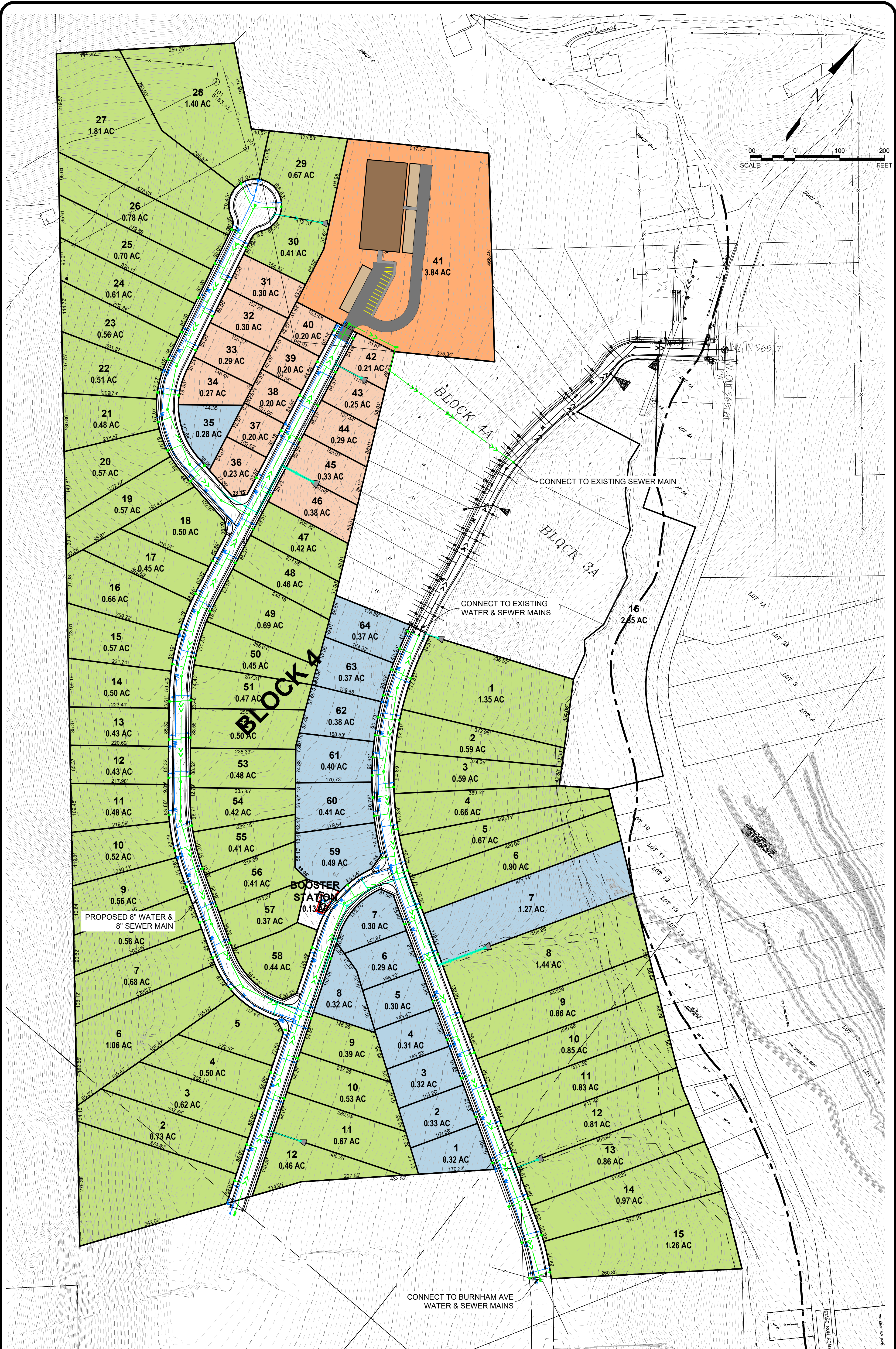




- R1 - RESIDENTIAL
- R2 - RESIDENTIAL MULTI-FAMILY (TOWNHOMES)
- R2 - RESIDENTIAL MULTI-FAMILY (APARTMENTS)
- C1 - COMMERCIAL



PRELIMINARY - NOT FOR CONSTRUCTION



- SINGLE FAMILY
- SINGLE FAMILY SOUTH DAKOTA HOUSING
- TOWNHOUSE SOUTH DAKOTA HOUSING
- MULTIFAMILY/APARTMENT



PRELIMINARY - NOT FOR CONSTRUCTION

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



Kevin Kuchenbecker
Planning and Zoning
Administrator
Telephone (605) 578-2082
kevin@cityofdeadwood.com

**STAFF REPORT
PLANNING AND ZONING
BOARD OF ADJUSTMENT
June 6, 2023**

APPLICANT: Deadwood Stage Run, LLC (William Pearson)

PURPOSE: Plat Revision/Adjusting Lot Lines

GENERAL LOCATION: Deadwood Stage Run Addition

LEGAL DESCRIPTION: PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20 REVISED, 30 REVISED, AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 11, 12, 13, 14, 18A, 20, 30, AND 31A, BLOCK 2 ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 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

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 to adjust the lot lines for lots 11, 12, 13, 14, 18A, 20, 30 and 31A. This plat creates lots 11 Revised, 12, Revised, 13 Revised, 14 Revised, 18A Revised, 20 Revised, 30 Revised, and 31A Revised. All are located in the Stage Run Subdivision off Mt. Roosevelt Road.

FACTUAL INFORMATION

1. The property is currently zoned R1 – Residential District
2. Lot 11 Revised is comprised of 0.376 Acres \pm , Lot 12 Revised is comprised of 0.370 Acres \pm , Lot 13 Revised is comprised of 0.362 Acres \pm , Lot 14 Revised is comprised of 0.357 Acres \pm , Lot 18A Revised is comprised of 0.643 Acres \pm , Lot 20 Revised is comprised of 0.481 Acres \pm , Lot 30 Revised is comprised of 0.237 Acres \pm , Lot 31A Revised is comprised of 2.156 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:

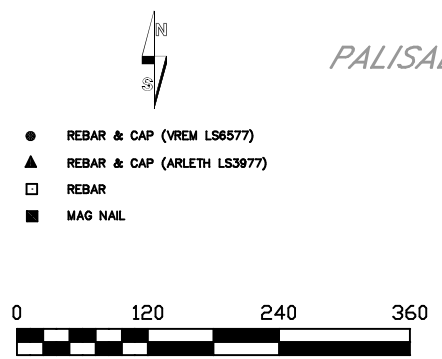
1. Approval/Denial by Deadwood Planning and Zoning Commission
2. Approval/Denial by Deadwood Board of Adjustment

PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20 REVISED, 30 REVISED AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 11, 12, 13, 14, 18A, 20, 30 AND 31A, BLOCK 2 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

- NOTES:
- 1) PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION RECORDED IN DOC. #2008-2791
 - 2) OWNER/DEVELOPER THE SUMMIT AT DEADWOOD STAGE RUN, LLC & WJP HOLDINGS, LLC PO BOX 631 DEADWOOD, SD 57732
MATTHEW J & MELISSA G, CHRISMAR & MATTHEW J, CHRISMAR IRREVOCABLE TRUST 3051 TALESIAN WAY FORT COLLINS, CO 80524
HJENERS LIVING TRUST 44182 237TH ST. WINFRED, SD 57076
LONNIE & CHRISTINE BURGER TRUST 771 STAGE RUN ROAD DEADWOOD, SD 57732
RYAN L & DANIELLE SALMON 757 STAGE RUN ROAD DEADWOOD, SD 57732
DUANE M. & GWEN J. HESS 761 STAGE RUN ROAD DEADWOOD, SD 57732
 - 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT UNLESS OTHERWISE NOTED

LINE	BEARING	DISTANCE
L1	S 53°52'31" E	62.77'
L2	N 54°22'43" W	62.24'
L3	N 54°08'27" W	62.50'
L4	S 35°54'15" W	139.29'
L5	S 35°57'01" W	124.99'
L6	N 54°08'56" W	62.27'
L7	S 57°19'59" E	62.70'
L8	N 35°55'33" E	40.41'
L9	N 35°52'37" E	213.02'
L10	N 59°25'38" W	11.06'
L11	S 35°52'37" W	124.79'
L12	S 35°52'37" W	84.95'
L13	S 35°52'37" W	40.50'
L14	N 58°57'25" W	62.91'
L15	N 58°57'25" W	62.44'
L16	N 56°25'12" W	62.55'
L17	N 35°51'20" E	40.17'
L18	N 35°51'20" E	95.62'
L19	N 35°51'20" E	125.00'
L20	S 35°58'37" W	124.62'
L21	S 35°58'37" W	130.64'
L22	S 58°57'25" E	59.58'
L23	N 40°47'00" E	40.91'
L24	S 47°33'37" E	3.66'
L25	S 42°23'21" E	12.08'
L26	S 59°26'24" E	24.49'
L27	S 47°25'22" E	22.63'
L28	N 73°02'43" W	12.63'
L29	N 57°27'43" W	19.70'
L30	N 45°34'22" W	20.14'
L31	N 47°33'37" W	47.54'
L32	N 81°37'25" W	13.53'
L33	N 61°57'37" W	29.62'
L34	N 65°36'38" W	24.28'
L35	S 59°25'38" E	12.79'
L36	N 35°50'25" E	40.05'
L37	S 58°20'04" E	21.83'
L38	S 74°34'56" E	17.04'
L39	N 85°11'44" W	23.73'
L40	S 75°13'59" E	24.16'
L41	S 35°29'36" E	19.28'
L42	S 43°09'59" E	24.50'
L43	S 35°22'11" E	16.79'
L44	S 53°29'27" E	23.87'
L45	N 45°44'50" W	32.36'
L46	S 78°19'55" E	14.45'
L47	N 73°12'58" W	16.69'
L48	S 32°48'48" E	8.65'
L49	S 48°17'10" W	46.08'
L50	S 32°48'48" E	3.95'
L51	N 63°44'14" W	11.13'
L52	N 35°50'25" E	192.09'
L53	S 54°07'28" E	16.10'
L54	S 64°34'47" E	36.68'
L55	S 27°23'29" W	123.33'
L56	S 62°40'11" E	37.05'
L57	S 26°43'33" W	73.40'
L58	S 26°43'33" W	47.45'
L59	N 51°34'55" W	129.41'
L60	N 60°57'08" W	125.50'
L61	N 35°57'32" E	220.26'
L62	N 43°42'19" E	31.58'
L63	N 43°42'19" E	130.98'
L64	S 46°17'32" E	62.79'
L65	S 43°50'54" W	130.28'
L66	S 43°50'54" W	36.99'
L67	N 41°58'39" W	62.55'
L68	S 46°55'56" E	62.47'
L69	S 51°43'18" E	52.99'
L70	S 86°37'54" E	13.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	525.00'	109.21'	109.01'	S 55°43'37" E	11°55'06"
C2	525.00'	19.10'	19.10'	S 63°32'15" E	2°05'04"
C3	275.00'	49.27'	49.21'	N 41°09'21" W	10°15'57"



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

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

Date:	5/29/2023
Drawn By:	L. D. Vrem
Project No.:	22-506
Dwg. No.:	22-506.dwg

PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20 REVISED, 30 REVISED AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 11, 12, 13, 14, 18A, 20, 30 AND 31A, BLOCK 2 ALL LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼ OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T6N, R3E, B.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: _____

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: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE SUMMIT AT DEADWOOD STAGE RUN, LLC & WLP HOLDINGS, 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

HUENERS LIVING TRUST, 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: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

LONNIE AND CHRISTINE BURGER TRUST, 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: _____



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

Date:	5/31/2023
Drawn By:	L. D. Vrem
Project No.:	22-506
Dwg. No.:	22-506.dwg

PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20
REVISED, 30 REVISED AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF
DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
FORMERLY LOTS 11, 12, 13, 14, 18A, 20, 30 AND 31A, BLOCK 2
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

MATTHEW J. CHRISMAR AND MELISSA G. CHRISMAR & MATTHEW J. CHRISTMAR IRREVOCABLE TRUST

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: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

RYAN L. SALMON AND DANIELLE SALMON, 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: _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

DUANE M. HESS AND GWEN J. HESS, 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: _____



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

Date:	5/31/2023
Drawn By:	L. D. Vrem
Project No.:	22-506
Dwg. No.:	22-506.dwg

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 MEETING
BOARD OF ADJUSTMENT
STAFF REPORT
May 17, 2023

APPLICANT: William Pearson

PURPOSE: Transfer of Property

GENERAL LOCATION: Located in phase 3 of Stage Run Development

LEGAL DESCRIPTION: PLAT OF LOTS 13, 14, 15, BLOCK 3A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25B, BLOCK 2 AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION ALL LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 15, THE NE1/4NE1/4 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: Planned Unit Development

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 create lots for sale and establish City of Deadwood road right-of-way for extension of Mystery Wagon Road.

FACTUAL INFORMATION

1. The property is currently zoned Planned Unit Development.
 2. The proposed lots are comprised as follows: Lot 13 = 0.617Acres±, Lot 14 = 1.015 Acres±, Lot 15 1.550 Acres±, and Dedicated Public Right of Way 1.426 Acres±.
 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 plat of Lots 13, 14, 15 and dedicated public right-of-way for Mystery Wagon Road in Phase 3 of Stage Run Development. This plat was 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.
-

ACTION REQUIRED:

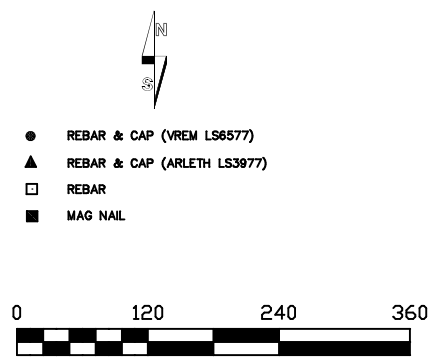
1. Approval / Denial by the Deadwood Planning and Zoning Commission.
2. Approval / Denial by Deadwood Board of Adjustment.

PLAT OF LOTS 13, 14 15, BLOCK 3A AND DEDICATED PUBLIC RIGHT OF WAY OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOT 25B, BLOCK 2 AND A PORTION 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

DRAINAGE EASEMENT COURSES

LINE	BEARING	DISTANCE
L1	S 74°15'42" E	17.36'
L2	N 81°23'20" E	13.69'
L3	S 57°51'56" E	18.08'
L4	S 83°24'57" E	24.39'
L5	N 79°24'23" E	23.89'
L6	S 89°34'37" E	16.29'
L7	S 44°01'39" E	17.61'
L8	S 54°16'25" E	12.91'
L9	S 68°15'57" E	14.50'
L10	N 80°14'53" E	25.45'
L11	N 87°41'33" E	13.02'
L12	S 69°45'16" E	8.19'
L13	N 88°14'43" E	26.67'
L14	S 14°46'35" W	25.80'
L15	S 34°59'18" E	9.87'
L16	S 47°51'41" E	26.01'
L17	S 43°14'02" E	21.69'
L18	S 48°06'38" E	47.51'
L19	S 77°42'21" E	14.09'
L20	S 37°03'02" E	19.56'
L21	S 46°09'08" E	32.21'
L22	S 45°31'12" E	25.00'
L23	S 63°02'44" E	15.66'
L24	S 33°59'32" E	23.16'

LINE	BEARING	DISTANCE
L1	S 16°02'09" E	47.22'
L2	N 77°21'32" E	49.09'
L3	S 16°02'09" E	44.31'
L4	N 45°41'40" E	51.13'
L5	N 45°41'40" E	5.53'
L6	S 42°11'37" E	16.53'
L7	S 60°54'12" E	67.60'
L8	S 60°54'12" E	44.83'
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°54'53" W	37.68'
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	137.26'
L31	S 29°05'48" W	166.48'
L32	S 60°54'12" E	6.08'
L33	N 42°11'37" W	157.54'
L34	S 46°19'27" W	13.39'
L35	N 42°11'37" W	77.46'



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

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	558.80'	40.55'	40.54'	S 58°32'05" E	4°09'27"
C2	558.80'	89.36'	89.26'	N 51°52'30" W	9°09'44"
C3	509.80'	78.34'	78.27'	S 52°02'40" E	8°48'17"

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

Date: 6/1/2023
 Drawn By: L. D. Vrem
 Project No.: 23-168
 Dwg. No.: 23-168.dwg

PLAT OF LOTS 11 REVISED, 12 REVISED, 13 REVISED, 14 REVISED, 18A REVISED, 20
REVISED, 30 REVISED AND 31A REVISED, BLOCK 2 OF PALISADES TRACT OF
DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD
FORMERLY LOTS 11, 12, 13, 14, 18A, 20, 30 AND 31A, BLOCK 2
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

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.

ATTEST: _____

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

CITY PLANNER

MAYOR

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

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 \$ _____

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THE SUMMIT AT DEADWOOD STAGE RUN, LLC & WLP HOLDINGS, 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:	6/1/2023
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