



Planning and Zoning Commission Regular Meeting Agenda

Wednesday, October 04, 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 September 20, 2023 Minutes
4. **Sign Review Commission**
5. **Planning and Zoning Commission**
 - [a.](#) Final Plat - Creating Property Lines and Transfer of Property - Van Roekel Properties LLC

PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - [b.](#) Final Plat - Adjusting Property Lines - Stage Run - 116 and 118 Mystery Wagon Road - WJP Holdings, LLC

PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 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, September 20, 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, September 20, 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

STAFF PRESENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer

Trent Mohr, Building Inspector

Cindy Schneringer, Zoning Coordinator

Justin Lux, Parking and Transportation Director

3. Approval of Minutes

a. Approval of September 6, 2023 Minutes

It was moved by Commissioner Keehn and seconded by Commissioner Owens to approve the September 6, 2023 minutes. Voting Yea: Martinisko, Keehn, Bruce, Eagleson, Owens

4. Sign Review Commission

5. Planning and Zoning Commission

a. Open discussion and direction regarding the affects of a variety of buildings being converted to workforce housing within the various zoning districts and changes and/or enforcement needs within Chapter 17 - Zoning Code.

Mr. Kuchenbecker stated he wanted open discussion and a direction regarding the effects of a variety of buildings being converted to workforce housing within the different zoning districts and changes and/or enforcements needed within Chapter 17. This topic came to light at a City Commission meeting about three weeks ago. A local resident came in and expressed concerned that one of our local businesses bought a residential property and has converted it to employee housing which we all know is a huge issue in Deadwood. Our ordinance says no more than three non-

related eighteen years of age or older can reside in a residential unit. We have several buildings in town that have been bought by different businesses for employee housing. Some of them being the gaming and tourist industry where they have several occupants whether its J-1s or employees living in one house. These housing units are in R1 and R2 zoning districts. For instance, a townhouse at Calamity Lane across from the Super 8 was bought by a gaming establishment a couple of years ago as employee housing. Denver Avenue is the property that just came to light in a R1 zoning district. The resident says there are up to six cars there now because there is six different people living there. We have at least one on upper Main Street that is used for employee housing. We have also had three hotels converted to long-term residential use. Another gaming establishment has purchased The Bunkhouse. Thunder Cove has been transformed into apartments as well as a portion of the Black Hills Inn and Suites. All of those are in commercial or commercial highway and may need a conditional use permit. It may not have been caught during the transition.

The question is how we want to move forward while meeting a balanced need. There has got to be a balance there because we understand the residential as well as business side of the issue. Residents do not want six extra cars in Deadwood next to them when they may only have one parking spot to begin with. There is a need for housing in Deadwood and specifically employee housing. We just want to have this open discussion to let the Planning & Zoning Commission know it is an issue. Does a working committee make sense? We would need to start with our definitions and review all the ordinances. It is kind of like STRs, a large subject to tackle. Staff does not know if we need a full taskforce or just a working committee to look at this. Staff was directed by City Commission to start to look at this issue and have an open discussion and how you as the Planning and Zoning Commission want to deal with this. Staff is here to help.

After a lengthy discussion, the consensus from the Planning and Zoning Commission was to form a working committee. Commissioners Charles Eagleson and Ken Owens volunteered to be on the committee. Staff will set a meeting for later this fall.

6. Items from Citizens not on Agenda

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

a. Discussion - Potential Carwash - 18 Dunlop - Chris Bergman

Mr. Kuchenbecker stated Chris Bergman is in the audience and wanted to have discussion with the commission about a potential car wash in Deadwood. Chris has met with staff a couple of times regarding this matter. He has identified a parcel which would take a change of zoning. Staff has expressed concerns with Chris regarding the location. Deadwood is highly in need of a carwash. The concept of a new car wash is at a proposed location which staff has identified having some challenges. Before Chris goes any further with his plans, he wants to get feedback from the commission on the location and see if it is a possibility.

Mr. Bergman provided schematics of the proposed car wash and discussed his business plan as well as addressed the some of the commissions concerns.

After much discussion, it was determined he could submit a conditional use permit and see what the outcome of the public hearing is including the concerns of the citizens. Staff will consult with city attorney. A change of zoning may be needed.

b. Discussion on Cell Tower - Bonnie Fosso

Ms. Fosso provided verbal information regarding the cell tower she would like to place in her backyard which would be ninety feet tall. The tower would be twenty feet taller than brown rocks.

After much discussion, the commissioners informed Ms. Fosso that she would need to visit with the casinos to see if that is an option. If so, it would require gaming commission approval as well as FCC approval. It was agreed that she would need to put together a business plan including schematics, site plan and construction details and then present it to the commission before they can make any decisions.

7. Items from Staff

Mr. Kuchenbecker provided an update on Broadway alley – they are starting construction this week. Broadway alley will be closed for sixty days. Justin Lux and I worked with the businesses regards to the trash pickup. The goal is to protect the historic buildings and Broadway alley. The FEMA project is intended to fully kick off October 2nd. We have put the fence up. We are working with the environmental part of the project with the archaeology and historic preservation. Today we came to a resolution, and Friday staff will have the FEMA archaeologist on site. We are making a few minor adjustments. This is a complex \$7.5 million dollar project. As always, I commend staff. We had a good meeting with our GIS consultant. Cindy is working on getting our STRs and our lodging establishments on our public interfacing maps. The public and commission will be able to see where those are. We did send out eight letters last week to some that have not come into compliance yet. There are six that are illegally operating, letters have been sent from staff and legal counsel with warnings from staff and legal action in the form of a court injunction if not in compliance within the allotted time.

8. Adjournment

It was moved by Commissioner Bruce and seconded by Commissioner Owens 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 5:17 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Cindy Schneringer, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

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
September 26, 2023

APPLICANT: Van Roekel Properties LLC

PURPOSE: Transfer of Land & Creating Property Lines

GENERAL LOCATION: 306 Cliff Street

LEGAL DESCRIPTION: PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF DEADWOOD GULCH ADDITION II LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B.H.M. CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: CH Commercial Highway

STAFF FINDINGS:

Surrounding Zoning:

North: Commercial Highway

South: Commercial Highway

East: Commercial Highway

West: Commercial Highway

Surrounding Land Uses:

Hotel/Motel

Vacation Rental/Campground

Hotel/Motel/Convention Ctr

Cold Storage/Residential

SUMMARY OF REQUEST

The purpose of this plat is to facilitate the transfer of property by dividing the lot and establishing property lines. This plat describes the areas located at 304Cliff Street. The applicant would like to divide the lot into two partials to separate the gas station building from the storage units for the purpose of selling the gas station building. This plat will create Lots D1 and D1, formerly Lot A.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway.
2. Lot D1 is comprised of 0.185 Acres \pm .
Lot D2 is comprised of 0.146 Acres \pm .
3. The subject property is located within a Commercial Highway Zoning 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 a mixture of commercial and residential uses along US Highway 85/Cliff Street.

STAFF DISCUSSION

The subject property is owned by a legal entity, and they desire to have the parcel divided into two parcels. The lot(s) meets the area and bulk requirements for square footage.

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.
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

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



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

Section 5 Item a.

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot

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

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

Applicant: VAN ROEKEL PRDP LLC

Address: 4 WASHINGTON ST DEADWOOD S.D 57732
Street City State Zip

Phone Number: 605-222-1351 Email Address: DESVR82@GMAIL.COM

Property Address: 306 CLIFF ST DEADWOOD, SD 57732

Property Owner: VAN ROEKEL PRDP LLC

Property Owner Phone Number: 605-222-1351

Full Legal Description of Property: PLAT OF LOTS A1 & A2 OF DEADWOOD GULCH ADDITION II
FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 & TRACT OF DEADWOOD GULCH
ADDITION II SE 1/4 OF SECTION 27, T5N, R3E B.H.M. LAWRENCE CO., S.D

Purpose of this Plat: DIVIDING GAS STATION FROM CO-STORAGE UNITS

Summary of this Plat: SELLING GAS STATION

1. The following documents shall be submitted:

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

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

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
- ☒ Land is identified with a new legal description for the transfer of the land.
- ☒ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
- ☒ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
- ☒ The street bounding the lot is shown and named.
- ☒ All certifications are indicated and correct on the plat.
- ☒ Dimensions, angles, and bearings are shown along the lot lines.
- ☒ Scale of the plat is shown and accompanied with a bar scale.
- ☐ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☐ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: Louis J. Van Rochoel Date: 9/20/23

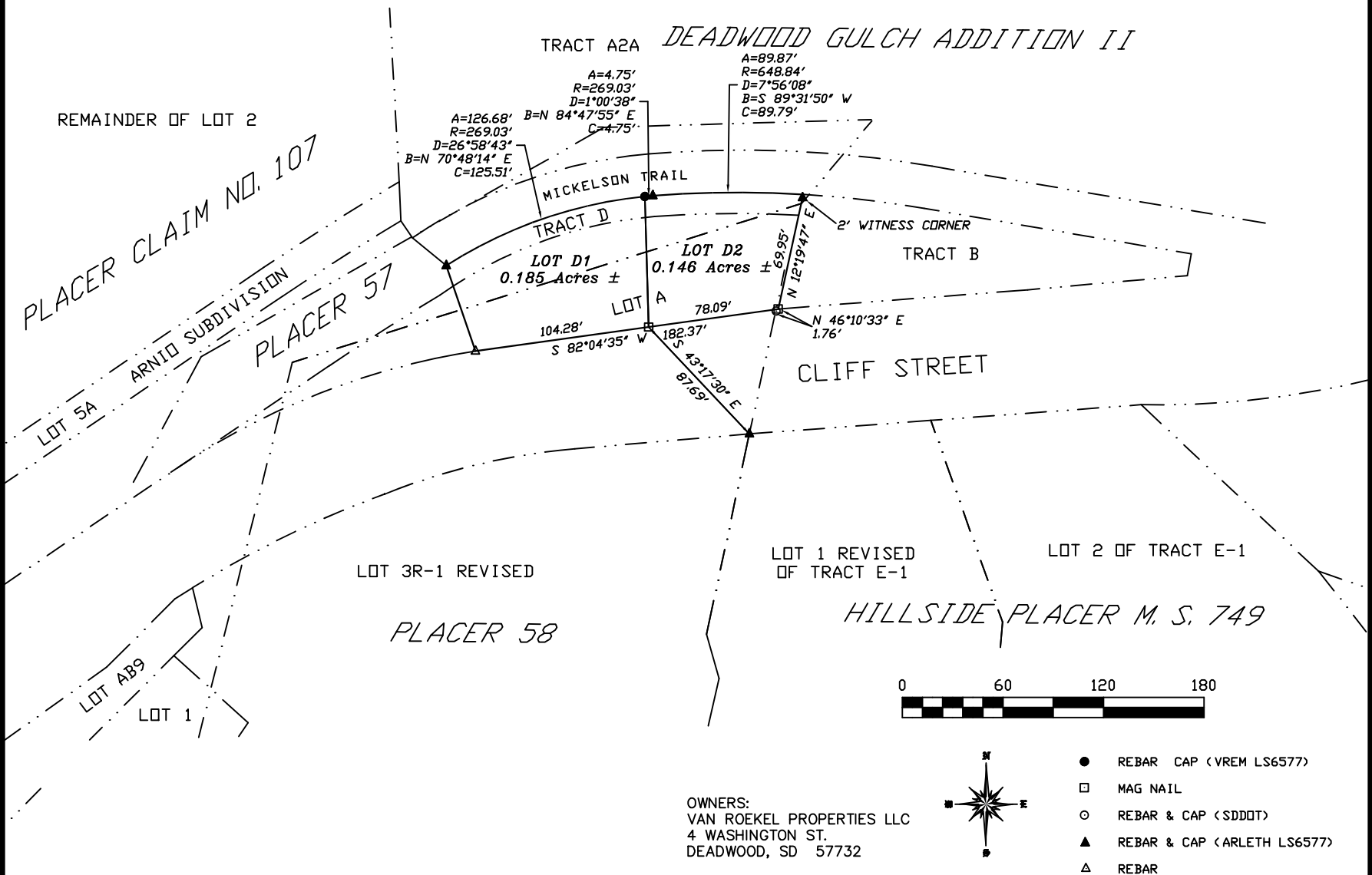
Staff Use Only

Fee: \$ _____ Paid On _____ 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: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

PLAT OF LOTS D1 AND D2 OF DEADWOOD GULCH ADDITION II
FORMERLY LOT A OF THE SUBDIVISION PLACERS 57 & 58 AND TRACT D OF
DEADWOOD GULCH ADDITION II
LOCATED IN THE SE¼ OF SECTION 27, T5N, R3E, B.H.M.
CITY OF DEADWOOD
LAWRENCE COUNTY, SOUTH DAKOTA



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

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

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER: _____

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

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: _____

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: \$ _____



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

Date:	9/22/2023
Drawn By:	L. D. Vrem
Project No.:	23-70
Dwg. No.:	23-701.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**
September 26, 2023

APPLICANT: WJP Holdings, LLC

PURPOSE: Adjusting Property Lines

GENERAL LOCATION: 116 and 118 Mystery Wagon Road

LEGAL DESCRIPTION: PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION TO THE CITY OF DEADWOOD FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION LOCATED IN THE SW1/4 OF SECTION 14, THE SE1/4 OF SECTION 23, T5N, R3E, B.H.M., CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

FILE STATUS: All legal obligations have been completed.

ZONE: R2 Residential Multi-Family

STAFF FINDINGS:

Surrounding Zoning:

North: Multi-Family Residential

South: Residential

East: Public Use

West: Multi-Family Residential

Surrounding Land Uses:

Vacant Lot

Vacant Lot

Vacant Lot

Residential

SUMMARY OF REQUEST

The purpose of this plat is to adjust the property lines between Lots 2 and 3. This plat describes the areas located at 116 and 118 Mystery Wagon Road. The applicant would like to adjust the property lines creating a larger lot for purpose of selling this lot. This plat will create Lots 2A and 3A, formerly Lots 2 and 3.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Residential Multi-Family.
2. Lot 2A is comprised of 0.982 Acres_±.
Lot 3A is comprised of 2.012 Acres_±.
3. The subject property is located within a Planned Unit Development and is zoned R2 – Residential Multi-Family 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 a mixture of residential uses.

STAFF DISCUSSION

The subject property is owned by a legal entity, and they desire to have the parcel divided into two parcels. The lot(s) meets the area and bulk requirements for square footage.

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.
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

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

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
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- ☒ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☒ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: _____

Date: 9-15-23

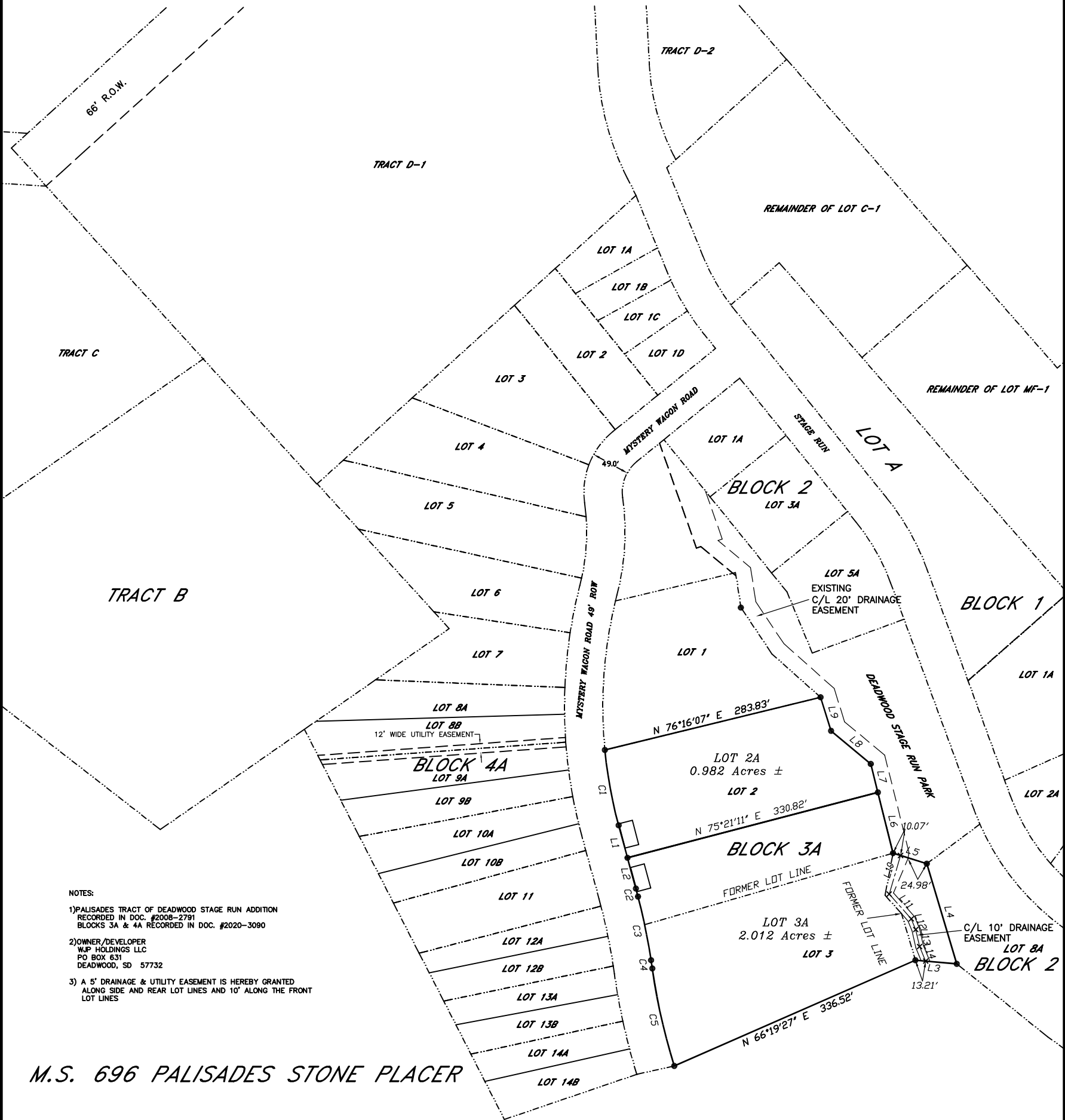
Staff Use Only

Fee: \$ _____ Paid On _____ 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: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

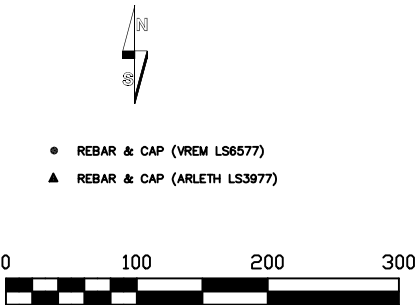
PLAT OF LOT 2A AND LOT 3A, BLOCK 3A OF PALISADES TRACT OF DEADWOOD
STAGE RUN ADDITION TO THE CITY OF DEADWOOD
FORMERLY LOTS 2 AND 3, BLOCK 3A AND A PORTION OF PALISADES TRACT OF
DEADWOOD STAGE RUN ADDITION
LOCATED IN THE SW¼ OF SECTION 14, THE SE¼ OF SECTION 15, THE NE¼NE¼
OF SECTION 22 AND THE N½NW¼ OF SECTION 23, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



- NOTES:
- 1)PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION
RECORDED IN DOC. #2008-2791
BLOCKS 3A & 4A RECORDED IN DOC. #2020-3090
 - 2)OWNER/DEVELOPER
W.P. HOLDINGS LLC
PO BOX 631
DEADWOOD, SD 57732
 - 3) A 5' DRAINAGE & UTILITY EASEMENT IS HEREBY GRANTED
ALONG SIDE AND REAR LOT LINES AND 10' ALONG THE FRONT
LOT LINES

M.S. 696 PALISADES STONE PLACER

PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION



LINE	BEARING	DISTANCE
L1	S 15°14'51" E	43.04'
L2	S 15°14'51" E	40.69'
L3	S 84°56'44" E	53.12'
L4	N 16°40'13" W	133.64'
L5	N 72°32'21" W	45.20'
L6	N 14°01'51" W	79.99'
L7	N 14°01'51" W	37.46'
L8	N 50°14'08" W	66.07'
L9	N 17°20'55" W	45.02'
L10	S 16°18'54" W	51.44'
L11	S 41°39'43" E	42.37'
L12	S 22°12'52" E	14.88'
L13	S 12°56'00" E	22.23'
L14	S 22°43'35" E	20.16'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	575.50'	98.04'	97.92'	S 10°21'57" E	9°45'39"
C2	824.44'	10.55'	10.55'	S 14°52'40" E	0°44'00"
C3	825.01'	83.09'	83.05'	S 11°37'30" E	5°46'13"
C4	775.31'	127.81'	127.67'	N 12°42'46" W	9°26'43"
C5	824.50'	10.77'	10.77'	S 08°21'54" E	0°44'54"
				S 12°42'46" E	9°26'43"



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

Date:	9/15/2023
Drawn By:	L. D. Vrem
Project No.:	23-343
Dwg. No.:	23-343.dwg

SURVEYOR'S CERTIFICATE

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

LAWRENCE COUNTY REGISTER OF DEEDS:_____



<i>Date:</i>	<i>9/15/2023</i>
<i>Drawn By:</i>	<i>L. D. Vrem</i>
<i>Project No.:</i>	<i>23-343</i>
<i>Dwg. No.:</i>	<i>23-343.dwg</i>