

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, February 6, 2019 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of January 16, 2019 Minutes
3. Election of Officers
 - Chairman
 - Vice Chairman
 - Secretary
4. Sign Review Commission
 - 137 Charles Street (Hickok House Hotel) – FIB Properties – Re-face Existing Freestanding Sign**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
 - 399 Cliff Street (Twin City Hardware) – Les and Cindy Bellet – Install New Wall Sign**
Action Required:
 - a. Approval/ Denial by Sign Review Commission
5. Planning and Zoning Commission and Board of Adjustments
 - Plat – Stage Run Development – Deadwood LLC**
Lot C2 and Common Lot B of Block 1 and Lot C1 of Block 2 of Palisades Tract of Deadwood Stage Run Addition; All Located in the SW1/4 of Section 14, the SE ¼ of Section 15, the NE1/4NE1/4 of Section 22, And the N1/2NW1/4 of Section 23, T5N, R3E, BHM., City of Deadwood, Lawrence County, South Dakota
Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - b. Approval/Denial by Deadwood Board of Adjustment
 - Plat – Railroad Ave. – City of Deadwood**
Deadwood City Shop Tracts A-1 and A-2; Formerly Deadwood City Shop Tract A, Consisting of Lots 2 and 3 of E.L. Keener Lots in M.S. 335, Lots 1 and 2, Block 3 of Mirick Addition in M.S. 735 and Portions of Lots 3, 4, and 5 of Railroad Avenue Block in M.S. 735; City of Deadwood, Lawrence County, South Dakota
Action Required:
 - a. Approval/Denial by Planning and Zoning Commission
 - b. Approval/Denial by Deadwood Board of Adjustment
6. Items from Staff
 - a. Outlaw Square
 - b. Hwy 14A/85
7. Adjourn

SIGN PERMIT STAFF REPORT

Sign Review Commission
February 6, 2019

Applicant: FIB Properties

Address: PO Box 309, Billings MT 59116

Site Address of Proposed Signage: 137 Charles Street (Hickok House Hotel)

Computation of Sign Area

Building Frontage: 255 Feet

Total Available Signage: 510 Square Feet

Existing Signage: One Freestanding (90 Square Feet)

Remaining Available Signage Area: 420 Square Feet

Proposed Sign Project: Re-face existing freestanding sign.

Proposed Building Materials: Vinyl and Metal. (The rendering of the sign was not finalized in time to include with this report. It will be provided prior to the meeting.)

Proposed Lighting of the Signs: Internal illumination.

Location of Proposed Sign: No change in location of sign.

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and inside the national historic landmark district which is regulated by chapter 15.32.310 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.*

This is the long term change to the existing sign to remove the Best Western logo and eliminate the temporary cover over the sign that was approved at the January 16, 2019 meeting. The intent is to keep the sign internally illuminated. A variance was granted to allow this sign to be internally illuminated at the April 20, 2016 meeting.

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

Variances

The sign permit application in review as proposed requires no additional 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 sign permit to re-face the freestanding sign at 137 Charles Street

OR

Motion to deny proposed sign permit application as submitted.

SIGN PERMIT STAFF REPORT

Sign Review Commission
February 6, 2019

Applicant: Les and Cindy Bellet

Address: 406 Dixon Street, Lead, SD 57754

Site Address of Proposed Signage: 399 Cliff Street (Twin City Hardware)

Computation of Sign Area

Building Frontage: 239 Feet

Total Available Signage: 478 Square Feet

Existing Signage: One Wall Sign (15 Square Feet)

Remaining Available Signage Area: 463 Square Feet

Proposed Sign Project: Install new wall sign (40 Square Feet).

Proposed Building Materials: Metal. (see attached rendering).

Proposed Lighting of the Signs: External Illumination.

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

Discussion

The sign permit application in review is proposed at a location outside the locally-designated historic district and outside the national historic landmark district which is regulated by chapter 15.32.315 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.*

This is the second of three new signs the applicant is planning after re-siding his business last year. The first sign was approved at the November 20, 2018 meeting.

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

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 sign permit for new wall sign at 399 Cliff Street

OR

Motion to deny proposed sign permit application as submitted.

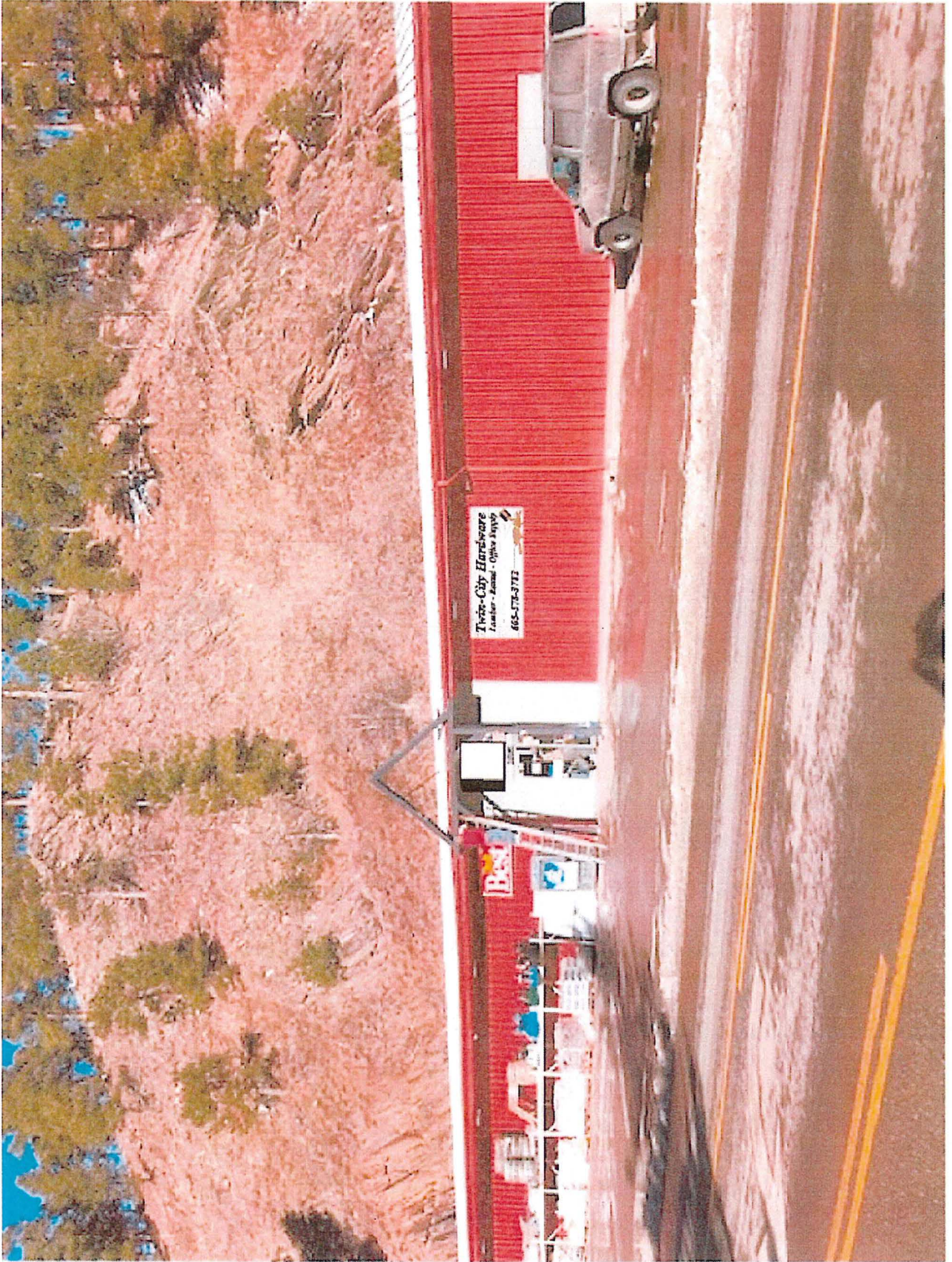
4 x 10 metal sign

Twin-City Hardware

Lumber - Rental - Office Supply

605-578-3782





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



Bob Nelson, Jr.
Planning & Zoning
Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

**STAFF REPORT
PLANNING AND ZONING
FEBRUARY 6, 2019 JOINT MEETING**

APPLICANT: Deadwood Stage Run LLC
C/O Palisades LLC
11 Charles St.
Deadwood, SD 57732

PURPOSE: Transfer Property

GENERAL LOCATION: Stage Run Development

LEGAL DESCRIPTION: Lot C2 and Common Lot B of Block 1 and Lot C1 of 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 NE1/4NE1/4 of Section 22, And the N1/2NW1/4 of Section 23, T5N, R3E, BHM., City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: PUD R2 – Multi-Family District

STAFF FINDINGS:

Surrounding Zoning:

North: R1 – Residential
South: PF – Park Forest
East: PF – Park Forest
West: PF – Park Forest

Surrounding Land Uses:

Dwellings
Vacant Land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The Final Plat of the Stage Run Lots has been submitted to transfer property. The property is located in the Stage Run Development.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family Residential District
2. Lot C-1, is comprised of 5.45 Acres±
Lot C-2, is comprised of 5.13 Acres±
Lot B, is comprised of 1.77 Acres±
3. The subject property is located within a low density designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not available to serve the property
6. The area is currently characterized by open space and residential dwellings.

STAFF DISCUSSION

The subject property is owned by the City of Deadwood and this plat will allow for transfer of Tract A-1. The lots meet the area and bulk requirements for square footage.

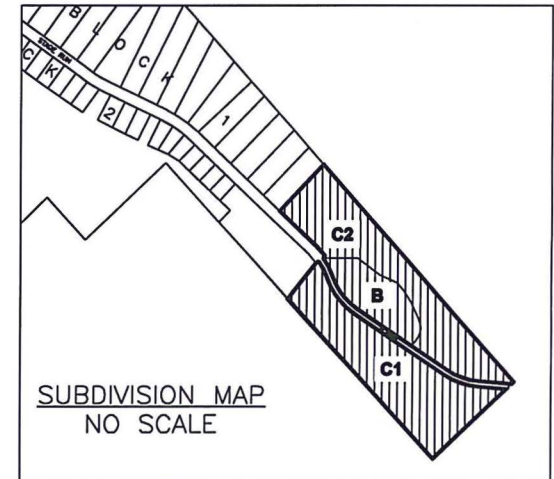
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown 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.

ACTION REQUIRED:

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

OWNER/DEVELOPER:
PALISADES LLC
376 MAIN ST.
DEADWOOD, SD 57732
1-605-578-1567

**PLAT OF LOT C2 AND COMMON LOT B OF BLOCK 1
AND LOT C1 OF 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 NE1/4NE1/4 OF SECTION 22 AND
THE N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**



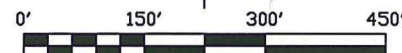
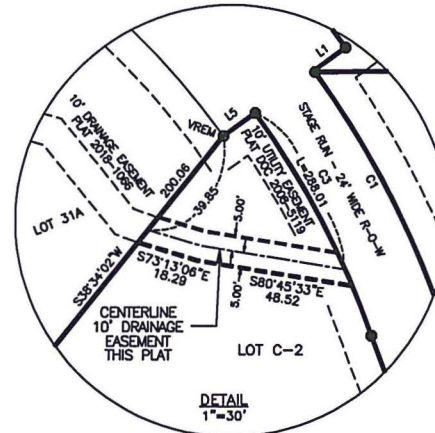
LEGEND:
● SET REBAR AND CAP STAMPED ARLETH & ASSOC. LS 3977
○ FOUND MONUMENT AS NOTED

- NOTES:**
1. PROPOSED LOT AREA = 12.35 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
TOTAL PROPOSED PLATTED AREA: 12.35 ACRES±
REMAINING AREA PALISADES TRACT 70.66 ACRES±
EASEMENTS INCLUDED IN ALL AREAS.
 2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
 3. WE HEREBY GRANT EASEMENTS TO RUN WITH THE LAND
FOR WATER, DRAINAGE, SEWER, GAS, ELECTRIC, TELEPHONE,
OR OTHER PUBLIC UTILITY LINES OR SERVICES UNDER, ON
OR OVER THOSE PORTIONS OF LAND DESIGNATED HEREON AS
EASEMENTS.
 4. DETAILED CURVE DATA IN PLAT DOC#2008-5119.

SHEET 1 OF 2

LINE	BEARING	DISTANCE
L1	N53°56'55"E	13.00
L2	S39°06'56"E	45.93
L3	S32°04'10"E	58.67
L4	S50°21'25"W	10.88
L5	S53°56'55"W	13.00
L6	N46°19'23"E	13.35
L7	S55°38'12"E	192.78
L8	N38°15'43"E	65.26

CURVE	RADIUS	ARC LENGTH
C1	312.00	90.09
C2	288.00	182.18
C3	288.00	83.73
C4	312.00	197.36
C5	288.00	147.54
C6	312.00	159.84



PREPARED BY:
**ARLETH LAND
SURVEYING, LLC**

24 CLIFF ST.
DEADWOOD, SD 57732
1-605-578-1637

DATE: JANUARY 24, 2019
REV:
SCALE: 1"=150'

APPROVED: JMA
DRAWN: FD
FILE: PLATS/271 LOT C2

PLAT OF LOT C2 AND COMMON LOT B OF BLOCK 1
AND LOT C1 OF 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 NE1/4NE1/4 OF SECTION 22 AND
THE N1/2NW1/4 OF SECTION 23, T5N, R3E, BHM,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY
THAT I AM A LICENSED 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____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER: _____

ADDRESS: _____

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____ KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY
THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.
DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

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

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY
OF _____, 20____.

CITY PLANNER

CHAIRMAN

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. 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: \$ _____

SHEET 2 OF 2



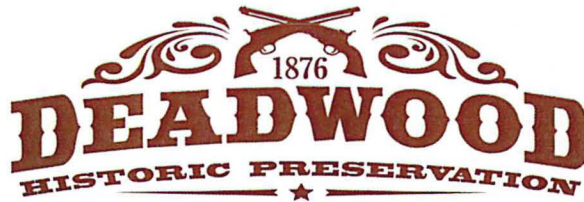
PREPARED BY:
**ARLETH LAND
SURVEYING, LLC**

24 CLIFF ST.
DEADWOOD, SD 57732
1-605-578-1637

DATE: JANUARY 24, 2019
REV:
SCALE: 1" = 150'

APPROVED: JMA
DRAWN: FD
FILE: PLATS/7271 LOT C2

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



Bob Nelson, Jr.
Planning & Zoning
Administrator
Telephone (605) 578-2082
bobjr@cityofdeadwood.com

**STAFF REPORT
PLANNING AND ZONING
FEBRUARY 6, 2019 JOINT MEETING**

APPLICANT: City of Deadwood
102 Sherman Street
Deadwood, SD 57732

PURPOSE: Transfer Property

GENERAL LOCATION: Railroad Ave.

LEGAL DESCRIPTION: Deadwood City Shop Tracts A-1 and A-2; Formerly Deadwood City Shop Tract A, Consisting of Lots 2 and 3 of E.L. Keener Lots in M.S. 335, Lots 1 and 2, Block 3 of Mirick Addition in M.S. 735 and Portions of Lots 3, 4, and 5 of Railroad Avenue Block in M.S. 735; City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R2 – Multi-Family District

STAFF FINDINGS:

Surrounding Zoning:

North: R2 – Multi-Family
South: PF – Park Forest
East: R2 – Multi-Family
West: R2 – Multi-Family

Surrounding Land Uses:

Event Complex
Vacant Land
Dwellings
Dwellings

SUMMARY OF REQUEST

The Final Plat of the City Shop Tracts has been submitted to transfer property. The property is located adjacent Railroad Ave.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Multi-Family Residential District
2. Tract A-1, is comprised of 0.264 Acres[±]
Tract A-2, is comprised of 0.242 Acres[±]
3. The subject property is located within a low density designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not available to serve the property
6. The area is currently characterized by open space and residential dwellings.

STAFF DISCUSSION

The subject property is owned by the City of Deadwood and this plat will allow for transfer of Tract A-1. The lots meet the area and bulk requirements for square footage.

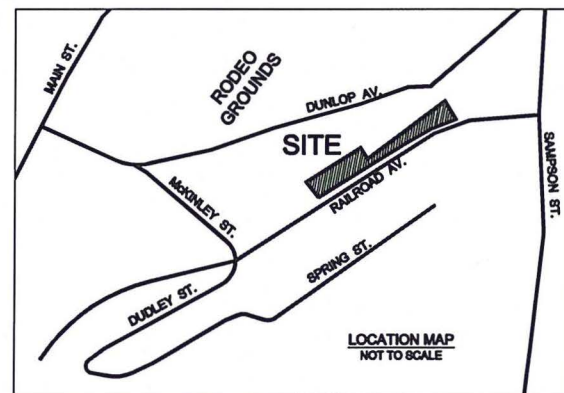
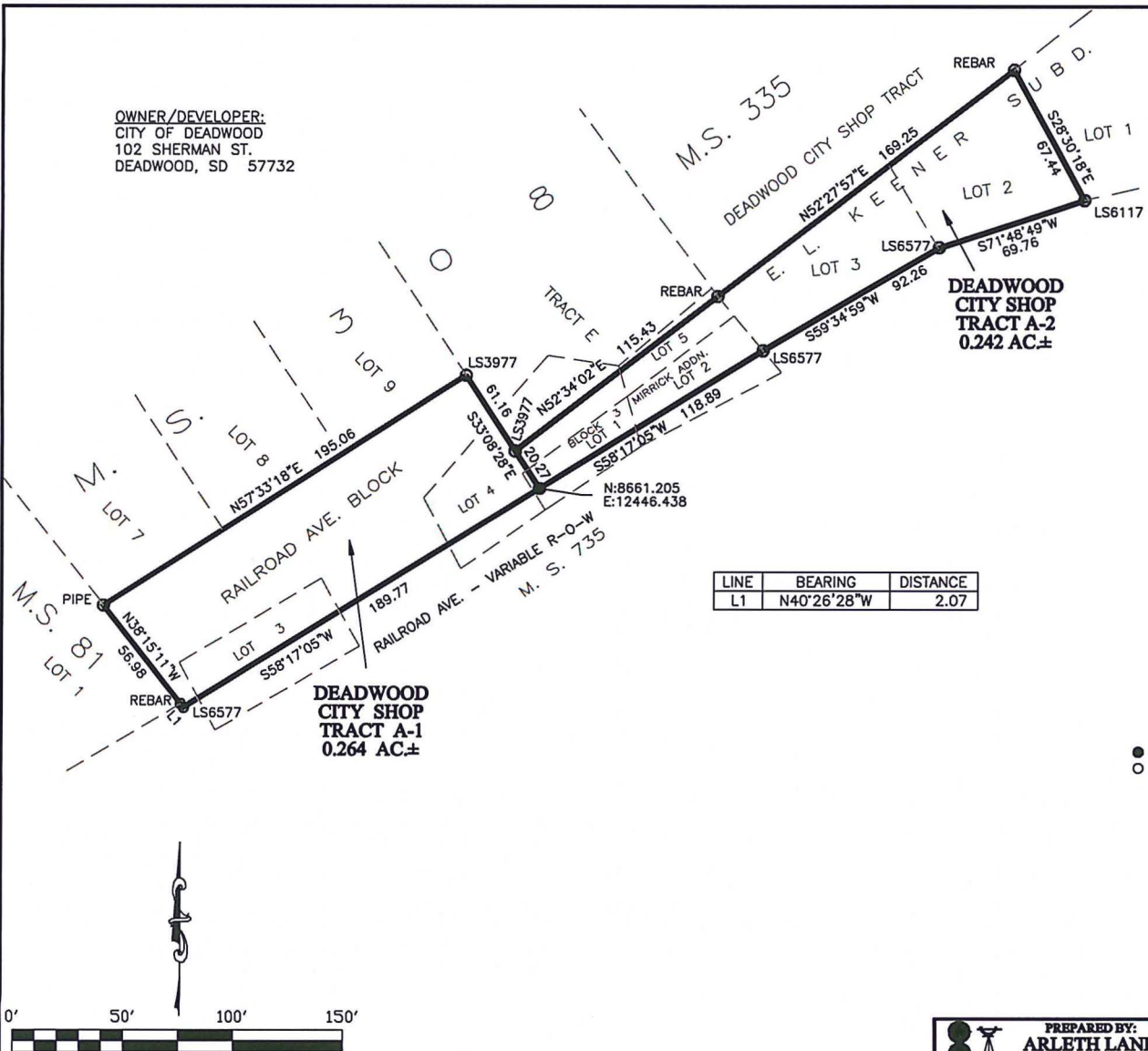
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown 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.

ACTION REQUIRED:

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

OWNER/DEVELOPER:
CITY OF DEADWOOD
102 SHERMAN ST.
DEADWOOD, SD 57732

PLAT OF DEADWOOD CITY SHOP TRACTS A-1 AND A-2;
FORMERLY DEADWOOD CITY SHOP TRACT A,
CONSISTING OF LOTS 2 AND 3 OF E. L. KEENER LOTS IN M.S. 335,
LOTS 1 AND 2, BLOCK 3 OF MIRICK ADDITION IN M.S. 735 AND
PORTIONS OF LOTS 3, 4 AND 5 OF RAILROAD AVENUE BLOCK IN M.S. 735;
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



- LEGEND:**
- SET REBAR AND CAP STAMPED "LS 3977"
 - FOUND MONUMENT AS NOTED

- NOTES:**
1. PROPOSED LOT AREA = 0.506 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.253 ACRES±
TOTAL PROPOSED PLATTED AREA: 0.506 ACRES±
 2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
EASEMENTS INCLUDED IN LOT AREAS.
 3. ZONING IS R2 PER CITY OF DEADWOOD ZONING MAP.
 4. BEARING BASIS IS DEADWOOD COORDINATE SYSTEM.

SHEET 1 OF 2

	PREPARED BY: ARLETH LAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: JANUARY 22, 2019 REV: SCALE: 1" = 50'	APPROVED: JMA DRAWN: FD FILE: 9871.dwg

**PLAT OF DEADWOOD CITY SHOP TRACTS A-1 AND A-2;
FORMERLY DEADWOOD CITY SHOP TRACT A,
CONSISTING OF LOTS 2 AND 3 OF E. L. KEENER LOTS IN M.S. 335,
LOTS 1 AND 2, BLOCK 3 OF MIRICK ADDITION IN M.S. 735 AND
PORTIONS OF LOTS 3, 4 AND 5 OF RAILROAD AVENUE BLOCK IN M.S. 735;
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

SURVEYOR'S CERTIFICATE

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, JOHN M. ARLETH, 24 CLIFF STREET, DEADWOOD, SD, DO HEREBY CERTIFY
THAT I AM A LICENSED 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____.

JOHN M. ARLETH, R.L.S. 3977

OWNER'S CERTIFICATE

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

OWNER: _____

ADDRESS: _____

ACKNOWLEDGMENT OF OWNER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
ON THIS ____ DAY OF _____, 20____, BEFORE ME THE UNDERSIGNED NOTARY
PUBLIC, PERSONALLY APPEARED _____, KNOWN TO
ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC: _____

CERTIFICATE OF COUNTY TREASURER

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, _____, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY
THAT _____ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.
DATED THIS ____ DAY OF _____, 20____.

LAWRENCE COUNTY TREASURER: _____

APPROVAL OF HIGHWAY AUTHORITY

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

HIGHWAY AUTHORITY: _____

APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS ____ DAY
OF _____, 20____.

CITY PLANNER

CHAIRMAN

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. 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: \$ _____



PREPARED BY:
**ARLETH LAND
SURVEYING, LLC**

24 CLIFF ST.
DEADWOOD, SD 57732
1-605-578-1637

DATE: JANUARY 22, 2019
REV:
SCALE: 1" = 50'

APPROVED: JMA
DRAWN: FD
FILE: 9871.dwg

SHEET 2 OF 2