

**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, January 16, 2019 – 5:00 p.m.**

City Hall, 102 Sherman Street, Deadwood, SD

**AGENDA**

1. Call Meeting to Order
2. Approval of December 5, 2018 Minutes
3. Sign Review Commission  
**137 Charles Street (Hickok House Hotel) – FIB Properties – Install covering over existing sign face to obscure Best Western name and logo**  
Action Required:
  - a. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments  
**Plat – McGovern Hill – Homestake Mining Co.**  
Lot D-1, A Subdivision of Tract D of the McGovern Hill Addition, Located in the NE1/4 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. Approval/Denial by Deadwood Board of Adjustment**Plat – Sherman Street – City of Deadwood**  
City Hall Lot; Formerly Lots 36, 38, 40, and 42 of Block 37; Lots 29, 31, 33, 35, 37, 39 and 41 of Block 39; Lot B-1 of Tract B of Probate Lot 318 and Portions of Carney Street and Water Street; 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
5. Items from Staff
  - a. Outlaw Square
  - b. Document Management System
  - c. Hwy 14A/85
6. Adjourn

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, December 5, 2018

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday , December 5, 2018, at 5:00 p.m. in the Deadwood City Hall Meeting Room, located at 102 Sherman Street, Deadwood, SD 57732.

**Planning and Zoning Commission Present:** Tony Biesiot, Brett Runge, Jim Shedd, John Martinisko and Bill Rich

**Absent:**

**Board of Adjustments Present:** Charlie Struble

**Staff Present:**

Bob Nelson Jr. and Meghan Wittmis

**Approval of November 20, 2018 Minutes:**

*It was moved by Mr. Shedd and seconded by Mrs. Runge to approve the November 20, 2018 meeting minutes. Aye - All. Motion carried.*

**Planning and Zoning Commission and Board of Adjustments:**

**Transfer of Property - Dudley Street, Spring Street - City of Deadwood**

Mr. Nelson Jr. stated this application is to transfer property to create property access at the Dudley Street, Spring Street intersection. Legally disrobed as Lots 4A-1 and 4A-2, Block 3 of Howard's First Addition to the City of Deadwood; Formerly Lot 4A, Block 3, of Howard's First Addition, City of Deadwood, Lawrence County, South Dakota. This is all zoned R2 Multi-Family Residential. Lot 4A-2 will go to the owners of lots 3 and 4. Lot 5 will become part of a new street. *It was moved by Mrs. Runge and seconded by Mr. Rich to approve the plat for Lots 4A-1 and 4A-2, Block 3 of Howard's First Addition to the City of Deadwood. Aye - All. Motion Carried.*

**Deadwood Comprehensive Plan Adoption - Lysann Zeller**

Lysann Zeller with the Black Hills Council of Local Government presented the Comprehensive Plan on behalf of the committee. Ms. Zeller went over the whole comprehensive plan process from the beginning to the final draft of the plan. The nine elements of the plan are Historic Preservation, Land Use & Growth, Housing, Transportation, City Facilities & Service, Parks & Recreation, Economic Development, Disaster Prevention & Mitigation, and Wildfires. These plan elements are aimed at helping Deadwood with decision making moving forward. Needs and wants of the community are also listed in the plan. Ms. Zeller stated they tried to make this a user-friendly document that will be useful. Mrs. Runge stated it would be nice to have a link to what goals have been accomplished out of the plan. Ms. Zeller stated she would look into ways of doing that. Ms. Zeller also encourages an annual review of the plan. *It was moved by Mrs. Runge and seconded by Mr. Shedd to recommend adoption of the Comprehensive Plan by the City Commission.*

**Items From Staff** (no action taken)

- Sign Ordinance: Changes to the Sign Ordinance have been finalized and should go before the City Commission on December 17 for the first reading
- Outlaw Square: Met with the CMAR team today. The project will go before the Historic Preservation Commission on December 12. The work is scheduled to start on January 7, 2019.
- Pine Street Archway: The archway will be installed in two or three days at the end of the month.
- Main Street Master Plan: This is moving at a slower pace due to issues with ADA compliance, the traffic signal at Pine Street and the sidewalk basements on Main. The intersection at Pine Street may become a 4-way stop. Main Street will be brick again but not a custom brick like is on the street now. Public hearings will be coming up after the New Year.

**Adjournment:**

*It was moved by Mr. Shedd and seconded by Mrs. Runge to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.*

There being no further business, the Planning and Zoning Commission adjourned at 5:21 p.m.

ATTEST:

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Chairman, Planning & Zoning Commission

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Secretary, Planning & Zoning Commission

Meghan Wittmis, Planning & Zoning Office/Recording Secretary



## SIGN PERMIT STAFF REPORT

Sign Review Commission  
January 16, 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:** Install covering over existing sign face to obscure Best Western name and logo.

**Proposed Building Materials:** Vinyl. (see attached photograph).

**Proposed Lighting of the Signs:** None.

**Location of Proposed Sign:** Attached is a photograph showing the cover in place.

### 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.*

The property is now under the ownership of First Interstate Bank and is no longer a Best Western franchise.

This permit requires a variance from the sign ordinance as the cover meets the definition of a banner in City Ordinance. The applicant was instructed to request a variance and propose a timeline indicating how long the cover would be in place. (Please see attached e-mail)

## Variances

The sign permit application in review as proposed requires a variance 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 temporary covering on the freestanding sign at 137 Charles Street granting a variance to the ordinance

OR

Motion to deny proposed sign permit application as submitted.





## Trent Mohr

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**From:** Josh Schmaltz <jschmaltz@regency-mgmt.com>  
**Sent:** Wednesday, January 9, 2019 1:46 PM  
**To:** Trent Mohr  
**Subject:** Hickok House Sign

Hi Trent.

Sorry for the confusion on the email. My fault on the wrong email. Below is the email I sent.

Good Afternoon Trent,

Thanks for working with me in regards to the Hickok House sign. As you know, First Interstate Bank now owns the property. They had made the decision to release the Best Western Franchise and per the franchise, we needed to de-flag by November 30. There could be no BW logo's displayed throughout the property or there would be substantial fines put upon the property per the contract with Best Western. As we discussed, the sign that is currently displayed was a temporary solution. I am currently working with Mike Willey with Rosenbaum Signs for a permanent solution. Mike has committed to do a survey of the sign to figure out the best solution. With that, I am asking for a temporary variance on the current sign until we have the final product that is acceptable to you and the City of Deadwood. My hope is to have a new sign within the next 30 to 45 days. The artwork was completed so it is just a matter of getting the completed and installed.

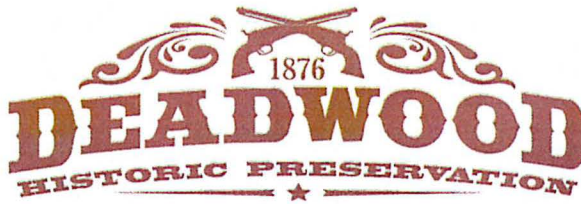
I look forward to hearing from you.

Thanks.

Josh



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**  
**JANUARY 16, 2019 JOINT MEETING**

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**APPLICANT:** Homestake Mining Co.  
310 S. Main STE 1150  
Salt Lake City, UT 84101

**PURPOSE:** Transfer Property

**GENERAL LOCATION:** McGovern Hill

**LEGAL DESCRIPTION:** Lot D-1, A Subdivision of Tract D of the McGovern Hill Addition, Located in the NE1/4 of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

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

**ZONE:** PF – Park Forest District

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**STAFF FINDINGS:**

Surrounding Zoning:

North: PF – Park Forest  
South: R1 - Residential  
East: C1 - Commercial  
West: PF – Park Forest

Surrounding Land Uses:

Vacant Forest  
Residential Dwellings  
Vacant (Chalet Site)  
Vacant Forest

**SUMMARY OF REQUEST**

The Final Plat for Lot D-1 of the McGovern Hill Addition has been submitted to transfer property. The property is located above the McGovern Hill Road.

**FACTUAL INFORMATION**

1. The property is currently zoned PF – Park Forest District
2. Lot D-1, is comprised of 9.368 Acres±.
3. The subject property is located within a park forest 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 limited residential dwellings.

### **STAFF DISCUSSION**

The subject property has been acquired by the Deadwood Mountain Grand and this plat will allow for transfer of the property. The lot 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.

### **ACTION REQUIRED:**

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



PLAT OF LOT D-1  
A SUBDIVISION OF TRACT D OF THE MCGOVERN HILL ADDITION,  
LOCATED IN THE NE¼ OF SECTION 27, T5N, R3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

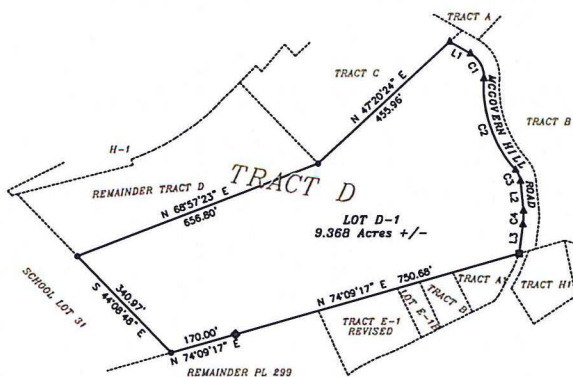
OWNER:  
HOMESTEAK MINING CO.  
310 S. MAIN STE 1150  
SALT LAKE CITY, UT 84101

NOTES:  
BASIS OF BEARING WCS84  
TOTAL ACREAGE THIS PLAT  
9.368 ACRES +/-

- REBAR & CAP (VREM L56577)
- ▲ FOUND REBAR & CAP (GARLETH L53977)
- FOUND REBAR
- ◆ 1-1/4" PIPE M.S. 45 COR. II

LINE	BEARING	DISTANCE
L1	S 60°11'18" E	160.22
L2	S 05°50'22" E	215.45
L3	N 07°31'40" E	174.42

CURVE	ARC	LENGTH	RADIUS	CHORD	ANGLE	CHORD	LENGTH	CHORD	BEARING
C1	75.81	68.00	153.52	35	71.94	S	28°05'00"	E	
C2	252.05	315.16	4549.21	245.39	N	19°03'23"	W		
C3	11.82	50.00	1627.47	51.29	S	23°44'10"	E		
C4	35.12	1130.00	11528.43	35.01	N	02°14'00"	E		



#### 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

OWNER'S CERTIFICATE  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

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

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

OWNER: \_\_\_\_\_ ADDRESS: \_\_\_\_\_

ACKNOWLEDGMENT OF OWNER  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, PERSONALLY

APPEARED  
KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE FOREGOING CERTIFICATE.

MY COMMISSION EXPIRES: \_\_\_\_\_ NOTARY PUBLIC: \_\_\_\_\_

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: \_\_\_\_\_



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

Date:	12/27/2018
Drawn By:	R. MATTOX
Project No.:	18-462
Dwg. No.:	18-462.dwg



**STAFF REPORT**  
**PLANNING AND ZONING**  
**JANUARY 16, 2019 JOINT MEETING**

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

**PURPOSE:** Define Property Lines, Create Legal Description, Consolidate Lots

**GENERAL LOCATION:** Sherman Street

**LEGAL DESCRIPTION:** City Hall Lot; Formerly Lots 36, 38, 40, and 42 of Block 37; Lots 29, 31, 33, 35, 37, 39 and 41 of Block 38; Lot B-1 of Tract B of Probate Lot 318 and Portions of Carney Street and Water Street; City of Deadwood, Lawrence County, South Dakota

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

**ZONE:** PU – Public Use

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**STAFF FINDINGS:**

Surrounding Zoning:

North: PU – Public Use  
South: C1 – Commercial  
East: PU – Public Use  
West: R1 – Residential

Surrounding Land Uses:

County Government  
Retail Business  
Rec Center and Park  
Residential Dwellings

**SUMMARY OF REQUEST**

The Final Plat of the City Hall Lot has been submitted to define property lines, create a legal description, and consolidate lots.

**FACTUAL INFORMATION**

1. The property is currently zoned PU – Public Use District
2. City Hall Lot is comprised of 0.70 ± Acres
3. The subject property is located within a mixed use district.



4. The property is 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 commercial and residential structures.

#### **STAFF DISCUSSION**

The subject property currently is the location of Deadwood City Hall. This plat will consolidate twelve lots to one and define the property boundaries of City Hall.

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.

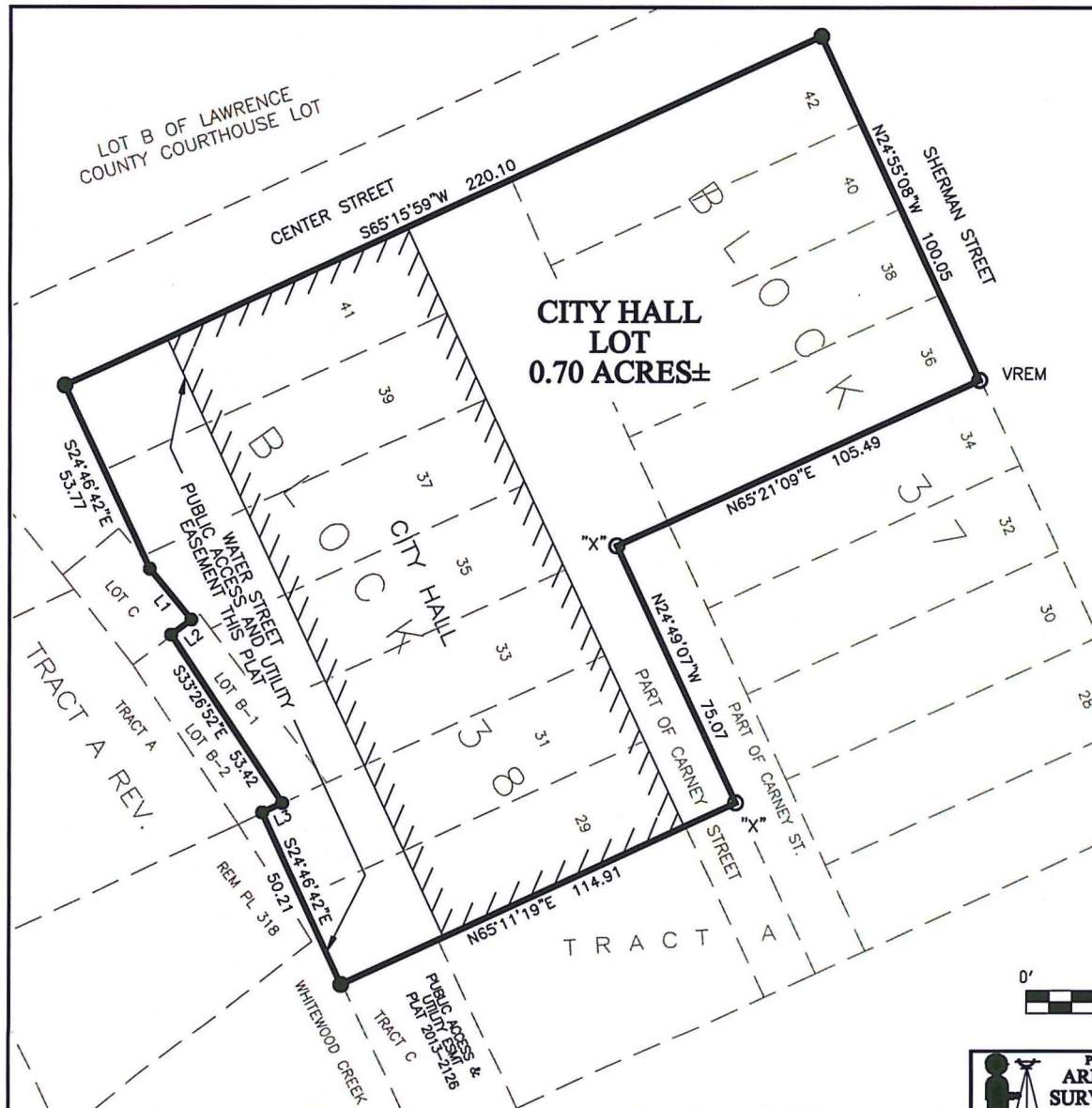
**PLAT OF CITY HALL LOT;  
FORMERLY LOTS 36, 38, 40 AND 42 OF BLOCK 37;  
LOTS 29, 31, 33, 35, 37, 39 AND 41 OF BLOCK 38;  
LOT B-1 OF TRACT B OF PROBAT LOT 318 AND  
PORTIONS OF CARNEY STREET AND WATER STREET;  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

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

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

- NOTES:**
1. PROPOSED LOT AREA = 0.70 ACRES±;  
PROPOSED R-O-W AREA = 0.00 ACRES±;  
AVERAGE DENSITY PER LOT = 0.70 ACRES±  
TOTAL PROPOSED PLATTED AREA: 0.70 ACRES±
  2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.  
EASEMENTS INCLUDED IN LOT AREAS.
  3. ZONING IS PU AND C1 PER LAWRENCE CO. GIS ZONING MAP.

LINE	BEARING	DISTANCE
L1	S39°19'12"E	17.40
L2	S53°01'01"W	6.69
L3	S64°35'02"W	5.88



SHEET 1 OF 2

	<b>PREPARED BY:</b> ARLETH LAND SURVEYING, LLC	<b>24 CLIFF ST.</b> DEADWOOD, SD 57732 1-605-578-1637	<b>DATE:</b> JANUARY 7, 2019 <b>REV:</b> <b>SCALE:</b> 1" = 30'	<b>APPROVED:</b> JMA <b>DRAWN:</b> FD <b>FILE:</b> 9870.dwg



**PLAT OF CITY HALL LOT;  
FORMERLY LOTS 36, 38, 40 AND 42 OF BLOCK 37;  
LOTS 29, 31, 33, 35, 37, 39 AND 41 OF BLOCK 38;  
LOT B-1 OF TRACT B OF PROBAT LOT 318 AND  
PORTIONS OF CARNEY STREET AND WATER STREET;  
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**

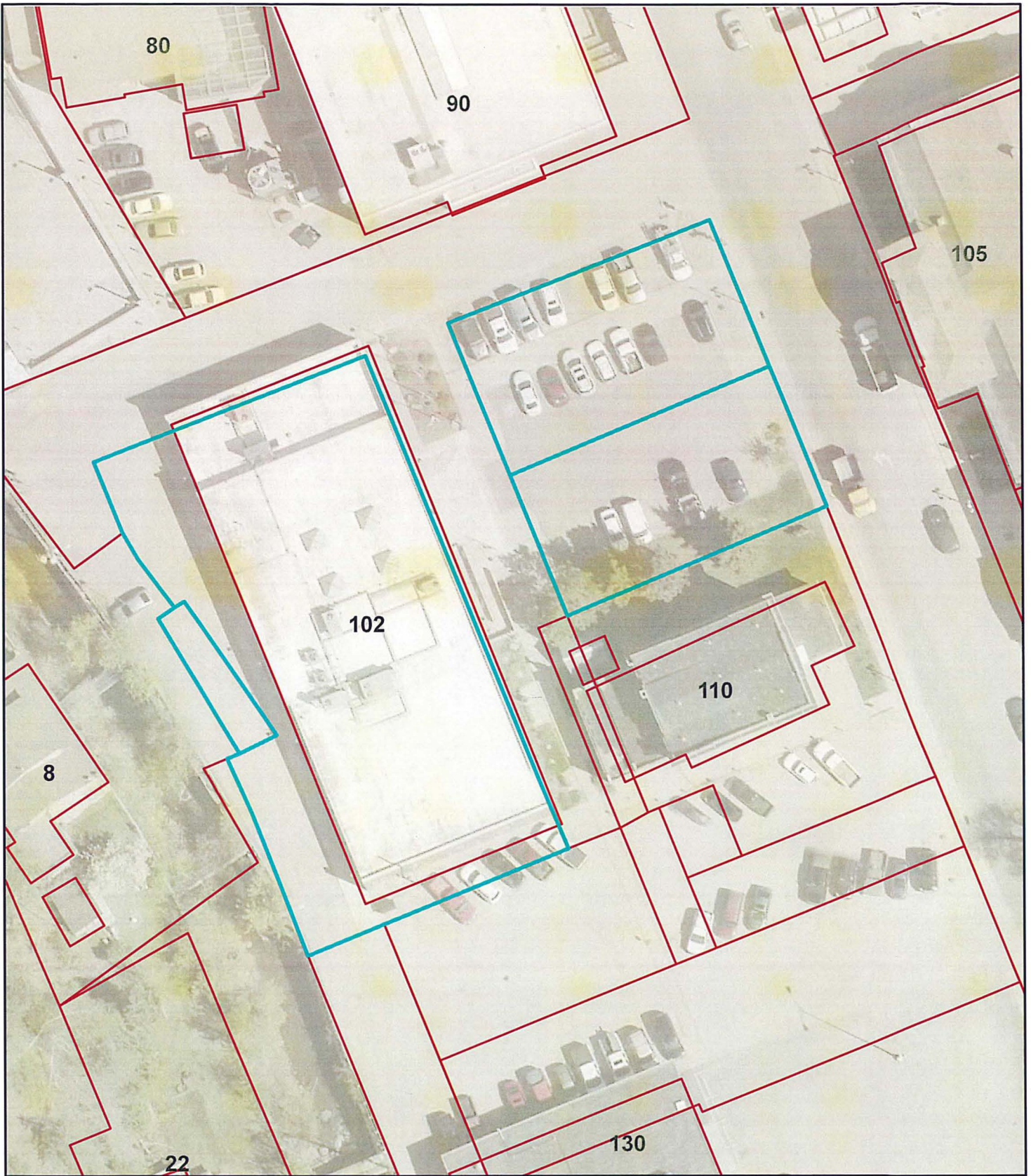
24 CLIFF ST.  
DEADWOOD, SD 57732  
1-605-578-1637

DATE: JANUARY 7, 2019  
REV:  
SCALE: 1" = 30'

APPROVED: JMA  
DRAWN: FD  
FILE: 9870.dwg

SHEET 2 OF 2





**CITY HALL LOT**  
**Planning and Zoning Meeting**  
**1/16/2019**

