DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, July 1, 2020 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order

2. Approval of June 3, 2020 Minutes

3. Sign Review Commission
   Tommy Merritt – 612 Main Street – Install New Projecting Sign

   Action Required:
   a. Approval/Denial by Sign Review Commission

   Don Nelson, Celebrity Hotels, Inc. – 623 Main Street – Re-install Wall Sign

   Action Required:
   b. Approval/Denial by Sign Review Commission

4. Planning and Zoning Commission
   Consolidating Parcels and Vacating Utility Easements – 703 Main Street – City of Deadwood

   Action Required:
   a. Approval/Denial by Planning and Zoning Commission

5. Items from Staff

6. Adjourn

This will be a Public Meeting held at City Hall in the Commission Room and online through Zoom. To participate, please email hpadmin@cityofdeadwood.com or jeramyr@cityofdeadwood.com to receive instructions on how to attend the P&Z Commission web/online meeting. Please make sure your device microphone is muted during the meeting.

Please be considerate of others and if you no longer have business activities during the meeting do not feel obligated to remain.

PLANNING AND ZONING COMMISSION
Wednesday, June 3, 2020

The meeting of the Deadwood Planning and Zoning Commission was called to order by Chairperson John Martinisko on Wednesday, June 3, 2020 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: John Martinisko, Bill Rich, Brett Runge, and Josh Keehn

Absent: Jeff Lawler

Board of Adjustments Present: Charlie Struble

Staff Present:
Jeramy Russell, Trent Mohr and Cindy Schneringer

Approval of May 6, 2020 Minutes:
It was moved by Mrs. Runge and seconded by Mr. Rich to approve the May 6, 2020 meeting minutes. Aye – All. Motion carried.

Sign Review Commission

Carol Tellinghuien – 625 Main Street – Install New Projecting Sign
Mr. Mohr reported Ms. Tellinghuien has leased the space inside the Celebrity. She no longer has a presence at the other two locations. This is a projecting sign to advertise her business at this location. The sign is in compliance and requires not variances.
It was moved by Mrs. Runge and seconded by Mr. Rich to approve the installation of the projecting sign at 625 Main Street. Aye-All. Motion Carried.

John Rystrom – 707 Main Street – Install Two New Wall Signs
Mr. Mohr reported this is for two wall signs located at 707 Main Street, specifically on the new deck that was added adjacent to Outlaw Square. The signs are to advertise the Silverado. The signs are in compliance and require not variances. Mr. Rystrom is here should you have any questions.
It was moved by Mr. Rich and seconded by Mrs. Runge to approve the installation of the two new wall signs at 707 Main Street. Aye-All. Motion Carried.

Planning and Zoning Commission

Vendor Application – 555 Main Street – Michael Snyder – Leather Headquarters
Mr. Russell state this is for a temporary vending license for Michael Snyder with Leather Headquarters. He has been doing business here for 4-5 years. The application was received before the deadline date. He does have a current sales tax license. This will be located in the Tin Lizzie Shelby Room.
It was moved by Mr. Rich and seconded by Mrs. Runge to approve the vendor application for Michael Snyder, Leather Headquarters, 555 Main Street. Aye-All. Motion Carried.

Items from Staff (no action taken)

- Mr. Russell updated the commission on vacation rentals and display of merchandise.

Adjournment:

It was moved by Mrs. Runge and seconded by Mr. Rich 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 5:13 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

DEADWOOD 1876 SOUTH DAKOTA

"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
July 1, 2020

Applicant: Tommy Merritt – Apex 1996 LLC
Address: 3100 S.H. 135 N, Kilgore, TX 75662
Site Address of Proposed Signage: 612 Main Street

Computation of Sign Area

Building Frontage: 23 Feet
Total Available Signage: 46 Square Feet
Existing Signage: One awning sign (not counted against total Square Feet)
Remaining Available Signage Area: 46 Square Feet
Proposed Sign Project: Install new projecting sign (5.25 Square Feet).
Proposed Building Materials: High Density Urethane and Metal. (see attached renderings).
Proposed Lighting of the Signs: None.
Location of Proposed Sign: Attached is a photograph 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 this sign to call attention to the fact that this was the site of a brothel. This is similar to two existing signs elsewhere identifying the historic site of the Saloon #10 and the capture of Jack McCall.

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

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

Variances

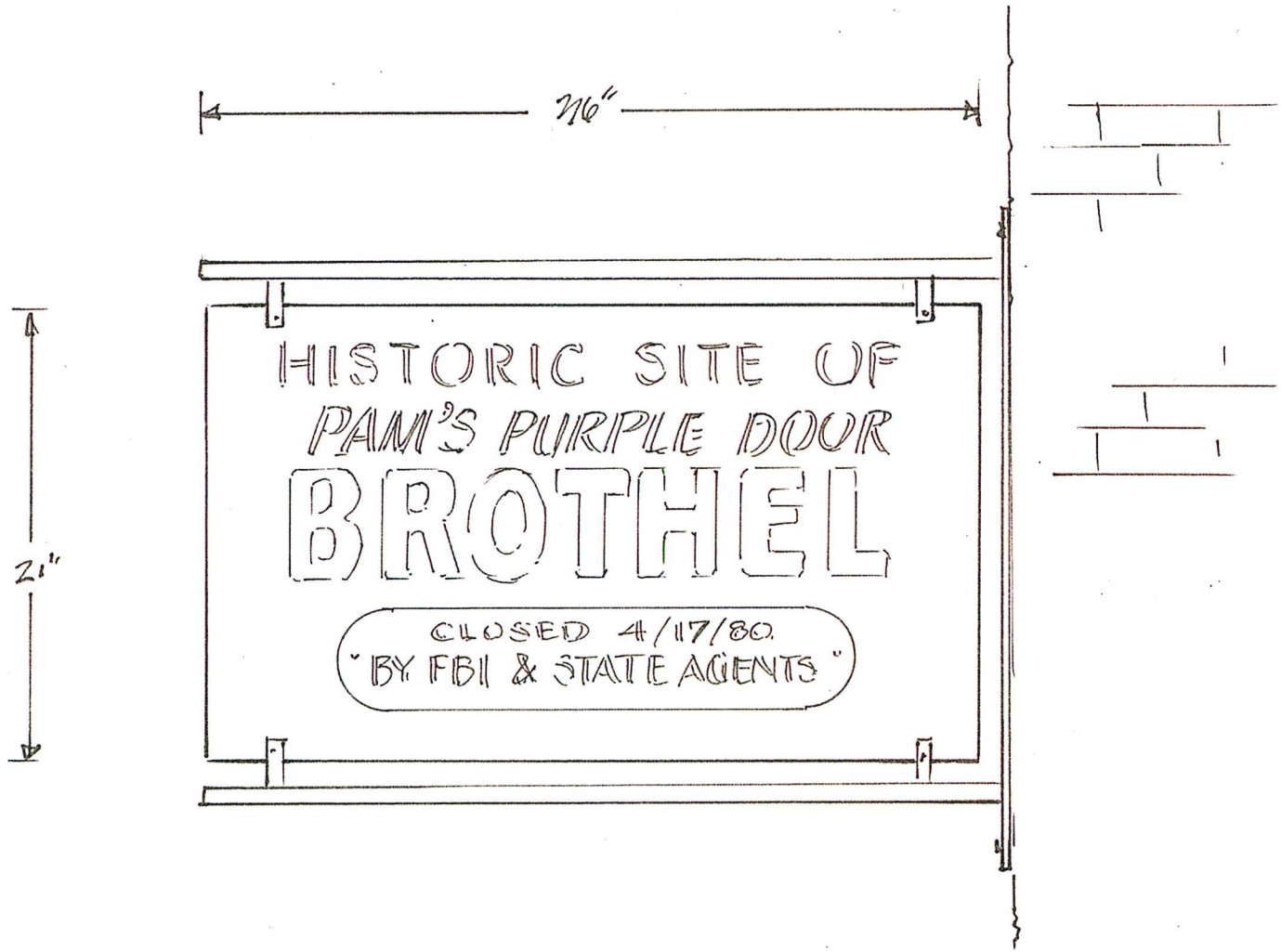
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance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

Sign Review Commission Action

Motion to approve permit for new projecting sign at 612 Main Street

OR

Motion to deny proposed sign permit application as submitted.



Tim Peterson
ARTIST
3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57783
(605) 642-5794

Designed exclusively for: TOMMY MERRITT

Date: 6/13/20

Address: 612½ MAIN ST. DEADWOOD

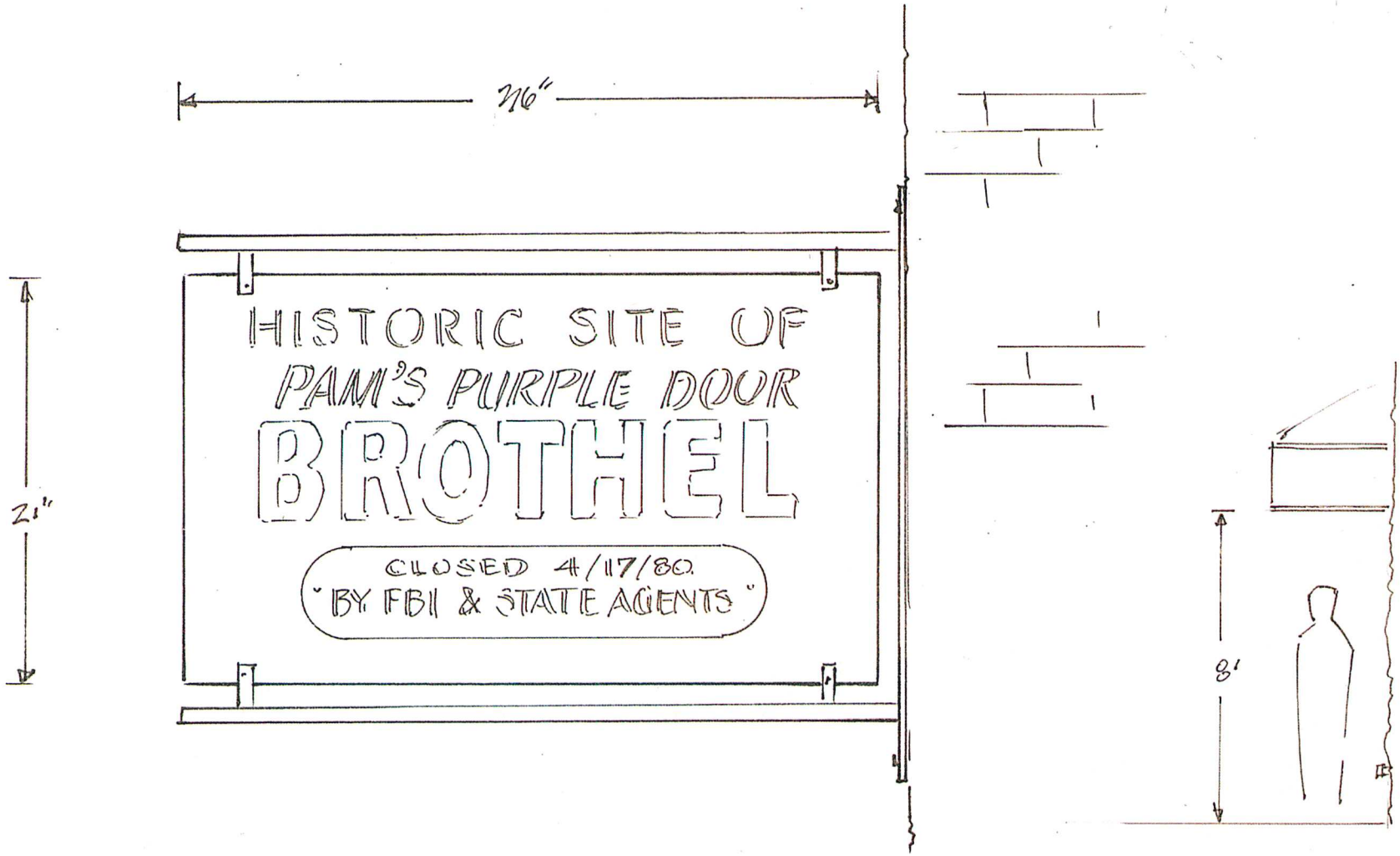
Phone: 903-235-7302

The prices, specifications, and conditions as described are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Signature Date

50% DEPOSIT REQUIRED ON ALL WORK. BALANCE DUE ON COMPLETION.

This design is the property of the designer, and may not be reproduced in any manner without written permission.



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Trent Mohr

From: tim@timpetersonstudio.com
Sent: Wednesday, June 24, 2020 9:16 PM
To: Trent Mohr
Subject: Brothel historic sign plaque site
Attachments: Brothel (Tommy Merritt).pdf

Hi, Trent,
Attached is the site location for the brothel wooden sign.
It will be located on the stone very near the small awning over the walk-in door by the larger Deadwood Badlands awning. It will be a fixed mount and not swing.
I need to visit with you soon regarding the projecting sign for The Brothel next door.
Thanks!
Tim
Flat Earth Art Co.

proposed sign location
DEADWOOD
OPEN
06/24/2020

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

1876 DEADWOOD SOUTH DAKOTA

"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
July 1, 2020

Applicant: Don Nelson for Celebrity Hotels, Inc
Address: PO Box 822, Sioux Falls, SD 57101
Site Address of Proposed Signage: 623 Main Street (Celebrity Hotel – north end)

Computation of Sign Area

Building Frontage: 144 Feet
Total Available Signage: 288 Square Feet
Existing Signage: One wall sign (44 Square Feet) and one projecting sign (33 Square Feet).
Remaining Available Signage Area: 211 Square Feet
Proposed Sign Project: Re-install wall sign that was removed when business closed (20 Square Feet).
Proposed Building Materials: Painted wood (see attached rendering).
Proposed Lighting of the Signs: None.
Location of Proposed Sign: Attached is a photograph showing the sign as it was previously installed.

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 re-install this sign that was removed when the business closed per ordinance 15.32.130 paragraph 17: *No sign shall remain beyond thirty (30) days after the activity, product, business, service or other use that is being advertised has ceased or vacated the premise. This provision shall not apply to signs that are physically designated as landmarks, or to signs to businesses that are open only on a seasonal basis, providing that there is clear intent to continue operation of the business.* This sign was originally installed in this location in 2010.

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

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

Variances

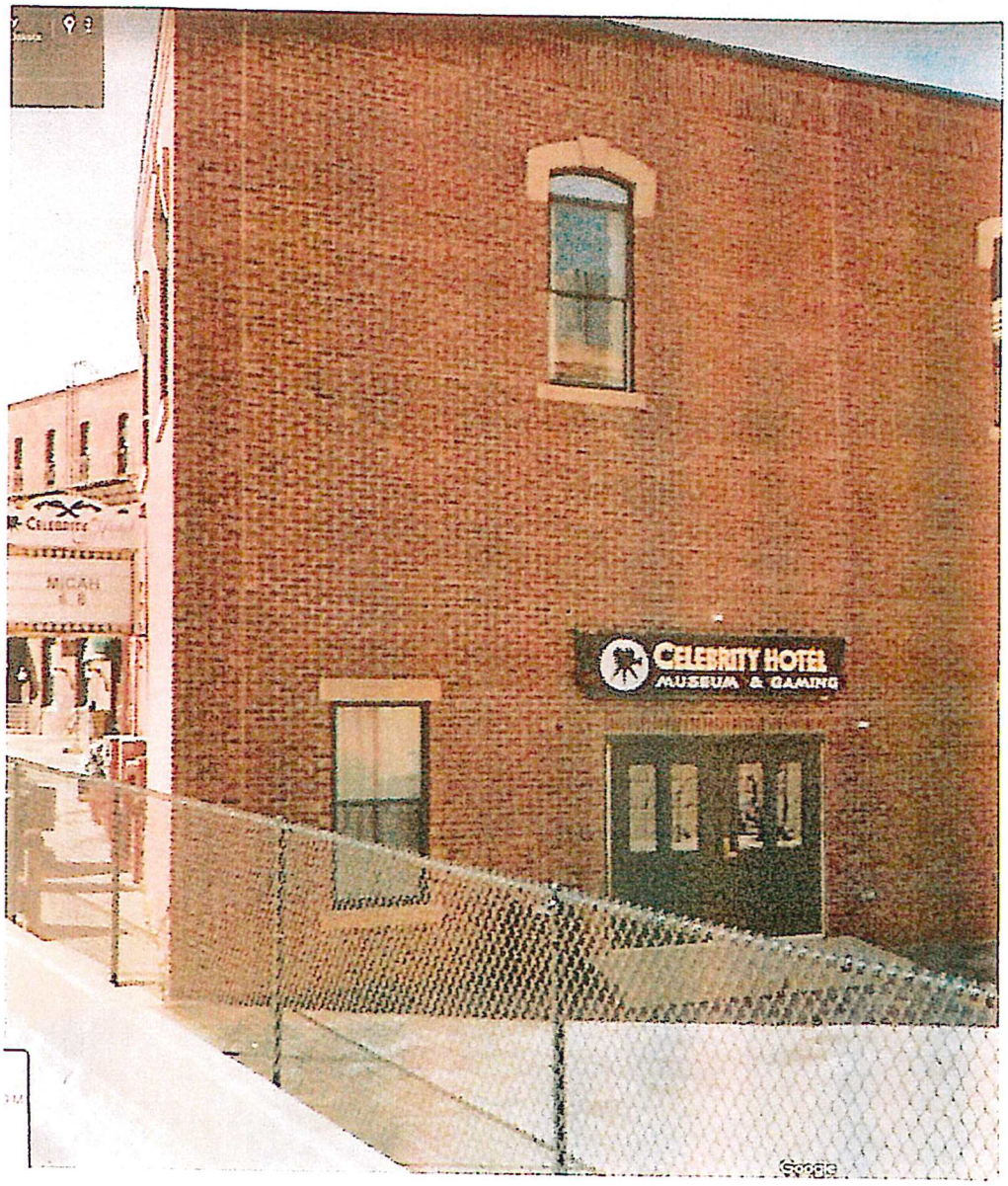
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 permit for wall sign at 623 Main Street

OR

Motion to deny proposed sign permit application as submitted.



Celebrity Hotel Sign Location, 629 Main Street, Deadwood

The signhas been restored and returning to the same location as before.

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

Jeramy Russell
Planning and Zoning Administrator
Telephone (605) 578-2082
jeramyr@cityofdeadwood.com
Fax (605) 578-2084

STAFF REPORT
PLANNING AND ZONING
July 1st, 2020 REGULAR MEETING

APPLICANT: City of Deadwood

PURPOSE: Consolidating Parcels and Vacating Utility Easements

GENERAL LOCATION: 703 Main Street, (Outlaw Square)

LEGAL DESCRIPTION: FORMERLY LOTS 3 AND 4A1 BLOCK 20, THE REMAINDER OF LOT A BLOCK 20, LOT A IN LOT H1 OF LOT 17 BLOCK 20 M.S. 72, LOT H-1 OF LOT 4 BLOCK 20 M.S. 72, AND A PORTION OF DEADWOOD STREET RIGHT-OF-WAY ORIGINAL TOWNSITE, CITY OF DEADWOOD, IN SECTION 22, T5N, R3E, BHM, LAWRENCE COUNTY, SOUTH DAKOTA.

FILE STATUS: All legal obligations have been completed.

ZONE: C1 – Commercial District

STAFF FINDINGS:

Surrounding Zoning:	Surrounding Land Uses
North: C1 - Commercial	Gaming Establishment
South: C1 - Commercial	Gaming Establishment
East: PU - Public Use	City Owned Parking
West: C1 - Commercial	Hotel and Gaming Est.

SUMMARY OF REQUEST

The Final Plat of Outlaw Square Lot has been submitted to consolidate parcels and to vacate prior utility/power easements while establishing new utility/power easements.

FACTUAL INFORMATION

1. The property is currently zoned C1 – Commercial
2. Lot 4A is comprised of 0.62 Acres±
3. The subject property is located within an area designated "City Center" by the City of Deadwood's Comprehensive plan of 2001. This area is intended to contain a mixture of uses in an urbanized environment.
4. The subject lot is located within the 500 year flood with average depths of less than 1 foot or with drainage areas less than 1 square mile.
5. Public facilities are available to serve the property.

STAFF DISCUSSION

The property involved in this plat is zoned C1 – Commercial and the lot size is compliant with the area and bulk requirements in the City of Deadwood code of ordinances.

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.
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 lots 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.

PLAT OF OUTLAW SQUARE TRACT OF BLOCK 20

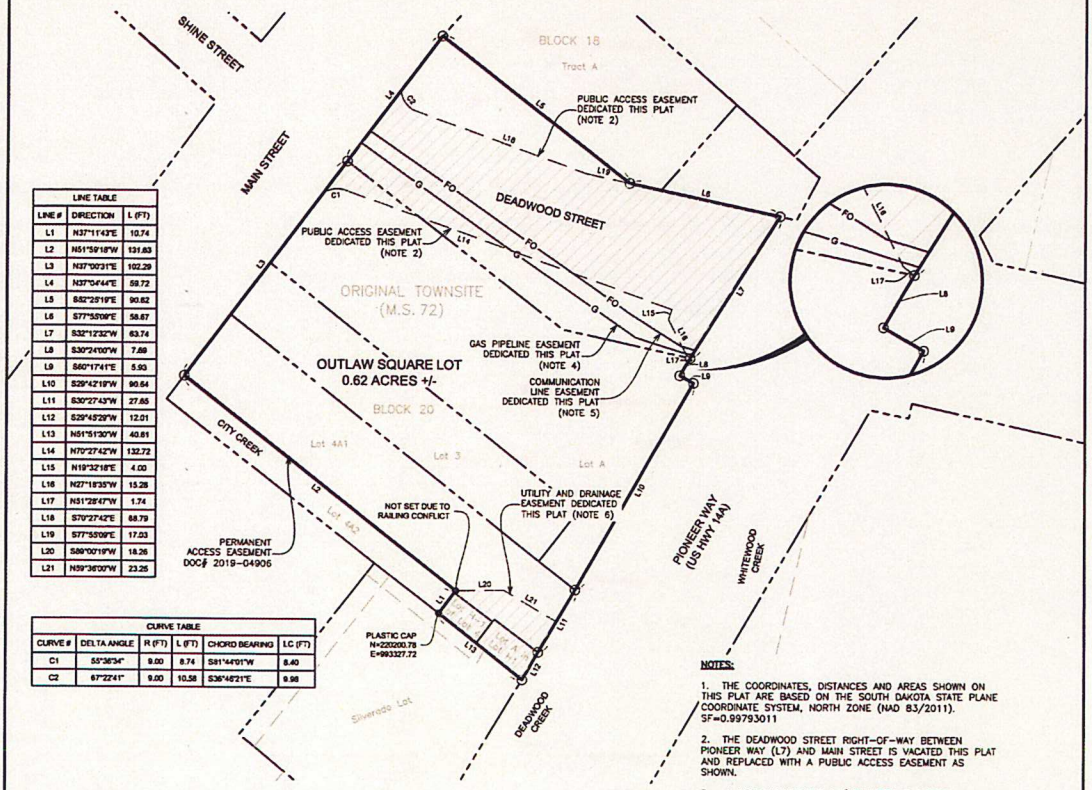
LEGEND

- ○ SET MONUMENT STAMPED "FOSTER LS# 11311" (THIS SURVEY)
- ● FOUND SURVEY MONUMENT AS NOTED

FORMERLY LOTS 3 AND 4A1 BLOCK 20,
THE REMAINDER OF LOT A BLOCK 20,
LOT A IN LOT H1 OF LOT 17 BLOCK 20 M.S. 72,
LOT H-1 OF LOT 4 BLOCK 20 M.S. 72,
AND A PORTION OF DEADWOOD STREET RIGHT-OF-WAY
ORIGINAL TOWNSITE, CITY OF DEADWOOD, IN SECTION 22, T5N, R3E, BHM,
LAWRENCE COUNTY, SOUTH DAKOTA.

19 7.5 0 15

June 11, 2020



LINE TABLE		
LINE #	DIRECTION	L (FT)
L1	N37°11'43"E	10.74
L2	N51°59'18"W	131.83
L3	N37°00'31"E	102.29
L4	N37°04'44"E	58.72
L5	S82°29'19"E	90.82
L6	S77°55'09"E	58.67
L7	S32°12'32"W	63.74
L8	S30°24'00"W	7.69
L9	S60°17'41"E	5.93
L10	S29°42'19"W	90.64
L11	S30°27'43"W	27.65
L12	S29°45'29"W	12.01
L13	N51°51'30"W	40.61
L14	N70°27'42"W	132.72
L15	N19°32'18"E	4.00
L16	N27°18'35"W	15.28
L17	N51°28'47"W	1.74
L18	S70°27'42"E	68.79
L19	S77°55'09"E	17.03
L20	S89°00'19"W	18.26
L21	N59°36'00"W	23.25

CURVE TABLE					
CURVE #	DELTA ANGLE	R (FT)	L (FT)	CHORD BEARING	LC (FT)
C1	55°36'34"	9.00	8.74	S81°44'01"W	8.40
C2	67°22'41"	9.00	10.58	S36°46'21"E	9.98

NOTES:

1. THE COORDINATES, DISTANCES AND AREAS SHOWN ON THIS PLAT ARE BASED ON THE SOUTH DAKOTA STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD 83/2011). SF=0.99793011
2. THE DEADWOOD STREET RIGHT-OF-WAY BETWEEN PIONEER WAY (L7) AND MAIN STREET IS VACATED THIS PLAT AND REPLACED WITH A PUBLIC ACCESS EASEMENT AS SHOWN.
3. A UTILITY EASEMENT 1.5' IN WIDTH IS HEREBY DEDICATED ALONG THE INTERIOR LOT LINES ADJACENT TO PIONEER WAY (L7-L12) TO ENCOMPASS IN-PLACE UTILITIES UNDER THE SIDEWALK.
4. A GAS PIPELINE EASEMENT IS HEREBY DEDICATED 10' ON EITHER SIDE OF THE IN-PLACE FACILITY AS SHOWN.
5. A COMMUNICATION LINE EASEMENT IS HEREBY DEDICATED 10' ON EITHER SIDE OF THE IN-PLACE FACILITY AS SHOWN.
6. A DRAINAGE AND UTILITY EASEMENT IS HEREBY DEDICATED TO ENCOMPASS THE IN-PLACE DRAINAGE INFRASTRUCTURE CONVEYING CITY CREEK AND TO ENCOMPASS THE IN PLACE ELECTRICAL INFRASTRUCTURE BOTH ABOVE AND BELOW GROUND.
7. THE 1% ANNUAL CHANCE FLOOD DISCHARGE FOR CITY, DEADWOOD AND WHITEWOOD CREEKS IS CONTAINED WITHIN THE BELOW GROUND STRUCTURES AS INDICATED ON FLOOD INSURANCE RATE MAP PANEL 46081C0213F WITH EFFECTIVE DATE 04/17/2012.

SURVEYOR'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

I, LINDA M. FOSTER, REGISTERED LAND SURVEYOR, NO. 11311 IN THE STATE OF SOUTH DAKOTA, 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 11 DAY OF June, 2020

REGISTERED LAND SURVEYOR REG. NO. 11311 LINDA M. FOSTER SOUTH DAKOTA

LINDA M. FOSTER, REGISTERED LAND SURVEYOR 11311

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:_____
_____

ACKNOWLEDGEMENT 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

CERTIFICATE OF REGISTER OF DEEDS:
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
FILED FOR RECORD THIS _____DAY OF _____, 20____, AT____O'CLOCK_M., AND RECORDED AS DOCUMENT#_____.

REGISTER OF DEEDS:_____FEE:$_____

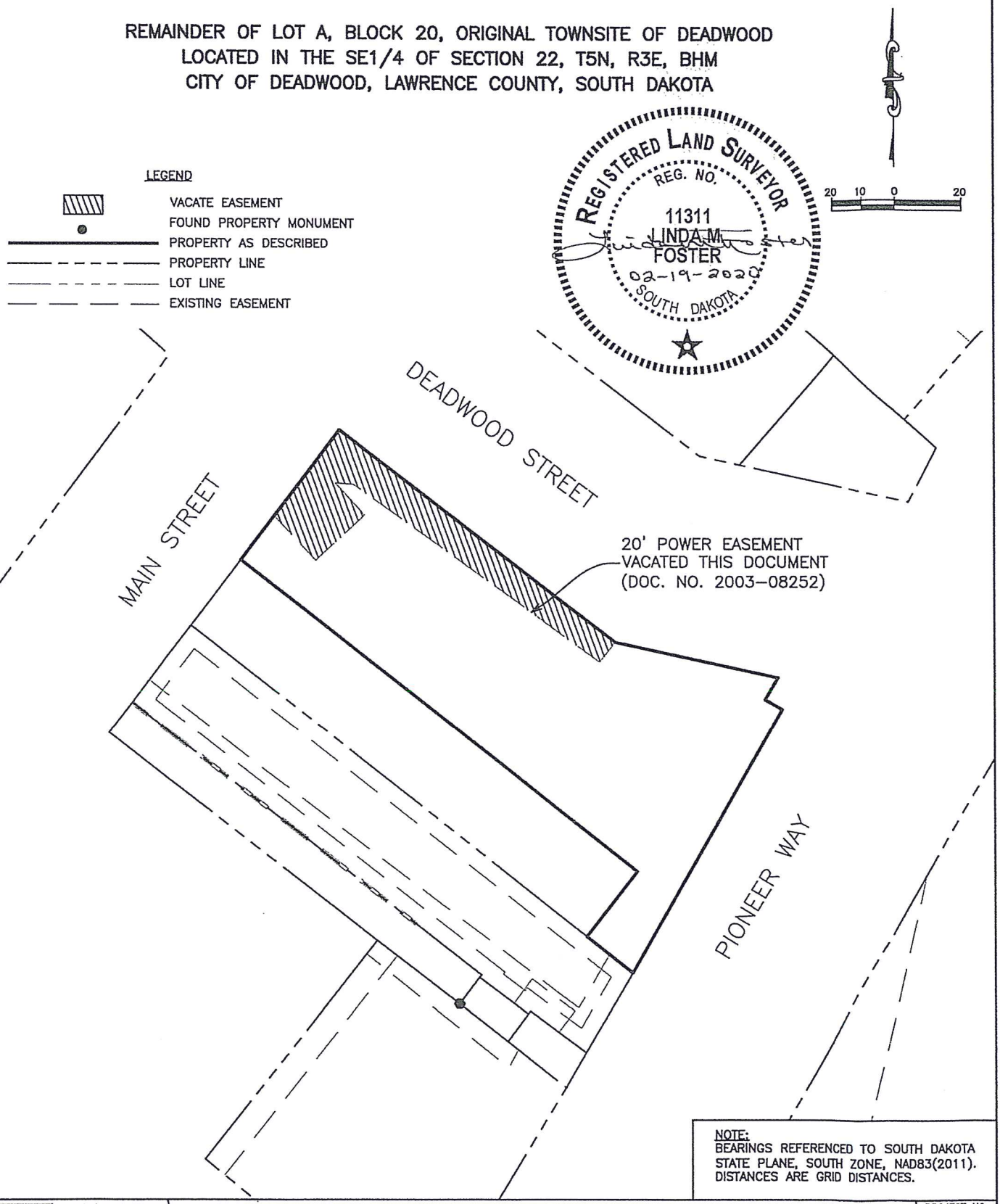
OWNER:
CITY OF DEADWOOD
108 SHERMAN STREET
DEADWOOD, SD 57732
PHONE: 605-578-2082

PREPARED BY:
FERBER ENGINEERING COMPANY INC.
728 EAST WATERTOWN STREET
RAPID CITY, SD 57701
PHONE: 605-343-3311

06-11-20 P:\19-149\AutoCAD\19-149Plat.dwg

VACATION OF POWER EASEMENT

REMAINDER OF LOT A, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD
LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



NOTE:
BEARINGS REFERENCED TO SOUTH DAKOTA STATE PLANE, SOUTH ZONE, NAD83(2011). DISTANCES ARE GRID DISTANCES.

12-17-19 P:\19-149\AutoCAD\19-149PLAT-VACA-LOTA.dwg

- Civil Engineering
- Geospatial Solutions
- Water Resources
- Transportation
- Land Surveying

729 East Watertown St, Rapid City, SD 57701 – Phone: (605) 343-3351

EXHIBIT A

PROJECT NO. J15-119

FIGURE NO. 1 OF 1

103-3704378001

Prepared by:
Quentin L. Riggins
Gunderson, Palmer, Nelson & Ashmore, LLP
P.O. Box 8045
Rapid City, SD 57709-8045
(605) 342-1078

RELEASE OF POWER EASEMENT

City of Deadwood which address is 108 Sherman Street, Deadwood, South Dakota 57732, does hereby release and relinquish any and all rights which it has in and to the twenty foot (20') power easement along the inside of all lot lines as shown on Exhibit A and of record on document 2003-08252 in the in the office of the Lawrence County Register of Deeds that affects the following described property:

REMAINDER OF LOT A, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Dated this_____day of_____, 2020

CITY OF DEADWOOD

By:_____
David R. Ruth, Jr., Mayor

ATTEST:

_____
Jessicca McKeown, Finance Officer

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this____day of_____, 2020, before me, the undersigned officer, personally appeared David R. Ruth, Jr., known to me or satisfactorily proven to be the Mayor of the City of Deadwood, whose name is subscribed to the foregoing instrument, and acknowledged that, being so authorized, he executed the same in the capacity and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

_____
Notary Public – South Dakota
My commission expires:

VACATION OF POWER AND UTILITY EASEMENTS

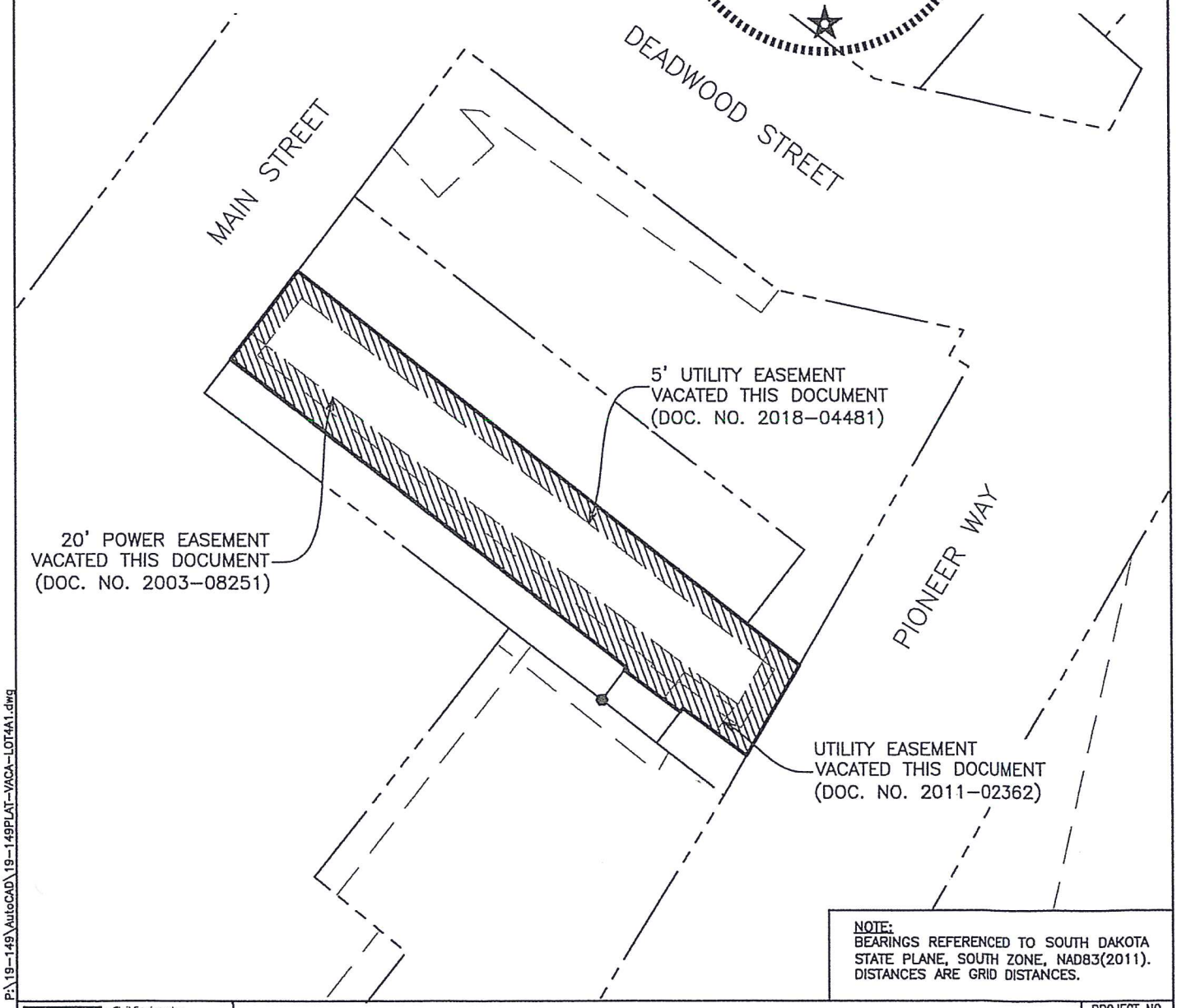
LOT 4A1, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD
LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

REGISTERED LAND SURVEYOR
REG. NO.
11311
LINDA M. FOSTER
02-19-2020
SOUTH DAKOTA

20 10 0 20

LEGEND

- VACATE EASEMENT
- FOUND PROPERTY MONUMENT
- PROPERTY AS DESCRIBED
- PROPERTY LINE
- LOT LINE
- EXISTING EASEMENT



NOTE:
BEARINGS REFERENCED TO SOUTH DAKOTA STATE PLANE, SOUTH ZONE, NAD83(2011). DISTANCES ARE GRID DISTANCES.

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- Civil Engineering
- Geospatial Solutions
- Water Resources
- Transportation
- Land Surveying

EXHIBIT A

PROJECT NO. J15-119

FIGURE NO. 1 OF 1

103-3704378001

Prepared by:
Quentin L. Riggins
Gunderson, Palmer, Nelson & Ashmore, LLP
P.O. Box 8045
Rapid City, SD 57709-8045
(605) 342-1078

RELEASE OF POWER EASEMENT

City of Deadwood which address is 108 Sherman Street, Deadwood, South Dakota 57732, does hereby release and relinquish any and all rights which it has in and to the twenty foot (20') power easement along the inside of all lot lines as shown on Exhibit A and of record on document 2003-08251 in the in the office of the Lawrence County Register of Deeds that affects the following described property:

> LOT 4A1, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Dated this_____day of_____, 2020

CITY OF DEADWOOD

By:_____
David R. Ruth, Jr., Mayor

ATTEST:

_____
Jessicca McKeown, Finance Officer

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this____day of_____, 2020, before me, the undersigned officer, personally appeared David R. Ruth, Jr., known to me or satisfactorily proven to be the Mayor of the City of Deadwood, whose name is subscribed to the foregoing instrument, and acknowledged that, being so authorized, he executed the same in the capacity and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

_____
Notary Public – South Dakota
My commission expires:

Prepared by:
Quentin L. Riggins
Gunderson, Palmer, Nelson & Ashmore, LLP
P.O. Box 8045
Rapid City, SD 57709-8045
(605) 342-1078

RELEASE OF UTILITY EASEMENT

City of Deadwood which address is 108 Sherman Street, Deadwood, South Dakota 57732, does hereby release and relinquish any and all rights which it has in and to the five foot (5') utility easement along the inside of all lot lines as shown on Exhibit A and of record on document 2011-02362 in the in the office of the Lawrence County Register of Deeds that affects the following described property:

> LOT 4A1, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Dated this_____day of_____, 2020

CITY OF DEADWOOD

By:_____
David R. Ruth, Jr., Mayor

ATTEST:

_____
Jessicca McKeown, Finance Officer

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this____day of_____, 2020, before me, the undersigned officer, personally appeared David R. Ruth, Jr., known to me or satisfactorily proven to be the Mayor of the City of Deadwood, whose name is subscribed to the foregoing instrument, and acknowledged that, being so authorized, he executed the same in the capacity and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

_____
Notary Public – South Dakota
My commission expires:

Prepared by:
Quentin L. Riggins
Gunderson, Palmer, Nelson & Ashmore, LLP
P.O. Box 8045
Rapid City, SD 57709-8045
(605) 342-1078

RELEASE OF UTILITY EASEMENT

City of Deadwood which address is 108 Sherman Street, Deadwood, South Dakota 57732, does hereby release and relinquish any and all rights which it has in and to the five foot (5') utility easement along the inside of all lot lines as shown on Exhibit A and of record on document 2018-04481 in the in the office of the Lawrence County Register of Deeds that affects the following described property:

> LOT 4A1, BLOCK 20, ORIGINAL TOWNSITE OF DEADWOOD LOCATED IN THE SE1/4 OF SECTION 22, T5N, R3E, BHM CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA.

Dated this_____day of_____, 2020

CITY OF DEADWOOD

By:_____
David R. Ruth, Jr., Mayor

ATTEST:

_____
Jessicca McKeown, Finance Officer

STATE OF SOUTH DAKOTA)
)SS
COUNTY OF LAWRENCE)

On this____day of_____, 2020, before me, the undersigned officer, personally appeared David R. Ruth, Jr., known to me or satisfactorily proven to be the Mayor of the City of Deadwood, whose name is subscribed to the foregoing instrument, and acknowledged that, being so authorized, he executed the same in the capacity and for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

(SEAL)

_____
Notary Public – South Dakota
My commission expires: