

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, July 5, 2017 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order

2. Approval of June 21, 2017 Minutes

3. Sign Review Commission

24 Cliff Street – Black Hills Title, Inc. – Install New Wall Sign

a. Install new wall sign

Action Required:

b. Approval/ Denial by Sign Review Commission

629 Main Street – Carol Tellinghusien (Pink Blossom, LLC) – Install New Projecting Sign

a. Install new projecting sign

Action Required:

b. Approval/ Denial by Sign Review Commission

795 Main Street – Neighborhood Housing Services of the Black Hills –

Replace Existing Free Standing Sign

a. Replace existing free standing sign

Action Required:

b. Approval/ Denial by Sign Review Commission

4. Planning and Zoning Commission and Board of Adjustments

Plat – Tract A7 Majestic Meadows – David Winter

Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4, NW1/4, SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

4. Items from Staff

a. Whitewood Creek

b. Cadillac Jacks

c. Event Center

5. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, June 21, 2017

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Tony Biesiot on Wednesday, June 21, 2017, 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, Jim Shedd, John Martinisko, Bill Rich and Brett Runge

Absent:

Board of Adjustments Present: Dave Ruth

Staff Present:

Trent Mohr and Bonny Anfinson

Approval of June 7, 2017 Minutes:

It was moved by Mr. Shedd and seconded by Ms. Runge to approve the June 7, 2017 meeting minutes. Aye - All. Motion carried.

Ordinance Creating an Economic Development Incentive Program -- Lori Frederick

Lori Frederick with the Lead/Deadwood Economic Development Corporation presented an ordinance to create an economic development incentive program for housing in Deadwood. This ordinance would create a tax rebate for properties in Deadwood. The incentive is to address the vacant homes in the community and new housing. This rebate would be from the time of occupancy. It would be a five year rebate on city property taxes only. Mr. Biesiot asked if the City pays the rebate or do they get a break on the property tax. Ms. Frederick stated the owner pays the full property tax. The City would pay them a rebate on the City portion of the taxes. The owner has to be up to date on all of their taxes before they can receive the rebate. Mr. Biesiot asked if the School District losses out on any money. Ms. Frederick stated only the City portion of the tax. Mr. Martinisko asked if other communities have done this. Mr. Frederick stated Wall and Canton have done this. There are quite a few small communities doing this. Mr. Martinisko asked how long the property had to be vacant. Ms. Frederick stated it depends on the local laws. Mr. Mohr stated they would probably go by the qualifiers used in the HP Program. I believe in the HP Program the house has to be vacant at least five years. Mr. Martinisko stated the state also has a moratorium on taxes if you do any improvements to your house. Ms. Runge states this is a really nice program because for eight years all the value added to the house is not taxed. Not the entire house, just the amount that is added. Mr. Martinisko stated that a person would need to look and see if this option would be more beneficial. Ms. Frederick stated if they were not building a new home this would be an option for them. Mr. Biesiot asked how much of a rebate the owner would receive. Ms. Frederick stated how ever much the city would receive on the tax. Mr. Mohr stated that during the period of the rebate the owner would have to abide by all the city ordinances. Violating the ordinances would nullify the rebate. This would dissuade the vacation rental, if they are using the home has a vacation rental in a R-1 district that would nullify the rebate. Ms. Frederick stated an option that you could put in the ordinance would be the property has to be owner occupied. Mr. Martinisko stated we need to provide more housing. It doesn't matter of its non-owner occupied or not. We can go either way there. There is not a down side to it. *It was moved by Mr. Martinisko and seconded by Ms. Runge to recommend to the City Commission approval of an ordinance to form an Economic Development Incentive Program. Aye-All. Motion carried.*

Sign Review Commission:

305 Cliff Street -Terry Bahr (The Red Lodge) - Install New Freestanding Sign

Mr. Mohr stated the applicant is requesting permission to install a new freestanding sign using existing framework. The applicant is operating a vacation rental at this location and this sign is to advertise it as such. The zoning is OK for this location. The applicant is in the process of getting their state license. The proposed sign and its location are compliant with the sign ordinance and requires no variances. *It was moved by Mr. Rich and seconded by Mr. Shedd to approve the installation of the new freestanding sign at 305 Cliff Street. Aye-All. Motion carried.*

5 Lee Street - Deadwood Development Co. (Lee Street Station) - Install New Window Signs

Mr. Mohr stated the applicant is requesting permission to install new window signs. The proposed sign and its location are compliant with the sign ordinance and requires no variance. *It was moved by Ms. Runge and seconded by Mr. Martinisko to approve the new window signs, as submitted, for 5 Lee Street. Aye-All. Motion carried.*

48 Sherman Street -Deadwood Development Company (Martin Mason) - Install New Valance Sign

Mr. Mohr stated the applicant is requesting permission to install a new valance sign. The proposed sign and its location are compliant with the sign ordinance. *It was moved by Mr. Martinisko and seconded by Mr. Shed to approve the new valance sign, as submitted, for 48 Sherman Street. Aye-All. Motion carried.*

Items From Staff (no action taken)

- Mr. Mohr stated the Welcome Center held a Grand Opening on June 15. The event was well attended. A lot of people have been going through the center.
- Mr. Mohr stated Cadillac Jacks is making great progress. They have begun the precast setting of the structure. There is 60-70% of upper deck of the parking structure set and they are ready to pour the concrete pad. The piers are done on the bridge. Forms are set on the highway side, most of the rebar is complete on the Crescent Street side.
- Mr. Mohr stated the stadium seating is complete. This process has actually gained seating in this area versus the old folding chairs. During the Wild Bill Days they held the Fast Draw Competition there. The event drew 300 contestants.

Adjournment:

It was moved by Mr. Shedd and seconded by Mr. Martinisko 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 5:19 p.m.

ATTEST:

Chairman, Planning & Zoning Commission

Secretary, Planning & Zoning Commission

Bonny Anfinson, Planning & Zoning Office/Recording Secretary

SIGN PERMIT STAFF REPORT

Sign Review Commission

July 5, 2017

Applicant: Black Hills Title, Inc.

Address: 24 Cliff Street, Deadwood, SD 57732

Site Address of Proposed Signage: 24 Cliff Street (lease space adjacent to Arleth Surveying)

Computation of Sign Area

Building Frontage: 20 Feet

Total Available Signage: 40 Square Feet

Existing Signage: None

Remaining Available Signage Area: 40 Square Feet

Proposed Sign Project: Install new wall sign (8 Square Feet).

Proposed Building Materials: Carved high density urethane (see attached rendering).

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 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.*

The applicant is leasing this space from the building owner and will be operating an office there. This sign is to advertise this business.

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

Variances

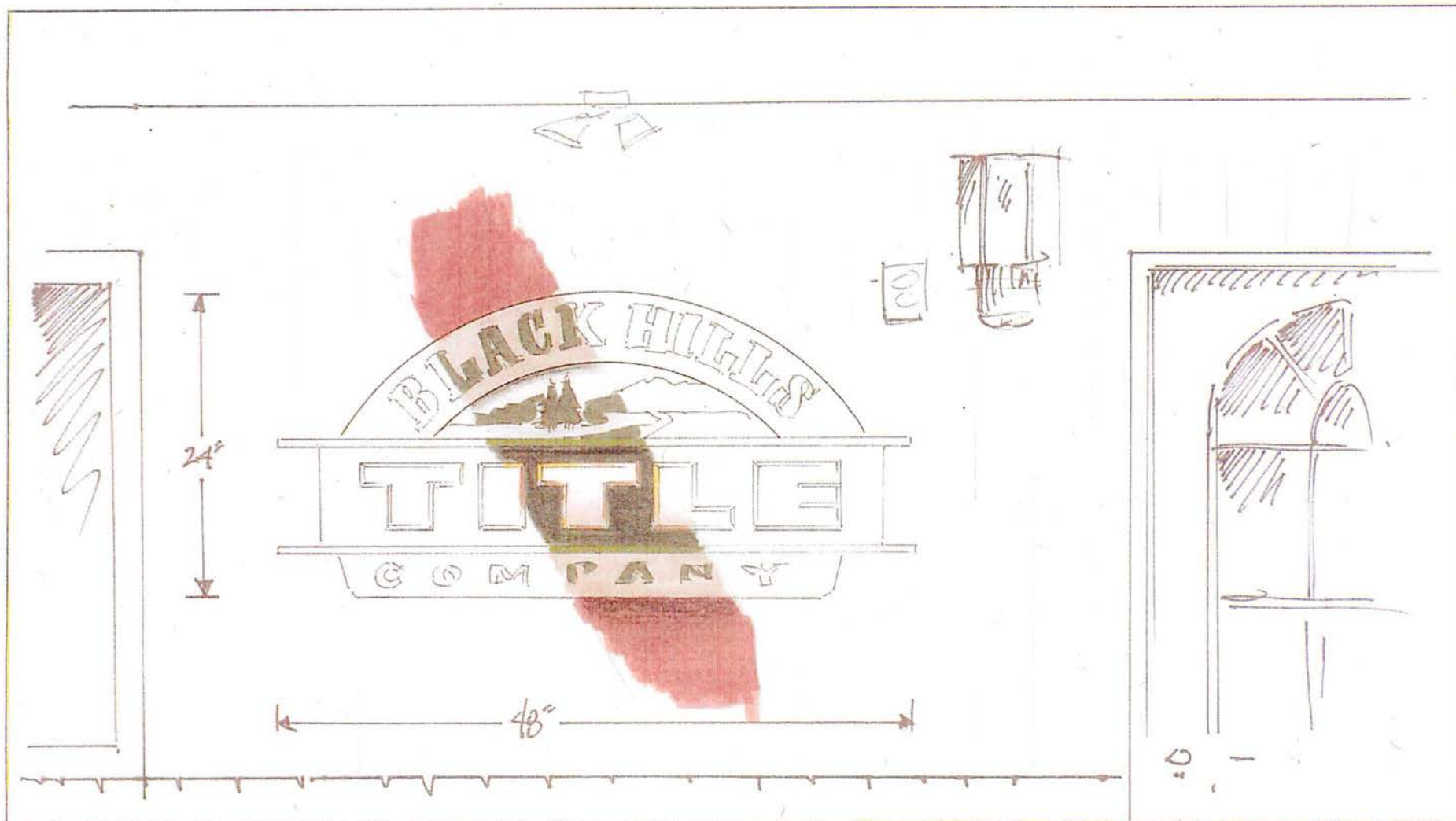
The sign permit application in review as proposed requires no variances from the sign ordinance. Signage variances may be obtained if the sign review commission is able to find *"special circumstances or conditions such as the existence of buildings, topography, vegetation, sign structures, distance 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 24 Cliff 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:

B.H. TITLE - DAN

Address:

26 CLIFF ST. DEADWOOD

Date:

5/26/17

Phone:

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.

Jerity Krambeck

From: Kelly Jo Patterson <kellyjo@bhtitle.com>
Sent: Thursday, June 15, 2017 2:39 PM
To: Jerity Krambeck
Subject: Sign Permit Application
Attachments: Attachments.html

ShareFile Attachments

Title	Size
Scan BH Title 52617 (Sign Sketch).pdf	4.7 MB
Sign Permit Application.pdf	766.6 KB

[Download Attachments](#)

Kelly Jo Patterson uses ShareFile to share documents securely. [Learn More.](#)

Good Afternoon Jerity,

Attached you will find a copy of the signed application and a sketch of the sign. I am sending the original signed application along with the \$60 check, today. Below are details about the sign that Tim Peterson of Flat Earth Art Co. provided.

Attached is the artwork for your Deadwood office. Fabrication specs are as follows:

One single-sided sandblasted sign of 1 1/2" thick High Density Urethane

(both existing signs of your tenant neighbors are sandblasted)

24"h x 48"w overall dimensions

"BLACK HILLS" and "COMPANY" letters are blasted down into the panel. The land graphic and "TITLE" are raised letters with the background blasted down. "TITLE" has a carved chamfered border around the letters gilded in 23k gold leaf.

Horizontal graphic lines (lighter green) above and below TITLE are raised.

Should you have any questions or need any additional information, please feel free to get ahold of me or Dan Roe at the number below. Dan's email is dan@bhtitle.com

I will be on vacation next week (June 19th - 23rd) but Dan should be available to help you, if needed.

Thank You!
Kelly Jo

Kelly Jo Patterson
Administrative/Closing Assistant



Black Hills Title, Inc.

Mailing Address: PO Box 459, Spearfish, SD 57783-0459

Physical Address: 245 N Main Street, Spearfish, SD 57783-0459

Phone: 605.642.7304

Fax: 605.642.7608

Email: kellyjo@bhtitle.com

Website: www.blackhillstitle.com



SIGN PERMIT STAFF REPORT

Sign Review Commission
July 5, 2017

Applicant: Carol Tellinghusien – Pink Blossom, LLC

Address: 629 Main Street, Spearfish, SD 57783

Site Address of Proposed Signage: 596 Main Street (Ayers Hardware Building)

Computation of Sign Area

Building Frontage: 23.5 Feet

Total Available Signage: 47 Square Feet

Existing Signage: None

Remaining Available Signage Area: 47 Square Feet

Proposed Sign Project: Install new projecting sign (7 Square Feet).

Proposed Building Materials: Vinyl wrapped metal. (see attached rendering).

Proposed Lighting of the Signs: None.

Location of Proposed Sign: See attached rendering.

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 recently leased the first floor of this building to operate a retail business formerly located at 643 Main Street. This proposed sign is to advertise this new location.

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 projecting sign at 596 Main Street

OR

Motion to deny proposed sign permit application as submitted.



design | service | solutions

Company

The Pink Door Boutique

Date

6/26/2017

QTY

1

Material

Digital Print Vinyl

Size

See call-outs

Job Number

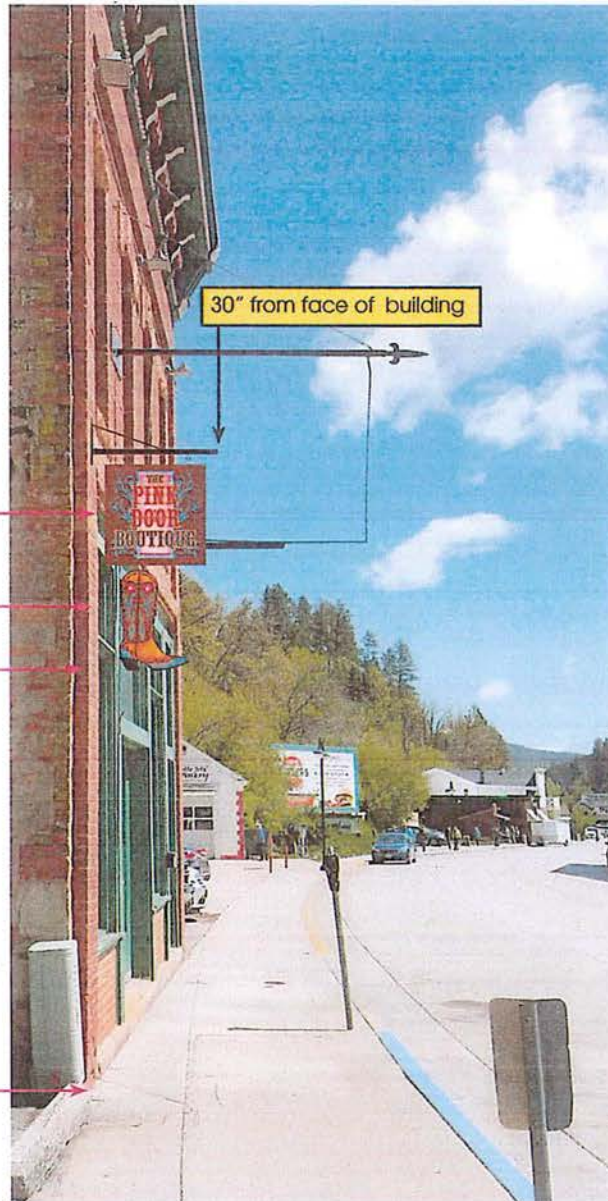
e10675

Job Notes

Upper sign is 24" x 24"

Boot is 24"V x 20"W

Height from sidewalk
is about 98"



Changes to Artwork
(Check all that applies)

☐

Color

☐

Size

☐

Spelling

Signature _____

(Please sign here if everything is correct)

NOTE: Color output may not be exact when viewing artwork on your computer monitor. If colors are not correct please provide the correct PMS or RGB color.

Designer

Gil Garcia

All designs are property of SIGNS NOW and may not be reproduced in any manner without written permission. Signature of this form indicates approval of all design and production specifications. Please review all aspects of this job before signing this form. SIGNS NOW will not be held responsible for oversights on spelling, syntax or layout content. Once production has begun all changes will be done at the customers expense. For artwork that is submitted for approval to the customer via e-mail, be advised that colors on your monitor may vary from the actual print colors. Therefore hard proofs are available upon request for a nominal fee. SIGNS NOW adheres to strict levels of quality control and customer satisfaction and will ensure this job is built to the provided specifications. Any expectations outside of the provided design sheet should be made clear before signing this form. Thank you and we look forward to working with you.

1161 Deadwood Ave Suite #7
Rapid City, SD 57702

Phone: 605.721.6465
Fax: 605.721.6467

SIGN PERMIT STAFF REPORT

Sign Review Commission

July 5, 2017

Applicant: Neighborhood Housing Services of the Black Hills

Address: 795 Main Street, Deadwood, SD 57732

Site Address of Proposed Signage: 158 Williams Street (Hills Apartments)

Computation of Sign Area

Building Frontage: 82 Feet

Total Available Signage: 164 Square Feet

Existing Signage: One Freestanding (to be replaced)

Remaining Available Signage Area: 164 Square Feet

Proposed Sign Project: Replace existing freestanding sign with a new freestanding sign (24 Square Feet) behind and further up the slope from existing location.

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

Proposed Lighting of the Signs: None.

Location of Proposed Sign: Attached is a photograph showing the current sign. New sign will be behind and further up the slope.

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 applicant is making a series of improvements to the grounds of the apartment building. The current sign is showing its age so a new sign is being proposed with it being located higher on the slope of the hill to make it more visible. The current sign is partially obscured by cars in the parking area in front of the sign.

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.

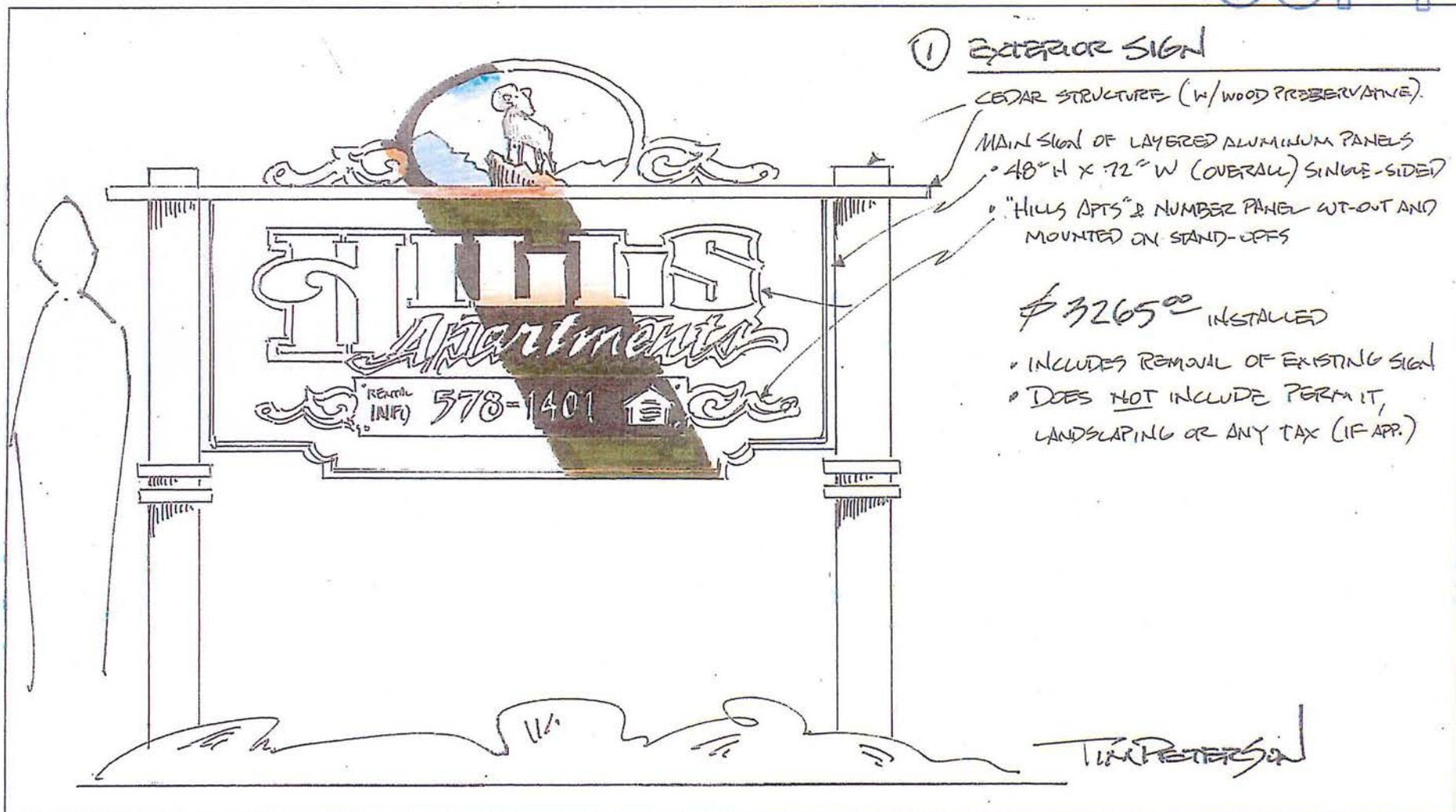
Sign Review Commission Action

Motion to approve sign permit for new freestanding sign at 158 Williams Street

OR

Motion to deny proposed sign permit application as submitted.

COPY



Tim Peterson
ARTIST

3123 E. FAIRGROUNDS LOOP STE. C
SPEARFISH, SD 57703
(605) 642-5794

Designed exclusively for:

NEIGHBORWORKS - DEADWOOD

Address:

JOB SITE: 158 WILLIAMS ST.

Date:

5/10/17

Phone:

578-1401 (DENISE)

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

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

Signature

Danise Wade

Date

5/18/17

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new location

current location



New sign in this area.

**STAFF REPORT
PLANNING AND ZONING
JULY 5, 2017 JOINT MEETING**

APPLICANT: David Winter dba Winter Construction

PURPOSE: Transfer of Property / Development

GENERAL LOCATION: Spruce Gulch near the end of Sampson Street

LEGAL DESCRIPTION: Tract A7 of Majestic Meadows, Being a Portion of Tract A of Majestic Estates Inside City Limits, Consisting of Tracts 1,2,3 and 4 of Carlisle-Miller Subdivision, Being Portions of the Splittail and Mathilda Placers of M.S. 920, Portions of the Deadwood and Delaware Placers of M.S. 685 and A Portion of the Dotson Placer of M.S. 1208; The Remainder of the Thor and Sawdust Placer of M.S. 1208; The Pilot Knob Fraction, Cotton and Unruh Lodes of M.S. 1447; Lot 2 of the Remainder of the Columbia Placer of M.S. 1208 and Mineral Survey No. 788 Consisting of the Dale Placer; All located in the SW1/4 of Section 13, the SE1/4 and NE1/4 of Section 23, the NE1/4,NW1/4,SW1/4 and SE1/4 of Section 24 and the NE1/4 and NW1/4 of Section 25, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R2 – Residential District and PF – Park Forest

STAFF FINDINGS:

Surrounding Zoning:

North: R2 - Residential
South: R2 and County Land
East: R2 - Residential
West: R2 - Residential

Surrounding Land Uses:

Vacant Land
Vacant Land
Vacant Land
Vacant Land

SUMMARY OF REQUEST

The Final Plat for Tract A7 of the Majestic Meadows has been submitted to facilitate transfer and development of land. The property is located in Spruce Gulch near the City Limits and the closest road is Sampson Street.

FACTUAL INFORMATION

1. The property is currently zoned R2 – Residential District and PF – Park Forest
2. Tract A7 is comprised of 34.81 Acres±
3. The subject property is located within a low density residential designation.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are not available to serve the property.
6. The area is currently characterized by open space and vacant lands.

STAFF DISCUSSION

Mr. Winter intends on developing Tract A7 as well as adjacent County parcels in the future and this plat involves only property within City Limits. In addition this plat creates a public access and utility easement.

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.

PLAT OF TRACT A7 OF MAJESTIC MEADOWS,
 BEING A PORTION OF TRACT A OF MAJESTIC ESTATES INSIDE CITY LIMITS,
 CONSISTING OF TRACTS 1, 2, 3 AND 4 OF CARLISLE-MILLER SUBDIVISION,
 BEING PORTIONS OF THE SPLITTAIL AND MATHILDA PLACERS OF M.S. 920,
 PORTIONS OF THE DEADWOOD AND DELAWARE PLACERS OF M.S. 685 AND
 A PORTION OF THE DOTSON PLACER OF M.S. 1208;
 THE REMAINDER OF THE THOR AND SAWDUST PLACER OF M.S. 1208;
 THE PILOT KNOB FRACTION, COTTON AND UNRUH LODES OF M.S. 1447;
 LOT 2 OF THE REMAINDER OF THE COLUMBIA PLACER OF M.S. 1208 AND
 MINERAL SURVEY NO. 788 CONSISTING OF THE DALE PLACER;
 ALL LOCATED IN THE SW1/4 OF SECTION 13, THE SE1/4 AND NE1/4 OF SECTION 23,
 THE NE1/4, NW1/4, SW1/4 AND SE1/4 OF SECTION 24
 AND THE NE1/4 AND NW1/4 OF SECTION 25, T5N, R3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND:

- SET REBAR AND CAP STAMPED ARLETH & ASSOC. LS 3977
- FOUND MONUMENT STAMPED "LS3977" UNLESS NOTED
- WITNESS CORNER

NOTES:

1. PROPOSED LOT AREA = 34.81 ACRES±;
 PROPOSED R-O-W AREA = 0.00 ACRES±;
 TOTAL PROPOSED PLATTED AREA: 34.81 ACRES±
 EASEMENTS INCLUDED IN ALL AREAS.
2. 5' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
 EASEMENTS INCLUDED IN LOT AREAS.
3. ZONING IS PF PER CITY OF DEADWOOD ZONING MAP.
4. 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.

SHEET 1 OF 3

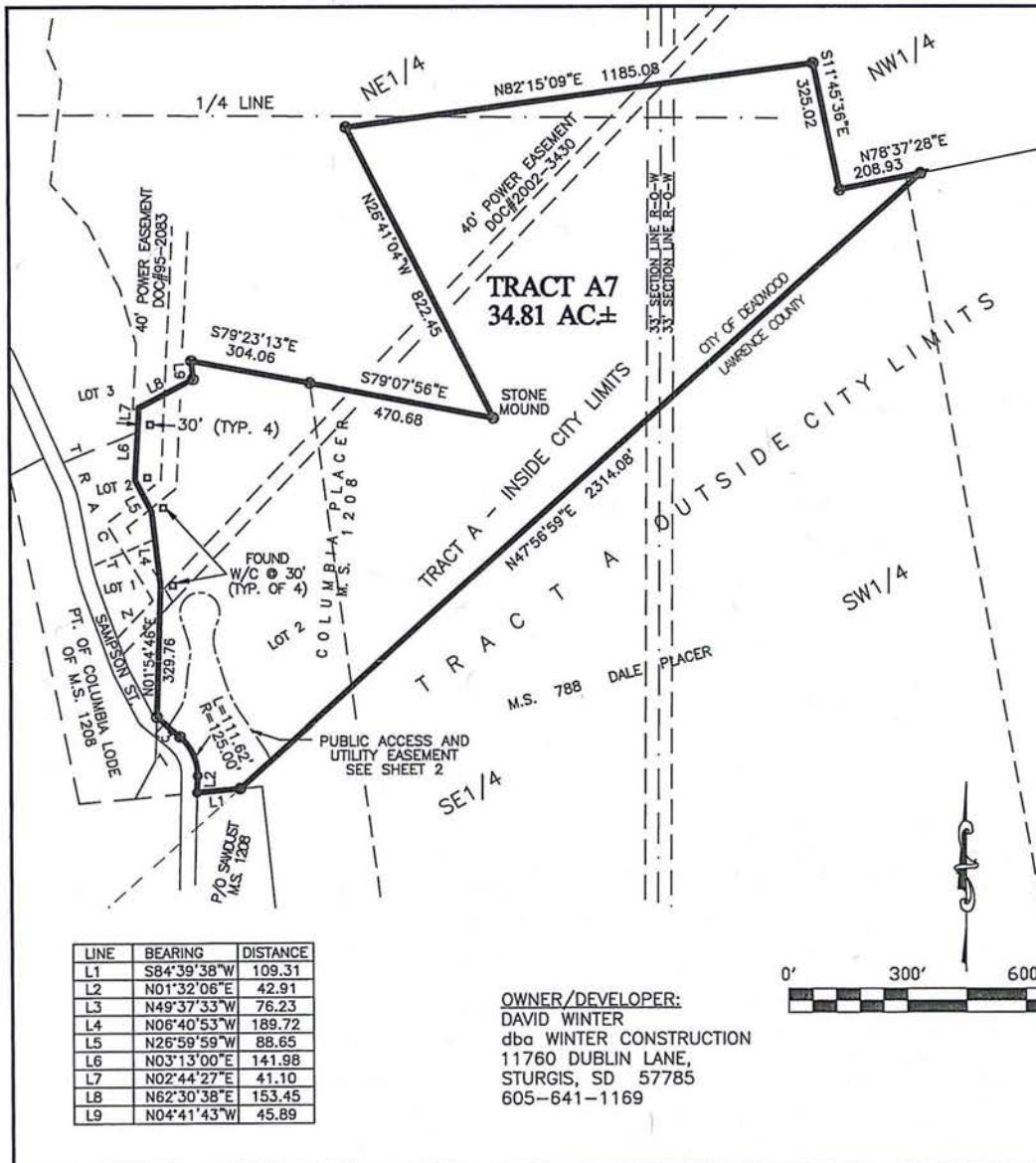


PREPARED BY:
**ARLETH LAND
 SURVEYING, LLC**

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

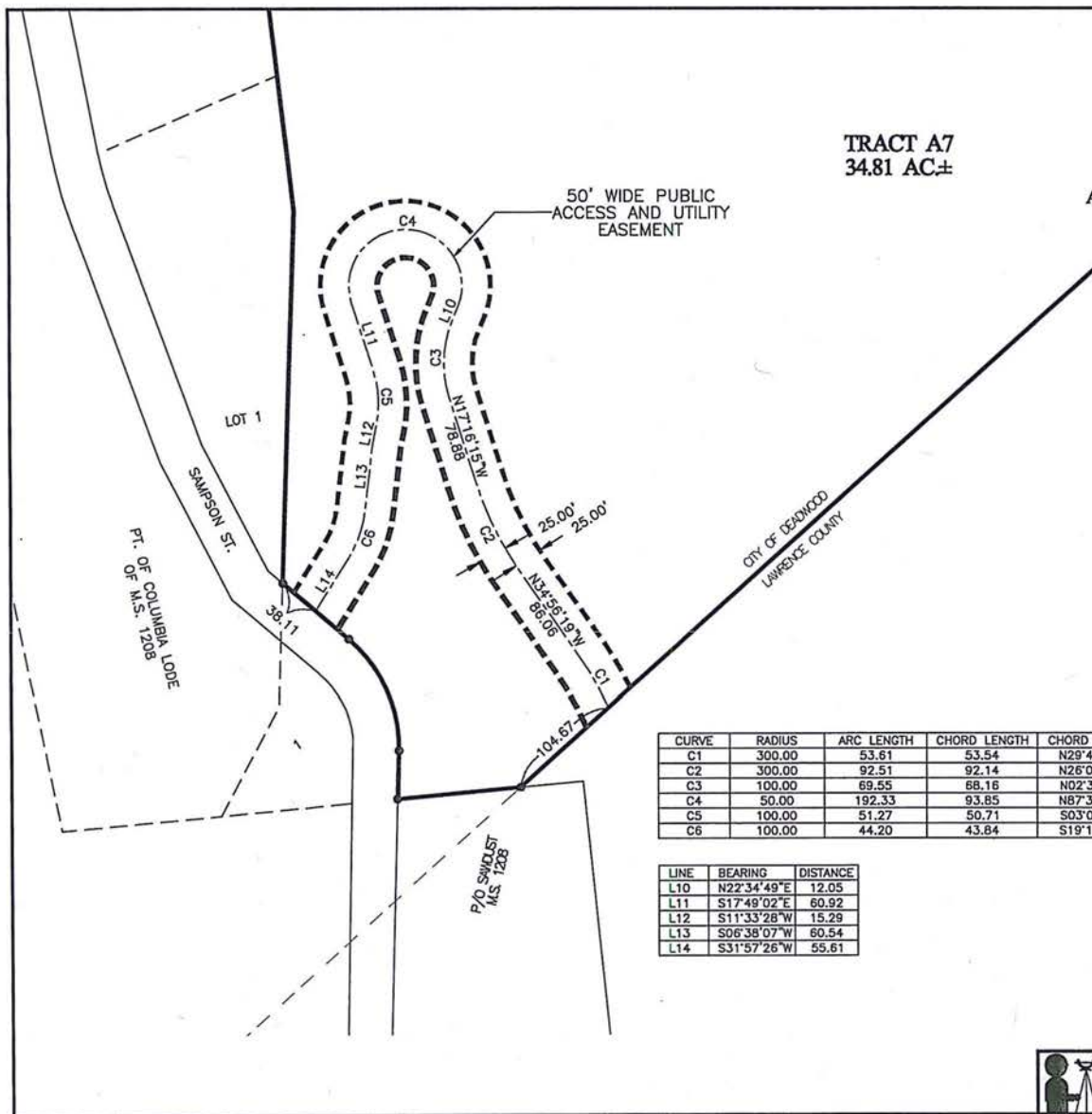
DATE: JUNE 14, 2017
 REV:
 SCALE: 1"=300'

APPROVED: JMA
 DRAWN: FD
 FILE: 9376-2



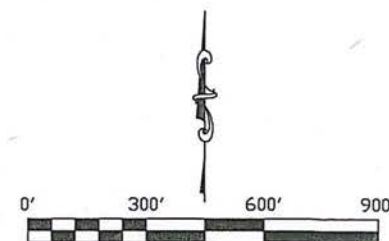
PLAT OF TRACT A7 OF MAJESTIC MEADOWS,
 BEING A PORTION OF TRACT A OF MAJESTIC ESTATES INSIDE CITY LIMITS,
 CONSISTING OF TRACTS 1, 2, 3 AND 4 OF CARLISLE-MILLER SUBDIVISION,
 BEING PORTIONS OF THE SPLITTAIL AND MATHILDA PLACERS OF M.S. 920,
 PORTIONS OF THE DEADWOOD AND DELAWARE PLACERS OF M.S. 685 AND
 A PORTION OF THE DOTSON PLACER OF M.S. 1208;
 THE REMAINDER OF THE THOR AND SAWDUST PLACER OF M.S. 1208;
 THE PILOT KNOB FRACTION, COTTON AND UNRUH LODES OF M.S. 1447;
 LOT 2 OF THE REMAINDER OF THE COLUMBIA PLACER OF M.S. 1208 AND
 MINERAL SURVEY NO. 788 CONSISTING OF THE DALE PLACER;
 ALL LOCATED IN THE SW1/4 OF SECTION 13, T8N, R3E, B.H.M.,
 THE NE1/4, NW1/4, SW1/4 AND SE1/4 OF SECTION 24,
 AND THE NE1/4 AND NW1/4 OF SECTION 25, T5N, R3E, B.H.M.,
 CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

TRACT A7
34.81 AC±



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	300.00	53.61	53.54	N29°49'10"W	10°14'19"
C2	300.00	92.51	92.14	N26°06'17"W	17°40'04"
C3	100.00	69.55	68.16	N02°39'17"E	39°51'05"
C4	50.00	192.33	93.85	N87°37'07"W	220°23'52"
C5	100.00	51.27	50.71	S03°07'47"E	29°22'31"
C6	100.00	44.20	43.84	S19°17'48"W	25°19'19"

LINE	BEARING	DISTANCE
L10	N22°34'49"E	12.05
L11	S17°49'02"E	60.92
L12	S11°33'28"W	15.29
L13	S06°38'07"W	60.54
L14	S31°57'26"W	55.61



SHEET 2 OF 3



PREPARED BY:
ARLETH LAND
 SURVEYING, LLC

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

DATE: JUNE 14, 2017
 REV:
 SCALE: 1"=300'

APPROVED: JMA
 DRAWN: FD
 FILE: 9376-2

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

**PLAT OF TRACT A7 OF MAJESTIC MEADOWS,
BEING A PORTION OF TRACT A OF MAJESTIC ESTATES INSIDE CITY LIMITS,
CONSISTING OF TRACTS 1, 2, 3 AND 4 OF CARLISLE-MILLER SUBDIVISION,
BEING PORTIONS OF THE SPLITTAIL AND MATHILDA PLACERS OF M.S. 920,
PORTIONS OF THE DEADWOOD AND DELAWARE PLACERS OF M.S. 685 AND
A PORTION OF THE DOTSON PLACER OF M.S. 1208;
THE REMAINDER OF THE THOR AND SAWDUST PLACER OF M.S. 1208;
THE PILOT KNOB FRACTION, COTTON AND UNRUH LODES OF M.S. 1447;
LOT 2 OF THE REMAINDER OF THE COLUMBIA PLACER OF M.S. 1208 AND
MINERAL SURVEY NO. 788 CONSISTING OF THE DALE PLACER;
ALL LOCATED IN THE SW1/4 OF SECTION 13, THE SE1/4 AND NE1/4 OF SECTION 23,
THE NE1/4, NW1/4, SW1/4 AND SE1/4 OF SECTION 24
AND THE NE1/4 AND NW1/4 OF SECTION 25, T5N, R3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**

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 3 OF 3



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

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

DATE: JUNE 14, 2017
REV:
SCALE: 1"=300'

APPROVED: JMA
DRAWN: FD
FILE: 9376-2