

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, August 17, 2016 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of August 3, 2016 Minutes
3. Sign Review Commission
306 Sherman Street - Gulches Storage
 - a. Add One New Wall Sign
Action Required:
 - b. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
3 Ryan Road - Clear Up Property Boundaries

Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

Action Required:

 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Deadwood Board of Adjustments**50 Van Buren Street - Realign to Clear Up Retaining Wall Discrepancies**

Plat of Lots A and B of Block 63; Formerly A Portion of Lots 2 and 3 and All Off Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota

Action Required:

 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Deadwood Board of Adjustments
5. Items from Staff
 - a. Welcome Center Update
 - b. Powerhouse Park - Open House September 8th 5:00 p.m. - 7:00 p.m.
 - c. Whitewood Creek
 - d. DOT
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, August 3, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, August 3, 2016, 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: Jim Shedd, Marie Farrier, Mel Allen, Tony Biesiot and Brett Runge

Absent:

Board of Adjustments Present: Dave Ruth, Jim Van Den Eykel, and Mark Speirs

Staff Present:

Trent Mohr and Jerity Krambeck

Approval of July 20, 2016 Minutes:

It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the July 20, 2016 meeting minutes. Aye – All. Motion carried.

Sign Review Commission:

175 Sherman Street - Bone Daddy's

Mr. Mohr informed the Commission the applicant is requesting permission to install one new projecting sign and one wall sign. The proposed wall sign would require a variance, 15.32.300, paragraph 1, Wall Sign. *It was moved by Mr. Biesiot and seconded by Mrs. Runge to approve the projecting sign permit at 175 Sherman Street. Aye – All. Motion carried.*

It was moved by Mrs. Runge and seconded by Mr. Allen to approve the wall sign permit and to grant a size variance at 175 Sherman Street. Aye – All. Motion carried.

Planning and Zoning Commission:

317 Cliff Street - To Sell Lot 3R-1

Mr. Mohr informed the commission the purpose is for the landowner to sell lot 3R-1. Legally described as Lot 3R-1 and 3R-2 of Katon Subdivision, Formerly Lot 3R of Katon Subdivision, Being the Remainder of Lot 3 of Katon Subdivision to the City of Deadwood, Located in Tract 1 of a portion of the Jim Lode in M.S. 1636, Except Highway R-O-W and Lot H2; Part of M.S. 107, Part of M.S. 58, Part of M.S. 57 And Part of Lot 7 All lying south of the Highway Right-of-way, All located in the SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. The land is zoned Commercial Highway District and it is not located within the flood zone. *It was moved by Ms. Farrier and seconded by Mr. Biesiot to approve the Lot 3R-1 and 3R-2 of Katon Subdivision, Formerly Lot 3R of Katon Subdivision, Being the Remainder of Lot 3 of Katon Subdivision to the City of Deadwood, Located in Tract 1 of a portion of the Jim Lode in M.S. 1636, Except Highway R-O-W and Lot H2; Part of M.S. 107, Part of M.S. 58, Part of M.S. 57 And Part of Lot 7 All lying south of the Highway Right-of-way, All located in the SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.*

740-750 Stage Run - To transfer the property and establish property boundary lines

Mr. Mohr informed the commission the purpose is to transfer the property and establish property boundary lines. Legally described as Lots C-1 and MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE¼ NE ¼ of Section 22 and the N½ NW¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. This land is zoned Multi-Family Residential District and Commercial District and is not located within a flood zone or flood hazards zone. *It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the Lots C-1 and MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE¼ NE ¼ of Section 22 and the N½ NW¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.*

Chair Shedd closed the Planning and Zoning Commission at 5:07 p.m.
Mr. Ruth opened the Board of Adjustments at 5:07 p.m.

317 Cliff Street- To Sell Lot 3R-1

It was moved by Mr. Speirs and seconded by Mr. Van den Eykel to approve the Lot 3R-1 and 3R-2 of Katon Subdivision, Formerly Lot 3R of Katon Subdivision, Being the Remainder of Lot 3 of Katon Subdivision to the City of Deadwood, Located in Tract 1 of a portion of the Jim Lode in M.S. 1636, Except Highway R-O-W and Lot H2; Part of M.S. 107, Part of M.S. 58, Part of M.S. 57 And Part of Lot 7 All lying south of the Highway Right-of-way, All located in the SE ¼ of Section 27, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

740-750 Stage Run - To transfer the property and establish property boundary lines

It was moved by Mr. Speirs and seconded by Mr. Van den Eykel to approve the Lots C-1 and MF-1, Block 1 of Palisades Tract of Deadwood Stage Run Addition, All located in the SW ¼ Section 14, the SE ¼ of Section 15, the NE ¼ NE ¼ of Section 22 and the N½ NW¼ of Section 23, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Mr. Ruth closed the Board of Adjustments at 5:09 p.m.
Chair Shedd opened the Planning and Zoning Commission at 5:09 p.m.

Items From Staff (no action taken)

- Mr. Mohr discussed the Welcome Center Project progress; the parking lot is being well used; pedestrian traffic is being rerouted; the last section of the floor slab has been poured; the contractor has begun the Whitewood Creek project.
- Mr. Mohr stated the Powerhouse Park walk through was last week and a punch list was developed with fairly minor issues; cleanup of the hill side should be addressed before it is open to the public.
- Mr. Mohr discussed the Whitewood Cleanup Project and stated the portions that have been funded have been completed, which ends near Walnut.
- Mr. Mohr stated the DOT project is almost complete; stripping has been worked on and the majority of the sidewalk is in; the walk through for the entire project took place this week.

Adjournment:

It was moved by Mr. Biesiot and seconded by Mr. Allen 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
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission



"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

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

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

SIGN PERMIT STAFF REPORT

Sign Review Commission
August 17, 2016

Applicant: Louis J. Van Roekel

Address: 4 Washington Street, Deadwood SD 57732

Site Address of Proposed Signage: 306 Cliff Street, Deadwood (Gulches Storage)

Computation of Sign Area

Building Frontage: 66 Feet

Total Available Signage: 132 Square Feet

Existing Signage: None

Remaining Available Signage Area: 132 Square Feet

Proposed Sign Project: Install one new wall sign. (80 Square Feet)

Proposed Building Materials: Vinyl wrapped metal.

Proposed Lighting of the Signs: Externally Illuminated.

Location of Proposed Sign: Attached are renderings of the proposed location and design of the sign.

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 signage project proposed in the current applications 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 the buildings at 306 Cliff Street with the option to buy. He has purchased other storage buildings in Deadwood and plans on constructing more. This new business is "Gulches Storage". The proposed sign is to advertise this new business. The 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 proposed wall sign located at 306 Cliff Street

OR

Motion to deny proposed wall sign as submitted.

20'

GULCHES STORAGE

605.222.1351

INSIDE / OUTSIDE

2'

(LETTERS IN RED)



DEADWOOD

"The Historic City of the Black Hills"
Deadwood, South Dakota 57732

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STAFF REPORT PLANNING AND ZONING AUGUST 17, 2016 JOINT MEETING

APPLICANT: Chad & Christine Blair
3 Ryan Road
Deadwood, SD 57732

PURPOSE: Transfer Purposes and Group Parcels

GENERAL LOCATION: Peck's Garden

LEGAL DESCRIPTION: Tracts 1A and 1B, Formerly Tract 1 of Deadwood Gulch Campground Tract and Lot 23B of Peck's Garden Subdivision, Being a Portion of Deadwood Gulch Campground Tract in Deadwood Gulch Addition II, a Portion of Vacated McDonald Street, and a Portion of Lot 23 of Peck's Garden Subdivision; all Located in the E1/2 of Section 27, T.5N, R.3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: PF - Park Forest
R1 - Residential

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential
South: PF - Park Forest
East: R1 - Residential
West: CH - Commercial Highway

Surrounding Land Uses:

Residential
Campground
Residential
Mix of Uses

SUMMARY OF REQUEST

The Final Plat for Tracts 1A and 1B of the Deadwood Gulch Campground Tract has been submitted to transfer property and group parcels commonly owned. The property is located on Ryan Road.

Tracts 1A and 1B Deadwood Gulch Campground Tract
3 Ryan Road
August 17, 2016

FACTUAL INFORMATION

1. The property is currently zoned PF - Park Forest and R1 - Residential
2. Tract 1A, Deadwood Gulch Addition II, is comprised of 0.76 Acres[±].
Tract 1B, Deadwood Gulch Addition II, is comprised of 0.33 Acres[±].
3. The subject property is located within the tourist service designation as defined by the City of Deadwood Land Use Plan.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space, residential properties, and various commercial businesses.

STAFF DISCUSSION

The subject property is currently occupied by the residential property at 3 Ryan Road and Tract 1B is intended to be transferred to Whistlers Gulch. Tract 1B as proposed is not conforming to the area and bulk requirements, however Tract 1B will be platted into the Campground Tract in the Future to become compliant.

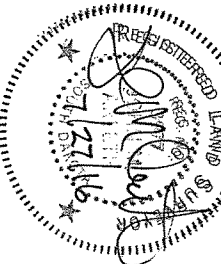
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown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

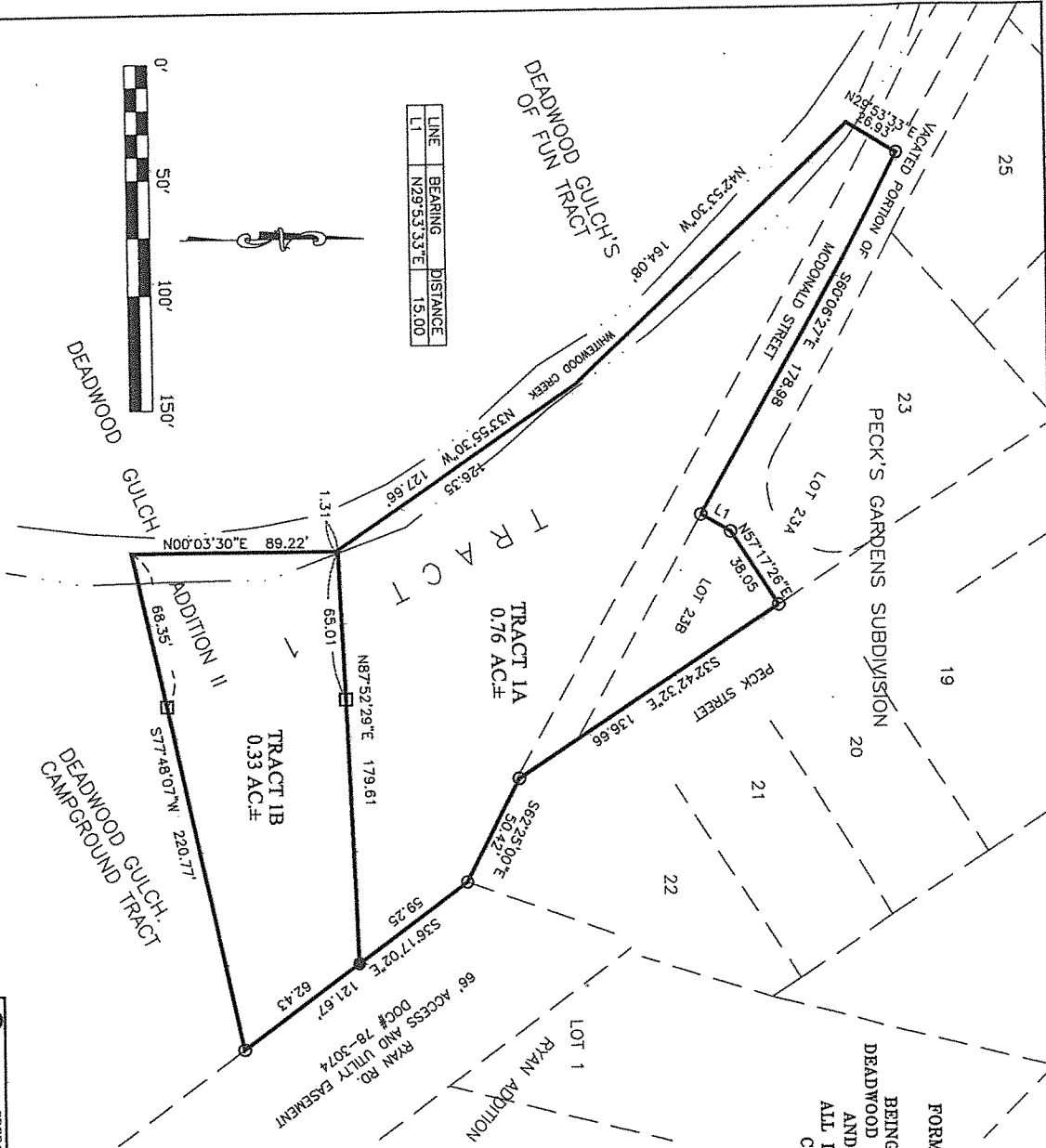
FORMERLY TRACT 1 OF DEADWOOD GULCH CAMPGROUND TRACT
AND LOT 23B OF PECK'S GARDEN SUBDIVISION,
BEING A PORTION OF DEADWOOD GULCH CAMPGROUND TRACT IN
DEADWOOD GULCH ADDITION II, A PORTION OF VACATED MCDONALD STREET,
AND A PORTION OF LOT 23 OF PECK'S GARDEN SUBDIVISION;
ALL LOCATED IN THE E1/2 OF SECTION 27, T.5N, R.3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA



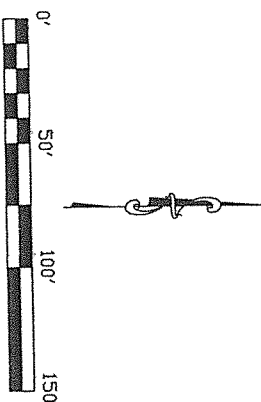
OWNER/DEVELOPER:
CHAD & CHRISTINE BLAIR
3 RYAN ROAD
DEADWOOD, SD 57732

- LEGEND:
- SET REBAR AND CAP STAMPED ARLETH & ASSOC. LS 3977
 - FOUND MONUMENT AS NOTED
 - SET WITNESS CORNER

- NOTES:
1. TOTAL AREA PLATTED THIS PLAT: 1.09 ACRES±.
 2. TOTAL AREA R-O-W THIS PLAT: 1.09 ACRES±.
 3. BASIS OF BEARING IS DEADWOOD COORDINATE SYSTEM.
 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.



LINE	BEARING	DISTANCE
L1	N29°53'33"E	15.00



PREPARED BY: ARLETH LAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: JULY 27, 2016 REV: SCALE: 1"=50'	APPROVED: JMA DRAWN: FD FILE: 7821.dwg
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PLAT OF TRACTS 1A AND 1B,
FORMERLY TRACT 1 OF DEADWOOD GULCH CAMPGROUND TRACT
AND LOT 23B OF PECK'S GARDEN SUBDIVISION,
BEING A PORTION OF DEADWOOD GULCH CAMPGROUND TRACT IN
DEADWOOD GULCH ADDITION II, A PORTION OF VACATED McDONALD STREET,
AND A PORTION OF LOT 23 OF PECK'S GARDEN SUBDIVISION;
ALL LOCATED IN THE E1/2 OF SECTION 27, T.5N, R.3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

SURVEYOR'S CERTIFICATE
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 2 DAY
OF August, 2016.

JOHN M. ARLETH, R.L.S. 13977

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: _____ MAYOR
FINANCE OFFICER _____

OFFICE OF THE COUNTY DIRECTOR OF EQUALIZATION
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE
I, _____ 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: JULY 22, 2016 REV: _____ SCALE: 1"=50'	APPROVED: JMA DRAWN: FD FILE: 7821.dwg
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Deadwood, South Dakota 57732

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Fax (605) 578-2084

DEADWOOD CITY HALL
102 Sherman Street
Telephone (605) 578-2600

STAFF REPORT
PLANNING AND ZONING
AUGUST 17, 2016 JOINT MEETING

APPLICANT: Amy L Gorzalka
50 Van Buren St.
Deadwood, SD 57732

Wilbert F. and Eleanor M. Eichmann, Co Trustees
21647 Gold Dust Trail
Nemo, SD 57759

PURPOSE: Realign Property Lines to Clear Up Retaining Wall Discrepancies

GENERAL LOCATION: Van Buren / Fillmore

LEGAL DESCRIPTION: Lots A and B of Block 63; Formerly A Portion of Lots 2 and 3 and All Off Lots 4 Thru 6 of Block 63, Original Town of Deadwood, Lawrence County, South Dakota

FILE STATUS: All legal obligations have been completed.

ZONE: R1- Residential

STAFF FINDINGS:

Surrounding Zoning:

North: R1 - Residential
South: R1 - Residential
North: R1 - Residential
West: R1 - Residential

Surrounding Land Uses:

Residential
Residential
Residential
Residential

SUMMARY OF REQUEST

The Final Plat of Lots A and B of Block 63 has been submitted to realign property lines to clear up retaining wall discrepancies. The property is located on Van Buren and Fillmore Street.

Lots A and B Block 63
50 Van Buren St.
August 17, 2016

FACTUAL INFORMATION

1. The property is currently zoned R1- Residential.
2. Lot A of Block 63 is comprised of 0.087 Acres \pm .
Lot B of Block 63 is comprised of 0.277 Acres \pm .
3. The subject property is located within the Low Density Residential District as defined in the City of Deadwood Land Use Plan.
4. The property is not located within a flood zone or flood hazard zone.
5. Public facilities are available to serve the property.
6. The area is currently characterized by open space and residential properties.

STAFF DISCUSSION

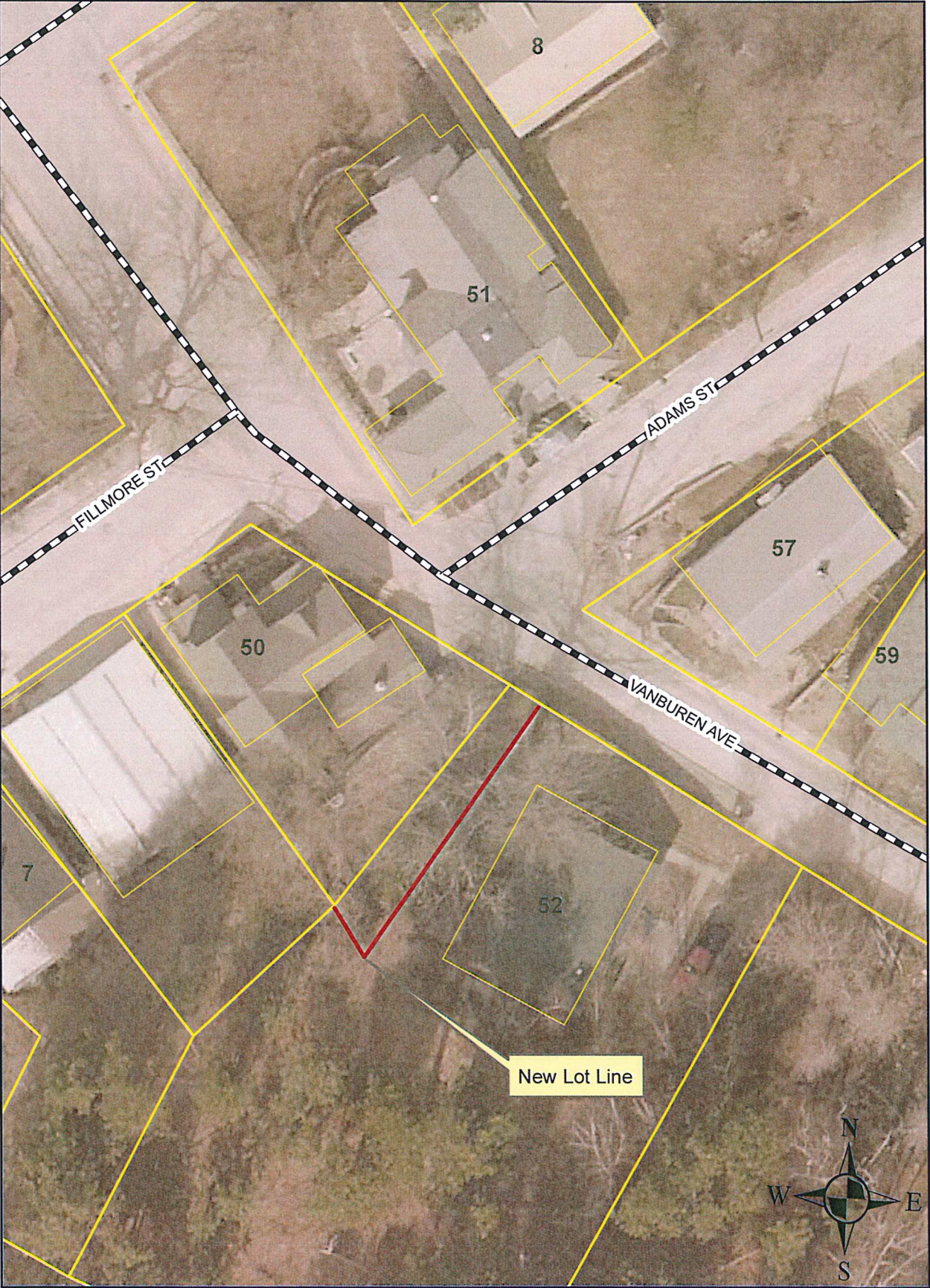
The subject property is currently occupied by residential structures at 50 and 52 Van Buren. This plat will facilitate the reconstruction of a retaining wall between the two properties and eliminate questions in regards to ownership of said wall.

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.

50 Van Buren Plat Exhibit



**PLAT OF LOTS A AND B OF BLOCK 63;
FORMERLY A PORTION OF LOTS 2 AND 3 AND ALL
OFF LOTS 4 THRU 6 OF BLOCK 63,
ORIGINAL TOWN OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTA**

OWNERS/DEVELOPERS:
AMY L. GORZALKA
50 VAN BUREN ST.
DEADWOOD, SD 57732
1-307-461-0541
WILBERT F. AND ELEANOR M.
EICHMANN, CO TRUSTEES
21647 GOLD DUST TRAIL
NEMO, SD 57759

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

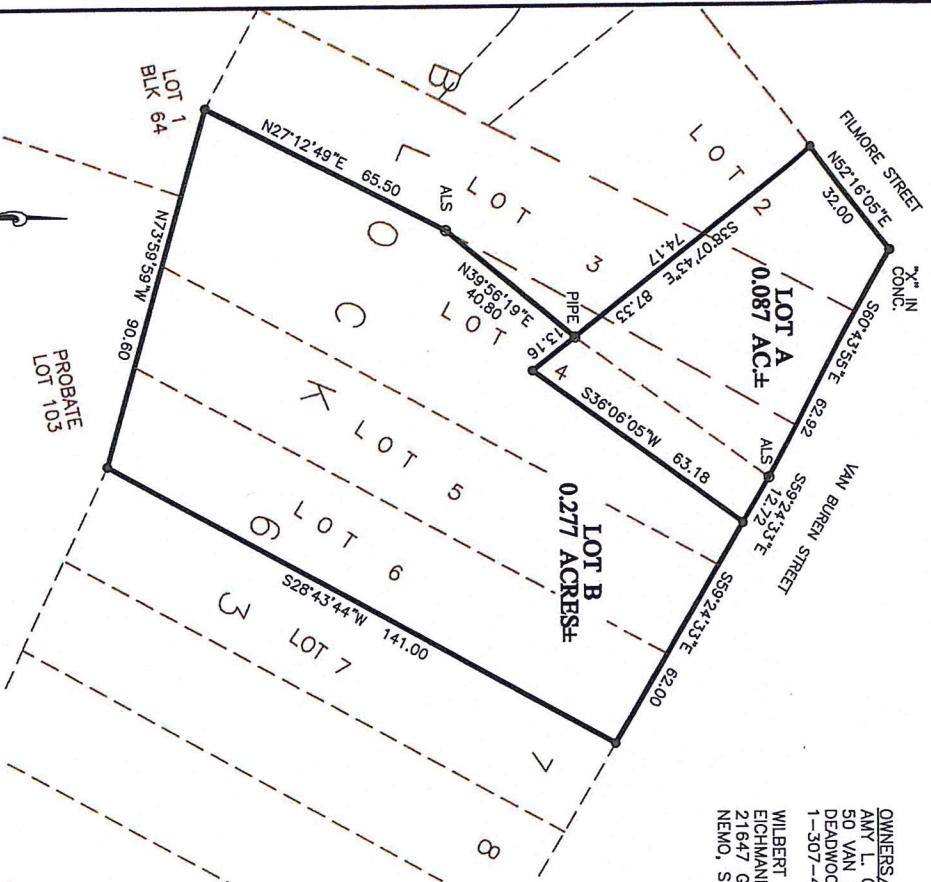
NOTES:

1. PROPOSED LOT AREA = 0.364 ACRES±;
PROPOSED R-O-W AREA = 0.00 ACRES±;
AVERAGE DENSITY PER LOT = 0.182 ACRES±;
TOTAL PROPOSED PLATTED AREA: .0364 ACRES±;
EASEMENTS INCLUDED IN ALL AREAS.
2. UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
3. EASEMENTS INCLUDED IN LOT AREAS.
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.

SURVEYOR'S CERTIFICATE
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 20 DAY OF _____, 20____.

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

REVIEW



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

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

DATE: AUGUST 10, 2016
REV:
SCALE: 1" = 30'

APPROVED: JMA
DRAWN: RD
FILE: 9461.dwg

OWNER'S CERTIFICATE
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCEDO 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: _____


COPY

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: _____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
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: _____

PLAT OF LOTS A AND B OF BLOCK 63;
FORMERLY A PORTION OF LOTS 2 AND 3 AND ALL
OFF LOTS 4 THRU 6 OF BLOCK 63,
ORIGINAL TOWN OF DEADWOOD,
LAWRENCE COUNTY, SOUTH DAKOTAAPPROVAL 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: _____ MAYOR _____
FINANCE OFFICER _____
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: ARLETHLAND SURVEYING, LLC	24 CLIFF ST. DEADWOOD, SD 57732 1-605-578-1637	DATE: AUGUST 10, 2016 REV: SCALE: 1" = 30'	APPROVED: JMA DRAWN: RD FILE: 9461.dwg
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