

DEADWOOD PLANNING AND ZONING COMMISSION

Wednesday, August 3, 2016 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of July 20, 2016 Minutes
3. Sign Review Commission
175 Sherman Street - Bone Daddy's
 - a. Add One Projecting Sign and one Wall Sign
Action Required:
 - b. Approval/ Denial by Sign Review Commission
4. Planning and Zoning Commission and Board of Adjustments
317 Cliff Street- To Sell Lot 3R-1

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

Action Required:

 - a. Approval/Denial by Planning and Zoning
 - b. Approval/Denial by Deadwood Board of Adjustments**740-750 State Run - To transfer the property and establish property boundary lines**

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

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
 - c. Whitewood Creek
 - d. DOT
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, July 20, 2016

The meeting of the Deadwood Planning and Zoning was called to order by Chairperson Jim Shedd on Wednesday, July 20, 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 and Brett Runge

Absent: Tony Biesiot

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

Staff Present:

Bob Nelson, Jr., Trent Mohr, and Bonny Anfinson

Approval of July 6, 2016 Minutes:

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the July 6, 2016 meeting minutes. Aye - All. Motion carried.

Sign Review Commission:

103 Charles Street - Gordon Mack - Continued from 7/6/16 meeting

Mr. Mohr informed the Commission the applicant is requesting permission to install one new freestanding sign - VACANCY. The proposed sign would require a variance, 15.32.200 illumination. This item was continued from the 7.6.16 Planning and Zoning Meeting. *It was moved by Mrs. Runge and seconded by Ms. Farrier to approve the sign permit and the illumination variance allowing the vacancy sign at 103 Charles Street. Aye - All. Motion carried.*

61 Charles Street - Banner Permit - Lead Deadwood Regional

Mr. Mohr informed the Commission the applicant is requesting permission to display two banners during the Days of 76 Rodeo and the Sturgis Motorcycle Rally. They are requesting the banner fees be waived. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the banners and waive the banner fees for Lead Deadwood Regional to display two banners during the Days of 76 Rodeo and the Sturgis Motorcycle Rally at 61 Charles Street. Aye - All. Motion carried.*

65 Sherman Street - Danny Gray/Nick Spano

Mr. Mohr informed the Commission the applicants have opened two new businesses at this location, "Harry's Spaghetti Restaurant" and "Mary's Gift Emporium". The proposed signs advertise these new businesses as well as the existing business "Danny Gray's Deadwood Roadhouse". The signs and locations are compliant with the sign ordinance. *It was moved by Mrs. Runge and seconded by Mr. Allen to approve the signs located at 103 Charles Street. Aye - All. Motion carried.*

681 Main Street - Hog Wild, LLC d.b.a. Deadwood Harley Davidson

Mr. Mohr informed the Commission the applicant has recently purchased this property and is currently operating it as a second location to their store at 692 Main Street. Beginning in 2017 the store at 681 Main Street will be their only location. The proposed sign is to advertise this new store. The sign and its location are compliant with the sign ordinance. *It was moved by Mr. Allen and seconded by Mrs. Runge to approve the sign at 681 Main Street. Aye - All. Motion carried.*

Planning and Zoning Commission:

Items From Staff (no action taken)

- Mr. Mohr discussed the Welcome Center Project progress; the north end of the parking lot is almost complete, a walk through for phase I to create a punch list is scheduled and the parking lot is scheduled to be turned over to the City July 26. The building completion is scheduled for May of

2017.

- Mr. Nelson Jr. stated the Powerhouse Park has a substantial walk through scheduled for Thursday, July 21, 2016. They hope to have the park done completely by next week;
- Mr. Nelson Jr. stated they are continuing work behind Charles Street along Whitewood Creek. The Creek is looking very good.
- Mr. Nelson, Jr. stated the DOT project is almost complete; stripping has been causing delays in the traffic.
- Mr. Nelson, Jr. stated the Cadillac Jack's Expansion Project was approved by the Historic Preservation Commission. This project will include vacating a street. A new plat will be coming before you. They will be applying for a TIF, need to bury electrical, add bridge to cross Whitewood Creek and access trail.

Adjournment:

It was moved by Ms. Farrier 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 5:24 p.m.

ATTEST:

Chairman, Planning & Zoning Commission
Bonny Anfinson, 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 3, 2016

Applicant: Tim Buckstead

Address: 175 Sherman Street, Deadwood SD 57732

Site Address of Proposed Signage: 175 Sherman Street (Bone Daddy's)

Computation of Sign Area

Building Frontage: 90 Feet

Total Available Signage: 180 Square Feet

Existing Signage: None

Remaining Available Signage Area: 180 Square Feet

Proposed Sign Project: Add one projecting sign (5 Square Feet) and one wall sign (16 Square Feet).

Proposed Building Materials: Vinyl on metal.

Proposed Lighting of the Signs: None indicated in application.

Location of Proposed Sign: Attached are renderings of the proposed signs and their locations on the building.

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 signage project 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 opened a new business at this location in 2015 and wishes to add one wall sign above the garage doors and one projecting sign on the canopy to advertise this business. The proposed projecting sign is compliant with the sign ordinance. The wall sign as proposed has a vertical dimension of 3.3 Feet and does require a variance to section 15.32.300 paragraph 1 cited below:

1. *Wall Sign. One wall sign per public entrance so long as such entrances and signs are at least ten (10) feet apart. Such sign shall be attached parallel to the building and shall project*

not more than eight inches from the building surface. The maximum square footage of the sign is fifty (50) square feet. The maximum vertical dimension of the sign shall be two feet. The top of any wall sign shall be no higher than the lowest of the following:

- a. Twenty-five (25) feet above grade;*
- b. The bottom of the sills of the first level of windows above the first story, except in the case of upper story business with exterior entrances;*
- c. The lowest point of the roof surface, except in the case of a one-story building with a continuous horizontal parapet, the top of such parapet.*

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 proposed projecting sign located at 175 Sherman Street

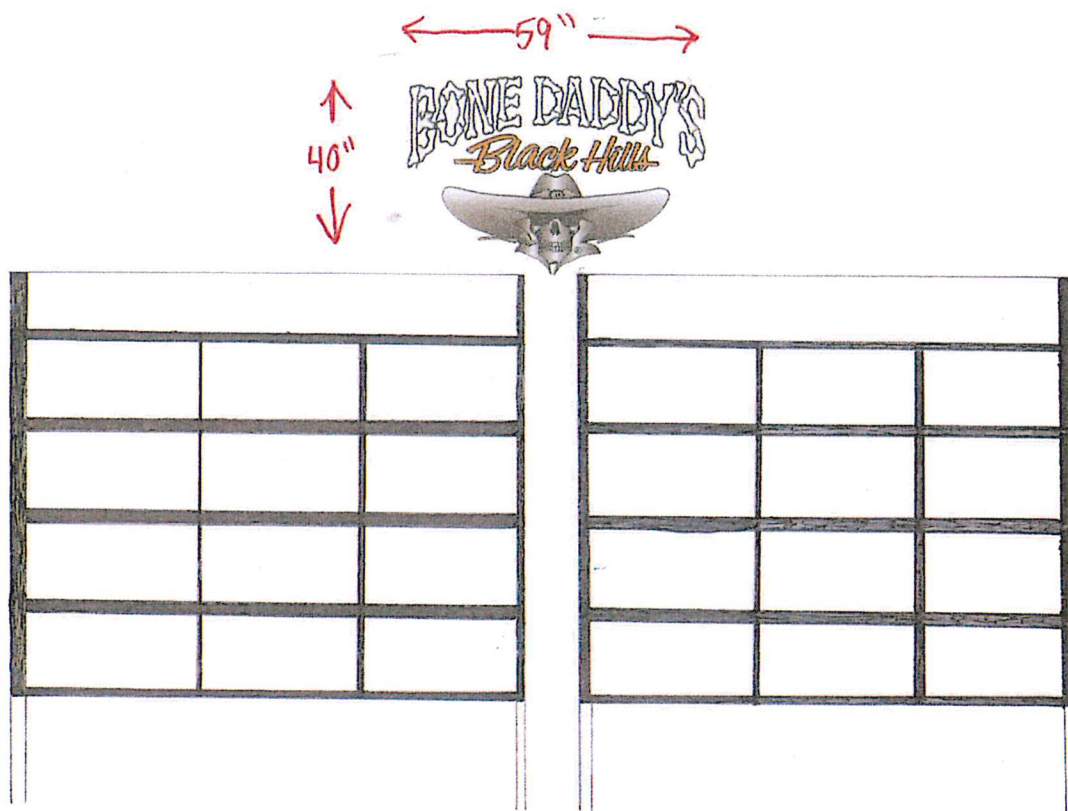
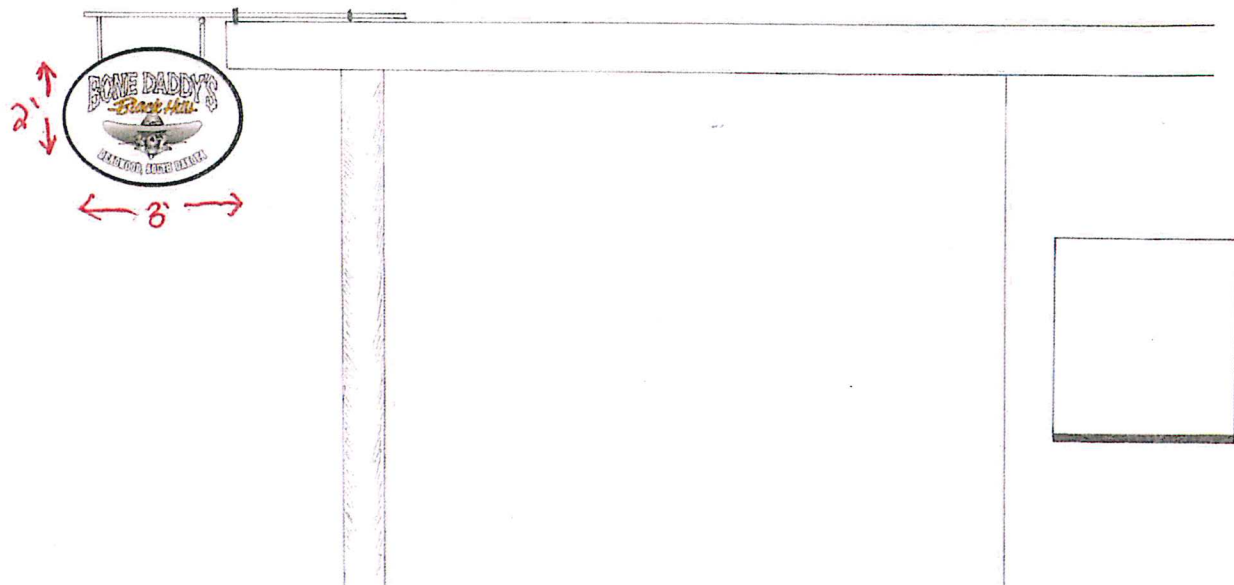
OR

Motion to deny projecting sign as submitted.

Motion to approve proposed wall sign located at 175 Sherman Street, granting a variance to the sign ordinance

OR

Motion to deny wall sign as submitted.





New wall sign

New projecting
sign.

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
AUGUST 3, 2016 JOINT MEETING

APPLICANT: Paula J. Katon, Trustee
PO Box 326
Deadwood, SD 57732

PURPOSE: To Sell Lot 3R-1

GENERAL LOCATION: Cliff Street / Pluma

LEGAL DESCRIPTION: 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

FILE STATUS: All legal obligations have been completed.

ZONE: CH – Commercial Highway District

STAFF FINDINGS:

Surrounding Zoning:

North: CH – Commercial Highway
South: CH – Commercial Highway
East: PF – Park Forest
West: CH – Commercial Highway

Surrounding Land Uses:

Commercial Property
Commercial Businesses
Vacant Land
Mix of Uses

SUMMARY OF REQUEST

The Final Plat for Lots 3R-1 and 3R-2 of the Katon Subdivision has been submitted to facilitate the sale of Lot 3R-1. The property is located on Cliff Street in the area of Pluma.

FACTUAL INFORMATION

1. The property is currently zoned CH – Commercial Highway District
2. Lot 3R-1, Katon Subdivision, is comprised of 8.73 Acres \pm .
Lot 3R-2, Katon Subdivision, is comprised of 0.40 Acres \pm .
3. The subject property is located within the tourist service designation.
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 various commercial businesses.

STAFF DISCUSSION

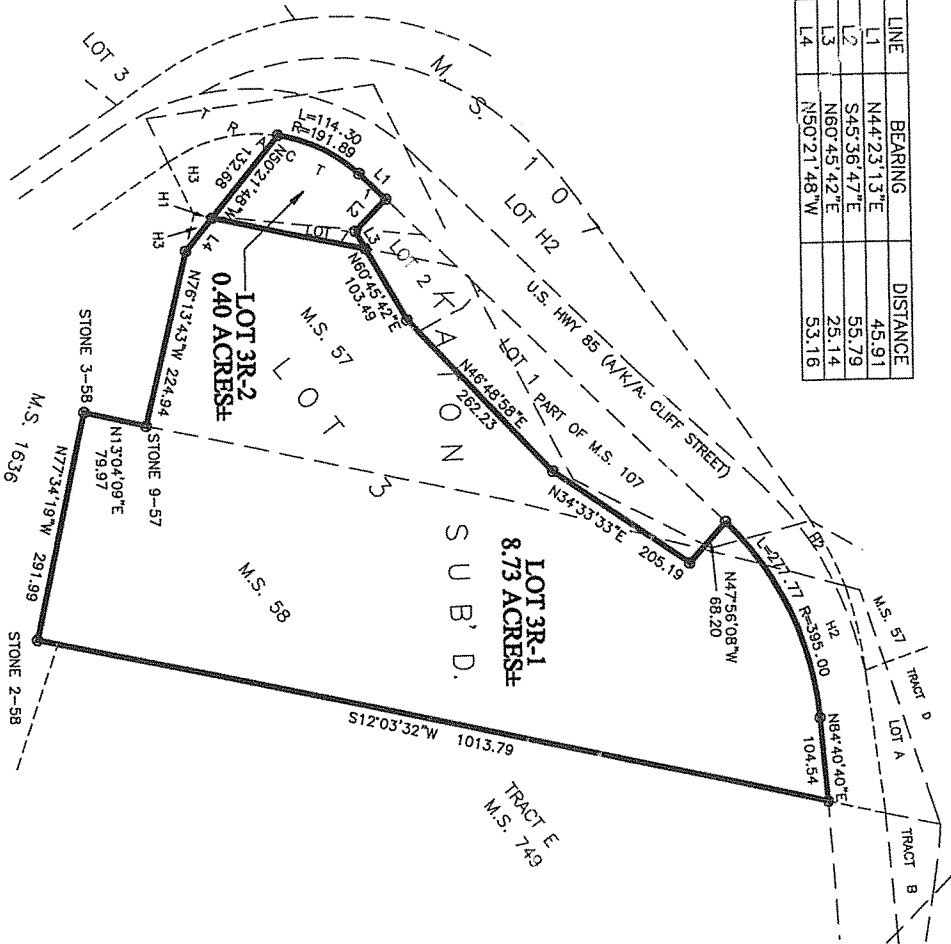
The subject property is currently occupied by the Thunder Cove and the owner intends on selling a portion of the property. The lots meet the area and bulk requirements for square footage.

1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.
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.

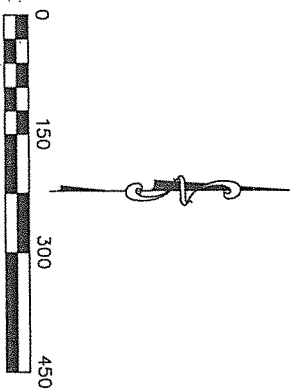
| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N44°23'13"E | 45.91 |
| L2 | S45°36'47"E | 55.79 |
| L3 | N60°45'42"E | 25.14 |
| L4 | N50°21'48"W | 53.16 |



OWNER/DEVELOPER:
PAULA J. KATON, TRUSTEE
PO BOX 326
DEADWOOD SD, 57732.
1-605-578-3045

PLAT OF LOTS 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 LODGE IN M.S. 1636, EXCEPT HIGHWAY R-O-W AND LOT H2;
PART OF M.S. 107, PART OF M.S. 58,
ALL LYING SOUTH OF THE HIGHWAY RIGHT-OF-WAY;
ALL LOCATED IN THE SE1/4 OF SECTION 27, T5N, R3E, B1M,
CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA



LEGEND:

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

- NOTES:
1. TOTAL AREA PLATTED THIS PLAT: 9.13 ACRES.
TOTAL AREA LOTS THIS PLAT: 9.13 ACRES.
TOTAL AREA R-O-W THIS PLAT: 0.00 ACRES.
 2. 5' DRAINAGE AND UTILITY EASEMENTS HEREBY GRANTED ALONG BOTH SIDES OF ALL LOT LINES.
 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.

PREPARED BY:
ARLETH LAND
SURVEYING LLC

24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1637

DATE: JULY 27, 2016
REV.
SCALE: 1" = 160'

APPROVED: JLA
DRAWN: PD
DWC: 8665 REPLAT LOT 3.dwg

SURVEYOR'S CERTIFICATE
I, JOHN M. ARLETH, 24 CLIFF ST., 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
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: _____

PLAT OF LOTS 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,
ALL LOCATED IN TRACT 1 OF A PORTION
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 SE1/4 OF SECTION 27, T5N, R3E, B1M,
CITY OF DEADWOOD LAWRENCE COUNTY, SOUTH DAKOTA

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: _____

| | | | | |
|---|---------------------------|--------------------|---------------------|----------------------------|
|  | PREPARED BY: | 24 CLIFF STREET | DATE: JULY 27, 2016 | APPROVED: JMA |
| | ARLETH LAND SURVEYING LLC | DEADWOOD, SD 57732 | REV: _____ | DRAWN: PD |
| | | 606-578-1637 | SCALE: 1" = 160' | DWG: 6565 REPLAT LOT 3.dwg |



**STAFF REPORT
PLANNING AND ZONING
AUGUST 3, 2016 JOINT MEETING**

APPLICANT: Palisades LLC

PURPOSE: To transfer the property and establish property boundary lines.

GENERAL LOCATION: Deadwood Stage Run Addition

LEGAL DESCRIPTION: 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

FILE STATUS: All legal obligations have been completed.

ZONE: R2 – Multi-Family Residential District
C-1 – Commercial District

STAFF FINDINGS:

Surrounding Zoning:

North: Lawrence County
South: R-1 Residential
East: R1 - Residential
West: R1 - Residential

Surrounding Land Uses:

Forest
Residential Dwellings
Residential Dwellings
Vacant Land

SUMMARY OF REQUEST

The Final Plat for Lots C-1 and MF-1 of Block 1 of the Stage Run Addition has been submitted to facilitate the transfer of land and establish property boundaries. The property is located off of Mt. Roosevelt Road and the lots front Stage Run. The addresses for the two lots range from 740-750 Stage Run with even numbers only.

FACTUAL INFORMATION

1. The property is currently zoned Multi-family Residential and Commercial
2. Lot C-1, Block 1, is comprised of 2.00 Acres±.
Lot MF-1, Block 1, is comprised of 3.96 Acres±

Lots C-1 and MF-1
Stage Run Addition
August 3, 2016

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 available to serve the property.
6. The area is currently characterized by open space, new homes, and homes under construction.

STAFF DISCUSSION

The subject property currently is vacant and to date the City has not been presented plans for the property. The lots meet the area and bulk requirements for square footage.

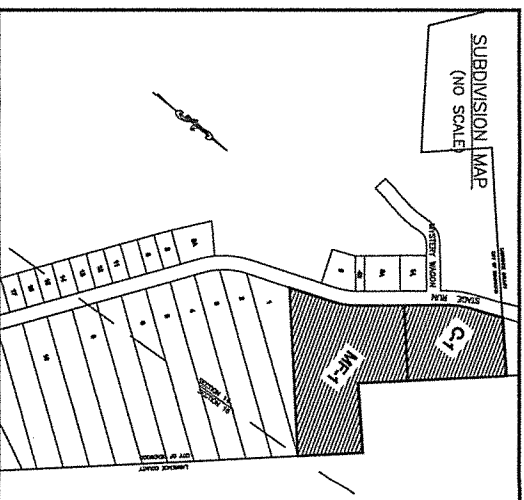
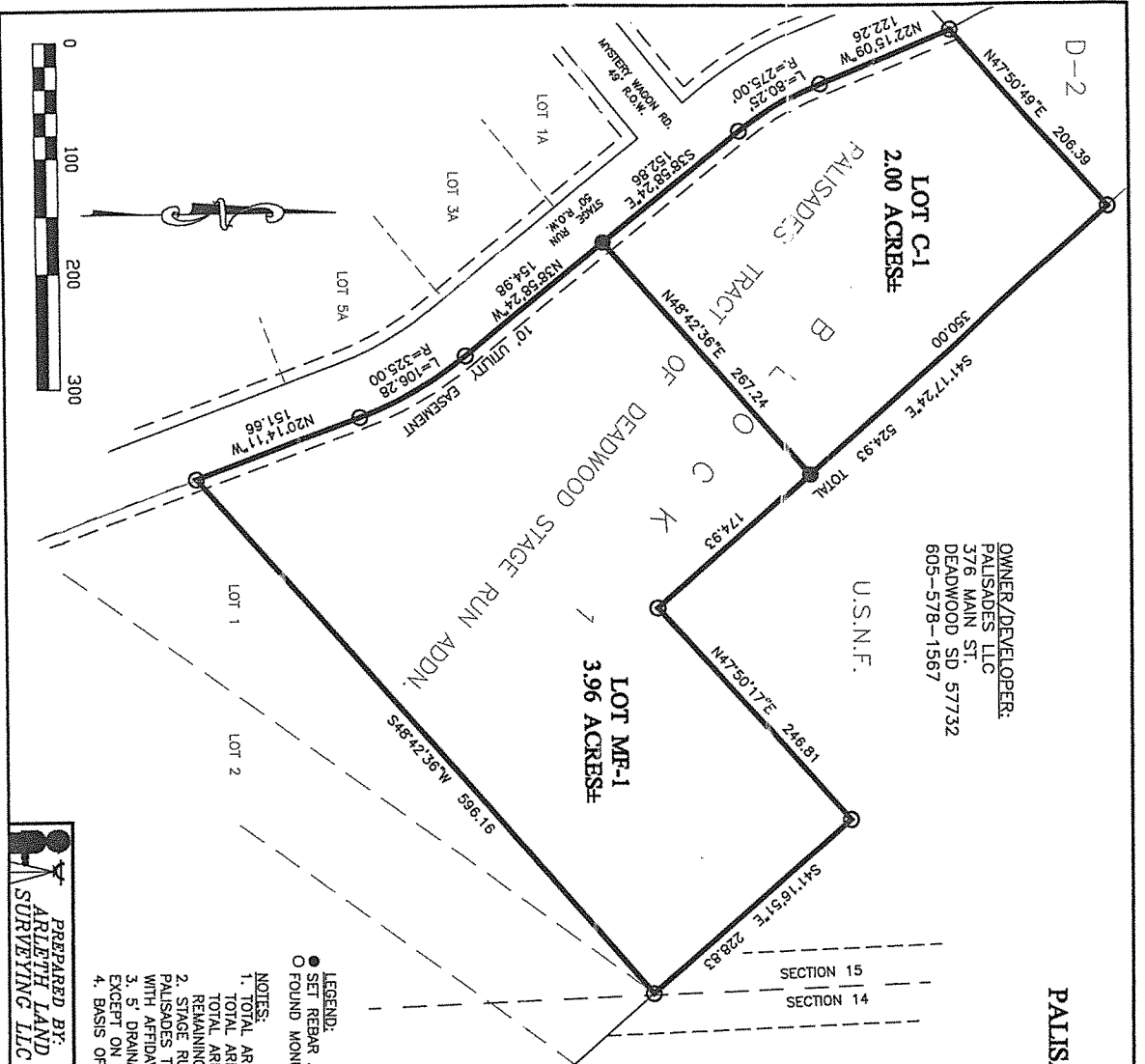
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown on the plat and serves to "fix in time" the data represented on the plat.
5. The street bounding the lot is shown and named.
6. All certifications are indicated and correct on the plat.
7. Dimensions, angles and bearings are shown along the lot lines.
8. Scale of the plat is shown and accompanied with a bar scale.

ACTION REQUIRED:

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

**PLAT OF LOTS C-1 AND ME-1, BLOCK 1 OF
PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION,
ALL LOCATED IN THE SW1/4 SECTION 14, THE SE1/4 OF SECTION 15,
THE NE1/4 AND E1/4 OF SECTION 22 AND
THE N1/2 NW1/4 OF SECTION 23 T.5N, R.3E, B.1M,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTHDAKOTA**

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



LEGEND:
● SET REBAR AND CAP STAMPED "LS 3977"
○ FOUND MONUMENT STAMPED "LS 3977" UNLESS NOTED

- NOTES:**
1. TOTAL AREA PLATTED THIS PLAT: 5.96 ACRES±.
 2. TOTAL AREA LOTS THIS PLAT: 5.96 ACRES±.
 3. REMAINING AREA PALISADES TRACT: 0.00 ACRES±.
 4. STAGE RUN AND MYSTERY WAGON RD. PREVIOUSLY RECORDED IN PLAT DOCUMENT NO. 2008-5119.
 5. PALISADES TRACT OF DEADWOOD STAGE RUN PREVIOUSLY RECORDED IN DOCUMENT NO. 2008-5295.
 6. WITH AFFIDAVIT OF CORRECTION RECORDED IN DOCUMENT NO. 2008-5295.
 7. 3.5' DRAINAGE AND UTILITY EASEMENTS HEREBY GRANTED ALONG BOTH SIDES OF ALL LOT LINES EXCEPT ON COMMON LOT LINE WHERE BUILDINGS EXIST.
 8. BASIS OF BEARING IS DEADWOOD COORDINATE SYSTEM.

PREPARED BY:
ARLEIGH LAND SURVEYING LLC

24 CLIFF STREET
DEADWOOD, SD 57732
605-578-1637

DATE: SEPT. 24, 2014
JOB#: 7271
SCALE: 1" = 100'

APPROVED: JJA
DRAWN: JJD
DTC: LOTS C1 ME1 BLK 1.dwg

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 ____ 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: _____

PLAT OF LOTS C-1 AND ME-1, BLOCK 1 OF
PALISADES TRACT OF DEADWOOD STAGE RUN ADDITION,
ALL LOCATED IN THE SW1/4 SECTION 14, THE SE1/4 OF SECTION 15,
THE NE1/4ME1/4 OF SECTION 22 AND
THE NW1/4NW1/4 OF SECTION 23 T.5N, R.3E, B.H.M.,
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA

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 STREET
DEADWOOD, SD 57732
605-878-1657

DATE: SEPT. 24, 2014
JOB#: 7271
SCALE: 1" = 100'

APPROVED: JMA
DRAWN: JPD
DWG: LOTS C1 ME1 BLK 1.dwg