

DEADWOOD PLANNING AND ZONING COMMISSION

BOARD OF ADJUSTMENTS

Wednesday, April 6, 2016 – 5:00 p.m.

City Hall, 102 Sherman Street, Deadwood, SD

AGENDA

1. Call Meeting to Order
2. Approval of March 2, 2016 Minutes
3. Sign Review Commission
531 Main – Tin Lizzie Gaming Resort -- Continuation
 - a. Exterior Wall Sign
Action Required:
 - b. Approval/Denial by Planning and Zoning

4. Planning and Zoning Commission and Board of Adjustments
Plat: Create a Single Tract of Land for Development – Sampson Street, Spruce Gulch
Tract A of Majestic Estates, 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. 1209; 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

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. Gateway Enhancements
 - d. Whitewood Creek
 - e. DOT
6. Adjourn

CITY OF DEADWOOD
PLANNING AND ZONING COMMISSION
Wednesday, March 2, 2016

JOINT MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, March 2, 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, Brett Runge, and Toni Biesiot

Absent:

Board of Adjustments Present: Dave Ruth Jr., Gary Todd, and Chuck Turbiville

Staff Present:

Bob Nelson, Jr., Trent Mohr, and Jerity Krambeck

Approval of January 20, 2016 Minutes:

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

Sign Review Commission:

29 Lee Street - Tom Koth

Mr. Mohr informed the Commission the applicant is proposing a new projecting sign (7 square feet). Mr. Mohr stated the applicant is leasing the property and intends to open a retail store at the location and it is new signage for the new store. Mr. Mohr stated the sign and its location is compliant with the sign ordinance and requires no variances. Ms. Farrier asked what kind of business it will be. Mr. Mohr stated women's apparel and accessories.

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the projecting sign at 638 Main Street as proposed. Aye – All. Motion carried.

Ms. Farrier amended the motion.

It was moved by Ms. Farrier and seconded by Mrs. Runge to approve the projecting sign at 29 Lee Street as proposed. Aye – Mr. Biesiot, Ms. Farrier, Mrs. Runge. Opposed – Mr. Allen. Motion carried.

531 Main Street - Donnie Patton - Tin Lizzies

Mr. Mohr informed the Commission the applicant is proposing(3) three new signs: Sign #1 Wall Sign (7 Square Feet), Sign #2 Projecting Sign (9 Square Feet), and Sign #3 Valance Sign (8 inches in height). The applicant is adding a Starbucks store, which the signage is for. Sign #2 and Sign #3 are compliance with the ordinance and require no variance. Sign #1 does require a variance in regards to the vertical dimensions of the signs as it is greater than the two-feet required in the ordinance. Mr. Mohr informed the Commission that the applicants are present if there are any questions.

It was moved by Mr. Allen and seconded by Mr. Biesiot to approve Sign # 1 Wall Sign at 531 Main Street as proposed and grant variance to the sign ordinance. Aye - All. Motion carried.

It was moved by Mr. Biesiot and seconded by Mrs. Runge to approve Sign #2 Projecting Sign and Sign #3 Valance Sign 531 Main Street as proposed. Aye - All. Motion carried.

Planning and Zoning Commission and Board of Adjustment:

Vacation of Section Line - Dunbar Tract A

Mr. Nelson, Jr. stated the proposed Vacation of Section Line on Dunbar Tract A was presented for review before the Lawrence County Planning and Zoning Commission and there were no concerns with the

proposed vacation. Mr. Nelson, Jr. stated the owner is trying to clear all encumbrances on the property to allow for development.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the vacation of the section line right of way located on Dunbar Tract A of Tatanka Subdivision, formerly known as the Dunbar Tract of Tatanka Subdivision, Tract 1 and Tract 4 of M.S. 848 and Tract 1 of M.S. 849, all located in the NW 1/4 of Section 13 and the NE 1/4 of Section 14, Township 5 North, Range 3 East Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Plat: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

Mr. Nelson, Jr. stated this request will define property lines, clear up roadway boundary, and transfer property. Mr. Nelson, Jr. stated it is located of Dudley Street, near 8 Dudley Street. It is legally described at Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Mr. Nelson, Jr. stated it is all R2 - multi-family residential, the lot sizes are conforming and it's outside of the floodway. Mr. Nelson, Jr. summarized that Lot 3A is owned by the City of Deadwood, Lot 1A is owned by Shannon Morris. Mr. Nelson, Jr. stated when the road was reconstructed in 2001, the road should have been moved off their real estate. Ms. Morris has some interest to acquire Lot 3A. Mr. Shedd asked about 4A. Mr. Nelson, Jr. stated it is City property and it is proposed to stay City property.

It was moved by Ms. Farrier and seconded by Mr. Allen to approve the plat Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Mr. Shedd closed the Planning and Zoning Meeting

Mr. Turbiville called the meeting to order of the Board of Adjustments

Vacation of Section Line - Dunbar Tract A

It was moved by Mr. Ruth and seconded by Mr. Todd to approve the vacation of the section line right of way located on Dunbar Tract A of Tatanka Subdivision, formerly known as the Dunbar Tract of Tatanka Subdivision, Tract 1 and Tract 4 of M.S. 848 and Tract 1 of M.S. 849, all located in the NW 1/4 of Section 13 and the NE 1/4 of Section 14, Township 5 North, Range 3 East Black Hills Meridian, City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

Plat: Define Property Lines, Clear Up Roadway Boundary, Transfer Property

It was moved by Mr. Todd and seconded by Mr. Ruth to approve the plat Lots 1A, 3A, and 4A of Block 3 of Howard's Addition to the City of Deadwood and a Dedication to Public Street Purposes; Formerly Lots 1 to 4 of Block 3, A Vacated Portion of First Street, A Vacated Portion of Second Street and A Portion of Spring Street (Formerly Midway Terrace); City of Deadwood, Lawrence County, South Dakota. Aye – All. Motion carried.

It was moved by Mr. Todd and seconded by Mr. Ruth to adjourn the Board of Adjustments meeting. Aye – All. Motion carried.

Mr. Shedd called the Planning and Zoning Meeting back to order.

Items From Staff (no action taken)

- Lower Main Visitor Center – Mr. Nelson, Jr. stated the Welcome Center is moving along quickly and the retaining wall has 700 of 1000 feet completed. Mr. Nelson, Jr. stated there were some added expenses with buried debris issues, but the City is pursuing some deductions in other places. Mr. Mohr stated you could get a good view from Railroad Street of the retaining wall.
- Mr. Nelson, Jr. stated Powerhouse Park is out to bid.

- Mr. Nelson, Jr. stated Gateway Enhancements is out to bid.
- Mr. Nelson informed the Commission Tall Grass Landscape Architecture and Game Fish and Parks is going to collaborate with the City to come up with a plan to do rehabilitation on Whitewood Creek from 76 Drive to McKinley Street. Eventually there will be plans for Whitewood Creek and Deadwood Creek throughout Deadwood. This is to include plantings, fish habitats, and stabilization of the bank.
- The DOT started on Tuesday March 1, 2016. There is a lot more asphalt than was expected. There have been some major traffic delays. Mr. Nelson, Jr. gave a brief update on upcoming construction plans.
- Mr. Nelson, Jr. stated the baseball fields are being upgraded and the Commission gave \$45,000 to the concession stand and the field with anticipation completion before the season starts.
- Mr. Nelson, Jr. discussed the installation of the Wayfinding Signs going up in town and stated suggestions are being brought to Staff attention.
- Mr. Nelson, Jr. discussed CodeRED Emergency Notification.

Adjournment:

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

ATTEST:

Chairman, Planning & Zoning Commission
Jerity Krambeck, Planning & Zoning Office/Recording Secretary

Secretary, Planning & Zoning Commission

OFFICE OF
PUBLIC WORKS
67 Dunlop Avenue
Telephone (605) 578-3082
Fax (605) 578-3101



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

TRENT MOHR
Building Inspector
Dept. of Public Works
Telephone: (605) 578-3082
Fax: (605) 578-3101

MEMORANDUM

Date: April 6, 2016
To: Deadwood Sign Commission
Re: Wall Sign at 531 Main Street – continued from November 19th 2014

I have observed that the door nearest the proposed sign at 531 Main Street has been reconfigured and can be considered a public entrance.

Attached for reference are the original staff report dated November 10th 2014 (see "Sign #2"), a rendering of the proposed sign, and the minutes of the November 19th 2014 meeting of the Sign Commission.

Respectfully Submitted,

Trent Mohr
Building Inspector

STAFF REPORT

November 10, 2014

The applicant request permits for the following three signs.

Mailing address: 555 Main St. – Deadwood, SD 57732

Applicant: Blue Sky Gaming

Sign # 1:

Size: (4) 16" x 56" for a total of 24.9 square feet

Location: On the glass at the ease end of the building

Material: vinyl window graphics

Is a variance required? No

Comments: These sign comply with the sign ordinance.

Sign # 2:

Size: 6' x 3.5' or 21 square feet

Location: On the east face of the building next to the highway

Material: MDO board with vinyl and printed graphics

Is a variance required ? Yes – 2 variances required

Comments: A variance of 4' for the height of a wall sign from the maximum vertical dimension of 2'. A variance from the sign ordinance stating a wall sign shall be near a public entrance.

Sign #3:

Size: 42" diameter or 9.6 square feet

Location: At the east facing wall near the front entrance to 523 Main Street

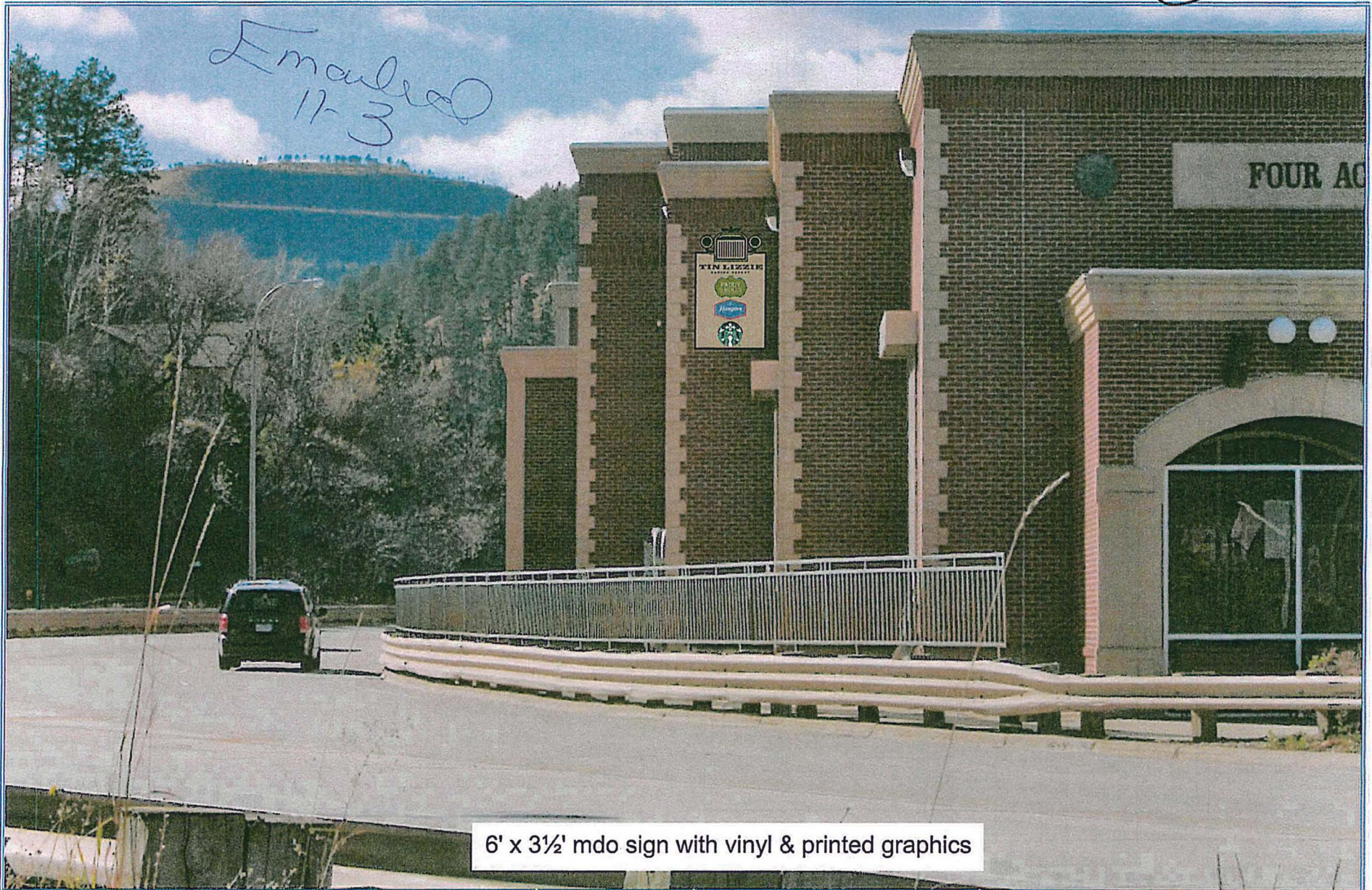
Material: MDO board with vinyl graphics

Is a variance required ? No



Comments: This sign complies with the sign ordinance

(2)

Emailed
11-3



6' x 3½' mdo sign with vinyl & printed graphics

	1740 East North St. Rapid City, SD 57701 605-348-8744 Fax: 388-6199 Email: signs@hills.net		Date: 10/31/2014	SCALE: nts	Tin Lizzie	Approved by: NAME 
	Vicky Fenhaus Sales Consultant	Brock Thomas Designer	File Name: TL bldg back		Contact: Caleb	
	© Copyright 2014		This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color design & size). The original ideas herein are the property of Conrad's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Conrad's Big "C" Signs.		Location:	
					Phone:	E-mail/Fax:

CITY OF DEADWOOD

PLANNING AND ZONING COMMISSION

November 19, 2014

JOINT MEETING

The Joint Meeting of the Deadwood Planning and Zoning Commission and Board of Adjustment was called to order by Chairperson Jim Shedd on Wednesday, November 19, 2014 at 5:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

PRESENT PLANNING & ZONING: Jim Shedd, Marie Farrier, Mark Speirs, Sheree Green, and Mel Allen.

PRESENT BOARD OF ADJUSTMENT: Dave Ruth, Gary Todd, Chuck Turbiville, and Georgeann Silvernail.

ABSENT BOARD OF ADJUSTMENT: Jim Van den Eykel

APPROVAL OF MINUTES:

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the minutes of the October 21 and November 5, 2014 Meetings. Aye - All. Motion carried.

SIGNS:

Tin Lizzie Gaming Resort- 555/523 Main Street

Mr. Umenthum said Tin Lizzie is requesting one reader board that complies with the sign ordinance and no variance is required. The size and location will stay the same.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for one (1) reader board with no variances for the Tin Lizzie Gaming Resort at 555/523 Main Street. Aye - All. Motion carried.

Mr. Umenthum said Tin Lizzie is requesting a reface of an existing sign in the parking lot. The location and material will stay the same and no variance is required.

It was moved by Mr. Speirs and seconded by Ms. Farrier to approve the application for one (1) wall sign with no variances for the Tin Lizzie Gaming Resort at 555/523 Main Street. Aye - All. Motion carried.

Mr. Umenthum said Tin Lizzie is requesting vinyl window graphics on the glass at the east end of the building. The signs comply with the sign ordinance and no variance is required.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for vinyl window graphics totaling in 24.9 square feet with no variances for the Tin Lizzie Gaming Resort at 555/523 Main Street. Aye - All. Motion carried.

Mr. Umenthum said Tin Lizzie is requesting a wall sign on the highway sign on the building. It is MDO board with vinyl and printed graphics. There are two variances required; one of four feet for the height of a wall sign and variance from the sign ordinance stating a wall sign shall be near a public entrance. Mr. Speirs asked if we previously denied a similar sign for another business and the Commission agreed that they had. Ms. Green asked to clarify if there was a public entrance where the sign will be located. Mr. Austin Burnham stated that there is an entrance that will be converted to a public entrance. Mr. Speirs suggested the Commission defer the request until the public entrance is complete.

It was moved by Mr. Speirs and seconded by Ms. Green to defer action until a later date regarding the

application for a wall sign on the east face of the building for the Tin Lizzie Gaming Resort at 555/523 Main Street. Aye – All. Motion carried.

Mr. Umenthum said the last sign is the Starbucks logo wall sign that requires no variances and is made of MDO board with vinyl graphics. There are no variances required.

It was moved by Mr. Speirs and seconded by Mr. Allen to approve the application for one (1) wall sign with no variances for the Tin Lizzie Gaming Resort at 555/523 Main Street. Aye – All. Motion carried.

FINAL PLAT: Tracts A and B and Public Access and Utility Easements of the Water Street Subdivision, Formerly the Westerly 28 feet of Lots 1, 3, 5, and 7 of Block 38 of the Original Town of Deadwood and a portion of Water Street; All Located in the NW ¼ of Section 26, T5N, R2E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

Mr. Nelson said the Final Plat of Tract A and B and Public Access and Utility Easement have been submitted to facilitate the transfer of land. The property is located between Sherman Street and Water Street and is currently under ownership of the City of Deadwood.

It was moved by Ms. Farrier and seconded by Mr. Speirs to approve the application for the Plat of Tracts A and B and Public Access and Utility Easements of the Water Street Subdivision, Formerly the Westerly 28 feet of Lots 1, 3, 5, and 7 of Block 38 of the Original Town of Deadwood and a portion of Water Street; All Located in the NW ¼ of Section 26, T5N, R2E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FINDINGS AND FACTS CONCLUSIONS: Lots 6, 7, 8, and 9 in Block 42, Original Townsite of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers Map of said City of Deadwood; and 10' vacated alley between Lot 6 and 7 and Lots 8 and 9, Block 42; and a 30' x 50' portion of vacated Cemetery Street described as a parcel of ground 30 feet long and 50 feet wide located north and northeast of and adjoining Lots 8 and 9, Block 42 in the City of Deadwood, and as recorded in Book 302 Page 412, all according to P.L. Rogers Map of said City of Deadwood, Lawrence County, South Dakota.

Mr. Nelson said the approval of this Findings and Facts will close the file on the variance request at 33 Lincoln Avenue.

It was moved by Ms. Farrier and seconded by Mr. Speirs to approve the Findings and Facts Conclusions for Lots 6, 7, 8, and 9 in Block 42, Original Townsite of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers Map of said City of Deadwood; and 10' vacated alley between Lot 6 and 7 and Lots 8 and 9, Block 42; and a 30' x 50' portion of vacated Cemetery Street described as a parcel of ground 30 feet long and 50 feet wide located north and northeast of and adjoining Lots 8 and 9, Block 42 in the City of Deadwood, and as recorded in Book 302 Page 412, all according to P.L. Rogers Map of said City of Deadwood, Lawrence County, South Dakota.

Mr. Shedd closed the Planning and Zoning Meeting.

Mr. Turbiville opened the Board of Adjustment.

FINAL PLAT: Tracts A and B and Public Access and Utility Easements of the Water Street Subdivision, Formerly the Westerly 28 feet of Lots 1, 3, 5, and 7 of Block 38 of the Original Town of Deadwood and a portion of Water Street; All Located in the NW ¼ of Section 26, T5N, R2E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

It was moved by Mr. Ruth and seconded by Ms. Silvernail to approve the application for the Plat of Tracts A and B and Public Access and Utility Easements of the Water Street Subdivision, Formerly the Westerly 28 feet of Lots 1, 3, 5, and 7 of Block 38 of the Original Town of Deadwood and a portion of Water

Street; All Located in the NW ¼ of Section 26, T5N, R2E, B.H.M., City of Deadwood, Lawrence County, South Dakota.

FINDINGS AND FACTS CONCLUSIONS: Lots 6, 7, 8, and 9 in Block 42, Original Townsite of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers Map of said City of Deadwood; and 10' vacated alley between Lot 6 and 7 and Lots 8 and 9, Block 42; and a 30' x 50' portion of vacated Cemetery Street described as a parcel of ground 30 feet long and 50 feet wide located north and northeast of and adjoining Lots 8 and 9, Block 42 in the City of Deadwood, and as recorded in Book 302 Page 412, all according to P.L. Rogers Map of said City of Deadwood, Lawrence County, South Dakota.

Mr. Todd asked what they were approving and Mr. Nelson said it closes the application and approves the findings and facts that were found based on the vote that took place.

It was moved by Mr. Ruth and seconded by Ms. Silvernail to approve the Findings and Facts Conclusions for Lots 6, 7, 8, and 9 in Block 42, Original Townsite of the City of Deadwood, Lawrence County, South Dakota, according to P.L. Rogers Map of said City of Deadwood; and 10' vacated alley between Lot 6 and 7 and Lots 8 and 9, Block 42; and a 30' x 50' portion of vacated Cemetery Street described as a parcel of ground 30 feet long and 50 feet wide located north and northeast of and adjoining Lots 8 and 9, Block 42 in the City of Deadwood, and as recorded in Book 302 Page 412, all according to P.L. Rogers Map of said City of Deadwood, Lawrence County, South Dakota.

Mr. Turbiville closed the Board of Adjustment and turned the meeting over to the Planning and Zoning Commission.

ADJOURNMENT:

It was moved by Ms. Farrier and seconded by Mr. Speirs to adjourn the Regular Meeting of the Planning and Zoning Commission. Aye - All. Motion carried.

There being no further business, the Planning & Zoning Commission adjourned at 5:20 p.m. ATTEST:

Mr. Jim Shedd
Chairman
Planning and Zoning

Ms. Sheree Green
Secretary
Planning and Zoning

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

PLAT STAFF REPORT
PLANNING AND ZONING COMMISSION
April 6, 2016 JOINT MEETING

APPLICANT: David Winter dba Winter Construction
11760 Dublin Lane
Sturgis, SD 57785

PURPOSE: Create a Single Tract of Land for Development

GENERAL LOCATION: Sampson Street, Spruce Gulch

LEGAL DESCRIPTION: Tract A of Majestic Estates, 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. 1209; 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.

STAFF FINDINGS:

Surrounding Zoning:

North: PF – Park Forest District
South: Lawrence County
East: Lawrence County
West: R2 - Residential District

Surrounding Land Uses

Vacant Land
Residential Housing
Vacant Land
Residential Housing

SUMMARY OF REQUEST

Mr. Winter has submitted this plat to create a single Tract of Land for Development. The portion of the Tract within the City of Deadwood is on the East side of Sampson Street and will not leave any nonconforming lots. Mr. Winter is proposing to annex a portion of Tract A into the City of Deadwood in the near future.

FACTUAL INFORMATION

1. The properties within Deadwood are currently zoned R2 – Multi-family Residential District.
2. Acreage – 34.51 Acres of Current Property in the City Limits
Acreage – 329.93 Acres – Tract A
3. Properties have access from Sampson Street, Mattson Lane (County Road), and the Two-Bit Road.
4. This area is identified as Very Low Density Residential in our Land Use Plan which is intended for single family and multi-family dwellings.
5. The land is located outside of a flood plain.
6. City water and sewer currently is not available to serve the land currently within the City limits, however it is within a 1000 feet of the land.
7. The neighborhood is characterized by vacant lands, Park Forest and residential housing.

STAFF DISCUSSION

The plat before you has been presented and approved by the Lawrence County Planning and Zoning Commission.

COMPLIANCE

- The plat has a North Arrow.
- Signature and seal of the surveyor are indicated on the plat.
- Dimensions are shown on all sides of the property.
- Scale of drawing is shown.
- Acknowledgements are shown.
- Certification for City and County are represented on the plat.

ACTION REQUIRED:

1. *Approval / Denial by Deadwood Planning and Zoning Commission.*
2. *Approval / Denial by the Deadwood Board of Adjustment.*

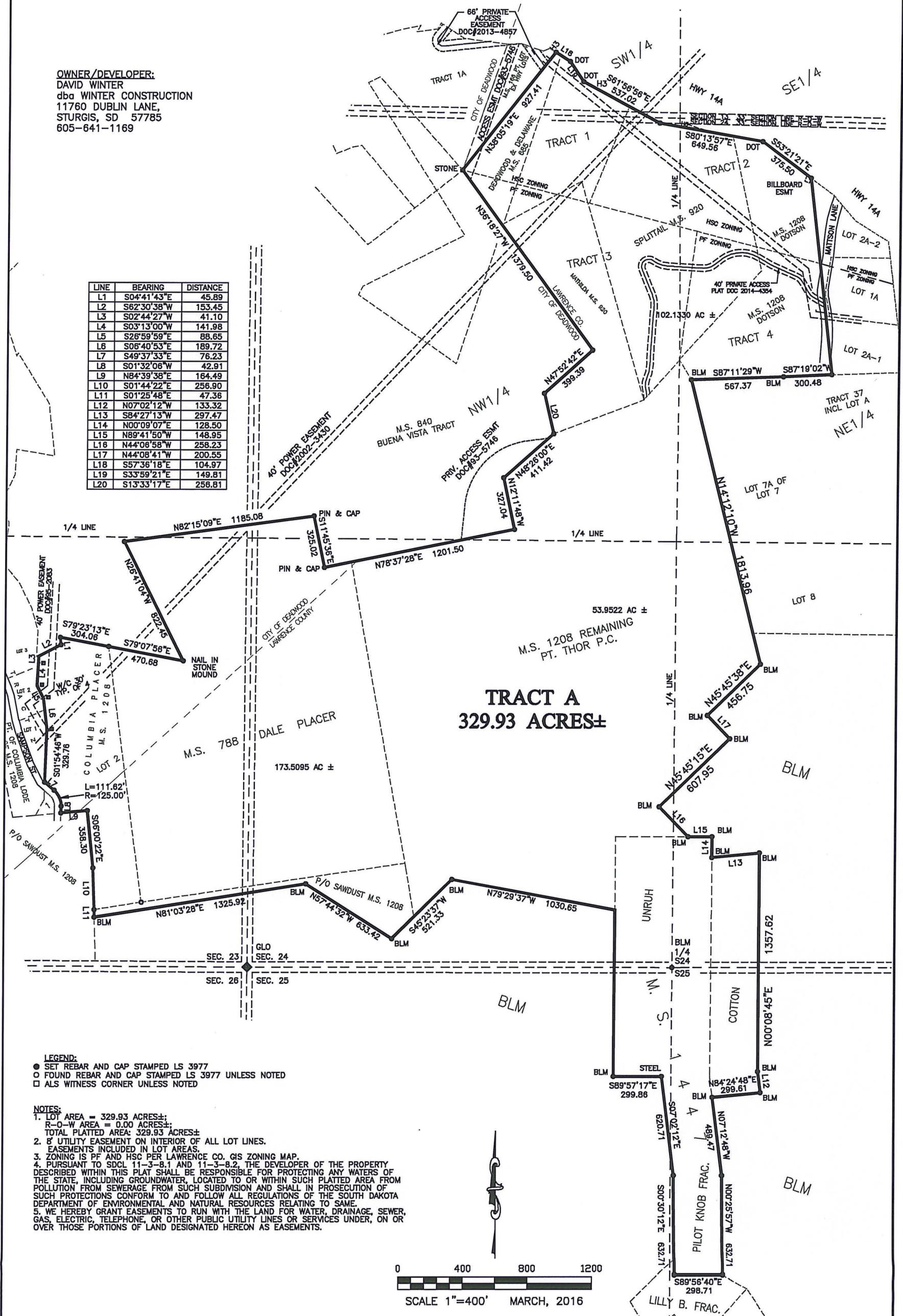
PLAT OF TRACT A OF MAJESTIC ESTATES,

SHEET 1 OF 2

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. 1209; 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

OWNER/DEVELOPER:
DAVID WINTER
dba WINTER CONSTRUCTION
11760 DUBLIN LANE,
STURGIS, SD 57785
605-641-1169

LINE	BEARING	DISTANCE
L1	S04°41'43"E	45.89
L2	S62°30'38"W	153.45
L3	S02°44'27"W	41.10
L4	S03°13'00"W	141.98
L5	S26°59'59"E	88.65
L6	S08°40'53"E	189.72
L7	S49°37'33"E	76.23
L8	S01°32'08"W	42.91
L9	N84°39'38"E	164.49
L10	S01°44'22"E	256.90
L11	S01°25'48"E	47.36
L12	N07°02'12"W	133.32
L13	S84°27'13"W	297.47
L14	N00°09'07"E	128.50
L15	N89°41'50"W	148.95
L16	N44°08'58"W	258.23
L17	N44°08'41"W	200.55
L18	S57°36'18"E	104.97
L19	S33°59'21"E	149.81
L20	S13°33'17"E	256.81



LEGEND:
● SET REBAR AND CAP STAMPED LS 3977
○ FOUND REBAR AND CAP STAMPED LS 3977 UNLESS NOTED
□ ALS WITNESS CORNER UNLESS NOTED

NOTES:
1. LOT AREA = 329.93 ACRES±;
R-O-W AREA = 0.00 ACRES±;
TOTAL PLATTED AREA: 329.93 ACRES±
2. 8' UTILITY EASEMENT ON INTERIOR OF ALL LOT LINES.
EASEMENTS INCLUDED IN LOT AREAS.
3. ZONING IS PF AND HSC PER LAWRENCE CO. GIS ZONING MAP.
4. PURSUANT TO SDCL 11-3-8.1 AND 11-3-8.2, THE DEVELOPER OF THE PROPERTY DESCRIBED WITHIN THIS PLAT SHALL BE RESPONSIBLE FOR PROTECTING ANY WATERS OF THE STATE, INCLUDING GROUNDWATER, LOCATED TO OR WITHIN SUCH PLATTED AREA FROM POLLUTION FROM SEWERAGE FROM SUCH SUBDIVISION AND SHALL IN PROSECUTION OF SUCH PROTECTIONS CONFORM TO AND FOLLOW ALL REGULATIONS OF THE SOUTH DAKOTA DEPARTMENT OF ENVIRONMENTAL AND NATURAL RESOURCES RELATING TO SAME.
5. 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.

0 400 800 1200
SCALE 1"=400' MARCH, 2016



PREPARED BY:
ARLETH LAND
SURVEYING

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

JOB NO.
9376

DATE: FEBRUARY 10, 2016
REV:
SCALE: 1" = 400'

APPROVED: JMA
DRAWN: FD
DRAWING: 9376.dwg

PLAT OF TRACT A OF MAJESTIC ESTATES,
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. 1209; 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

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

I, WE_____, DO HEREBY CERTIFY THAT I/WE ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON, THAT THIS PLAT WAS MADE AT OUR REQUEST AND 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(S):_____

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:_____

APPROVAL OF THE LAWRENCE COUNTY PLANNING COMMISSION

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

THIS PLAT APPROVED BY THE LAWRENCE COUNTY PLANNING COMMISSION THIS____DAY OF_____, 20_____.

SECRETARY:_____

CHAIRMAN:_____

APPROVAL OF THE COUNTY AUDITOR

STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE

BE IT RESOLVED THAT THE LAWRENCE COUNTY 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_____.

AUDITOR:_____

CHAIRMAN:_____

APPROVAL OF THIS FINAL PLAT SHALL EXPIRE WITHIN 120 DAYS AFTER CERTIFICATE OF APPROVAL IS SIGNED BY THE PLANNING DIRECTOR OR THE COUNTY COMMISSION. ANY APPROVED FINAL PLAT NOT RECORDED WITHIN 120 DAYS IS NULL AND VOID. THIS PLAT WILL EXPIRE ON THE ____DAY OF_____, 20____ AT 5:00 P.M.

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

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:_____

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:_____

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

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

JOB NO.
9376

DATE: FEBRUARY 10, 2016
REV:
SCALE: 1" = 400'

APPROVED: JMA
DRAWN: FD
DRAWING: 9376.dwg