

**DEADWOOD PLANNING AND ZONING COMMISSION**

**Wednesday, August 5, 2015 – 5:00 p.m.**  
City Hall, 102 Sherman Street, Deadwood, SD

**AGENDA**

1. Call Meeting to Order
2. Approval of July 1, 2015 Minutes
3. Sign Review Commission

**Dustin and Laura Floyd – 21 Lincoln Avenue**

1. Hanging Sign  
Action Required:
  - a. Approval/Denial of Hanging Sign

**Jeanette Tice – 671 Main Street**

1. Projecting Sign  
Action Required:
  - a. Approval/Denial of Projecting Sign

**Americas Bikers Inc. DBA Ava Apparel – 614 Main Street**

1. Paint Existing Sign and Add Wording for New Business  
Action Required:
  - a. Approval/Denial of Existing Sign Changes

**Pineview Group LLC – 25 Lee Street**

1. Install New 50 Square Foot Wall Sign
  - a. Approval/Denial of New Sign

**Gordon Mack – 103 Charles Street**

1. Replace Existing Freestanding Sign with New Freestanding Sign
  - a. Approval/Denial of Freestanding Signs

4. Planning and Zoning Commission and Board of Adjustments

**Dunbar Inc. – 100 Watertower Road – Transfer Property**

Tract B of the Dunbar Subdivision of the City of Deadwood, Being a Part of Government Lots 11, 14, and 15, Excepting there from Highway Right-of-Way, Lots H2 and H3 of Government Lot 11; All Located in the NE1/4 and SE1/4 of Section 14, 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

- Highway 85 Reconstruction Update
- Mickelson Trail Boardwalk

6. Adjourn

CITY OF DEADWOOD  
PLANNING AND ZONING COMMISSION  
Wednesday, July 1, 2015

Planning and Zoning Commission Present : Jim Shedd, Marie Farrier, Tony Biesiot, Mel Allen and Sheree Green.

Board of Adjustments Present : No members were present.

Staff Present: Bob Nelson Jr., Trent Mohr and Bonny Fitch.

A quorum present Chair Shedd called the Planning and Zoning Commission and Board of Adjustments meeting to order Wednesday, July 1, 2015 at 5:00 p.m. in Deadwood City Hall at 102 Sherman Street, Deadwood, SD.

Approval of June 3, 2015 Minutes:

*It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the June 3, 2015 meeting minutes. Aye - All. Motion carried.*

Sign Review Commission:

Blake Haverberg - 5 Lee Street

Mr. Mohr informed the Commission that Blake Haverberg wants to add lettering to an existing freestanding sign. The sign is wood and metal and the letters to be added are metal. The current signage at the property is compliant with the sign ordinance. The sign application as proposed requires no variances from the sign ordinance. *It was moved by Ms. Green and seconded by Mr. Biesiot to approve the sign permit application to add lettering to the existing freestanding sign at 5 Lee Street. Aye - All. Motion carried.*

Mike Trucano - 685 Main - Hickok's Hotel & Gaming

Mr. Mohr informed the Commission that Mike Trucano with Hickok's Hotel and Gaming wants to relocate an existing projecting sign from the Main Street frontage to the Deadwood Street frontage of 685 Main Street. The existing metal is compliant with the sign ordinance. *It was moved by Ms. Farrier and seconded by Mr. Allen to approve the sign permit application to relocate one existing projecting sign to 685 Main Street as submitted. Aye - All. Motion carried.*

Wells Fargo - 721 Main

Mr. Mohr informed the Commission that Wells Fargo is requesting permission to remove existing freestanding sign and replace with proposed freestanding sign 48 square feet in size (EO1). Remove existing wall sign and replace with proposed wall sign 40 square feet in size (EO2). The proposed signs are part of a national rebranding effort on the part of the applicant. The proposed signs are not compliant with the sign ordinance and would require variances. *It was moved by Mr. Biesiot and seconded by Mr. Allen to approve the proposed freestanding sign (EO1) at 721 Main Street with a variance for size and height contingent upon receipt of \$60 permit fee. Aye - All. Motion carried. It was moved by Ms. Green and seconded by Mr. Biesiot to approve the proposed exterior wall sign (EO2) at 721 Main Street with a variance for size and height contingent upon receipt of \$60 permit fee. Aye - All. Motion carried.*

Matt Steiner - 606 Main - Broken Arrow Trading Co.

Mr. Mohr informed the Commission that Matt Steiner with the Broken Arrow Trading Company wishes to install a new projecting sign on an existing mount. The mount was raised to accommodate a previously

approved sign with a six foot vertical dimension. This required a variance which was granted in 2014. The proposed sign, using the existing mount at the current height, would also require a variance. The Applicant's intention is to lower the mount back to its original location which will bring the proposed sign into compliance with the sign ordinance. *It was moved by Ms. Green and seconded by Mr. Allen to approve the proposed projecting sign a 606 Main Street contingent upon moving the existing mount to comply with the sign ordinance and receipt of the \$60 permit fee. Aye – All. Motion carried.*

Ms. Green asked what happens when a sign permit is denied. Does the city keep the \$60 permit fee? Mr. Mohr stated yes. Ms. Green asked if we deny it and they haven't paid the fee how is it collected. Mr. Mohr said we probably would not be able to collect the fee. Ms. Green stated the application should not be considered until the fee is paid instead of after the fact. It was a consensus of the Commission to not allow applications to come before the Commission until the permit fee has been paid. Mr. Nelson Jr. stated it will become a policy for staff to follow.

### Conditional Use Permit

#### John Martinisko – 29 Adams -- Vacation Rental Establishment

Mr. Nelson stated the applicant is requesting a Conditional Use Permit to operate a Vacation Rental establishment at 29 Adams Street. The property is zoned R-1, located at the intersection of Adams Street and Jackson Street. The petitioner submitted a request for a Conditional Use Permit for a Vacation Rental establishment; city ordinance allows Bed and Breakfast establishments in R1 – Residential District with a Conditional Use Permit. A vacation rental is not defined within the City of Deadwood Zoning Code which would require a review as a conditional use. Chapter 17.53 of the City of Deadwood Code of Ordinances prohibits transient use of residential property.

Ms. Green stated she would not be able to support the request based on the Code Ordinance.

Mr. Martinisko stated this is an 800 sq. ft. house and can only house four people so it should not be compared to larger homes providing guest services. He stated he is trying to do this up front and be legal and he still has to go through the process with the state. He has rented it out by the month in the past and during rally.

Ms. Green stated by breaking the ordinance once we would be opening a Pandora box and when the next person comes in we would not have a leg to stand on because we allowed the usage.

Mr. Allen stated we have had a lot of problems over the years with vacation rentals.

*It was moved by Mr. Biesiot and seconded by Ms. Green to recommend to the City Commission to deny the Conditional Use Permit for a vacation rental at 29 Adams Street based on Chapter 17.53 of the City Ordinance. Aye – All. Motion carried.*

Mr. Nelson Jr. stated the case will go before the Board of Adjustments on Monday. The City Commission may have a lot of questions and will have to be briefed on the case so it may not be approved at their meeting.

Mr. Martinisko stated he could stay within the ordinance and rent it month to month. There are ways around this such as rent it for a week and sign a month contract which would be legal. Mr. Martinisko stated he didn't want to have to do it this way and this is why he was requesting a permit.

### Planning and Zoning Commission and Board of Adjustment:

Due to lack of quorum no items were reviewed.



**Items From Staff** (no action taken)

- Rodeo Grounds Grandstands Project – Mr. Nelson Jr. stated the project is scheduled for completion on July 13, 2015.
- Highway 85 Reconstruction Update – Mr. Nelson Jr. stated the project is running three weeks behind. They are starting to put concrete down, curb, apron and sidewalk. Plans are to lay asphalt from the end of the brick to Harrison Street July 22 and 23, 2015.
- The Boardwalk Project – Mr. Nelson Jr. stated the project is 30% done and there will be more information available in your next packet.
- Wells Fargo ATM – Mr. Nelson Jr. stated the ATM at Wells Fargo is being removed and a small walk up ATM will be available on the outside lane of the drive up. They will be re-doing the parking lot and making sidewalk ADA compliant.
- Capital Improvements Plan – Mr. Nelson Jr. stated the proposed budget is 7.8 million.

**Adjournment:**

*It was moved by Ms. Farrier and seconded by Mr. Biesiot 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 5:36 p.m.

ATTEST:

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Jim Shedd  
Chairman, Planning & Zoning Commission  
*Bonny Fitch, Planning & Zoning Office/Recording Secretary*

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Sheree Green  
Secretary, Planning & Zoning Commission

# DEADWOOD

*"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 5, 2015

**Applicant:** Dustin & Laura Floyd

**Address:** 21 Lincoln Avenue, Deadwood SD 57732

**Site Address of Proposed Signage:** 21 Lincoln Avenue, Deadwood (1899 Inn)

### Computation of Sign Area

**Building Frontage:** 34 Feet

**Total Available Signage:** One sign not to exceed 10 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** One sign not to exceed 10 Square Feet

**Proposed Sign Project:** Install one hanging sign. (3.6 Square Feet) See attached rendering.

**Proposed Building Materials:** Metal

**Proposed Lighting of the Signs:** None

**Location of Proposed Sign:** Hanging from front porch. See attached renderings.

### Discussion

The sign project 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. There is no current signage at the subject property. 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 application in review is for installing a new hanging sign. The sign and its location are compliant with the sign ordinance.

### **Variances**

The sign 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 new hanging sign at 21 Lincoln Avenue as proposed

OR

Motion to deny sign new projecting sign as submitted.













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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 5, 2015

**Applicant:** Jeanette Tice

**Address:** 671 Main Street, Deadwood SD 57732

**Site Address of Proposed Signage:** 671 Main Street, Deadwood (Dakota Sky Stone)

### Computation of Sign Area

**Building Frontage:** 25 Feet

**Total Available Signage:** 50 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 50 Square Feet

**Proposed Sign Project:** Install new projecting sign (16 Square Feet). See attached rendering.

**Proposed Building Materials:** Vinyl Wrapped Wood

**Proposed Lighting of the Signs:** None mentioned in application

**Location of Proposed Sign:** Middle of the building facade above the awning. See attached photograph.

### Discussion

The sign project 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. There is no current signage at the subject property. 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 application in review is for installation of a new projecting sign. The sign and its location are compliant with the sign ordinance.

### **Variances**

The sign 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 new projecting sign at 671 Main Street as proposed

OR

Motion to deny sign new projecting sign as submitted.



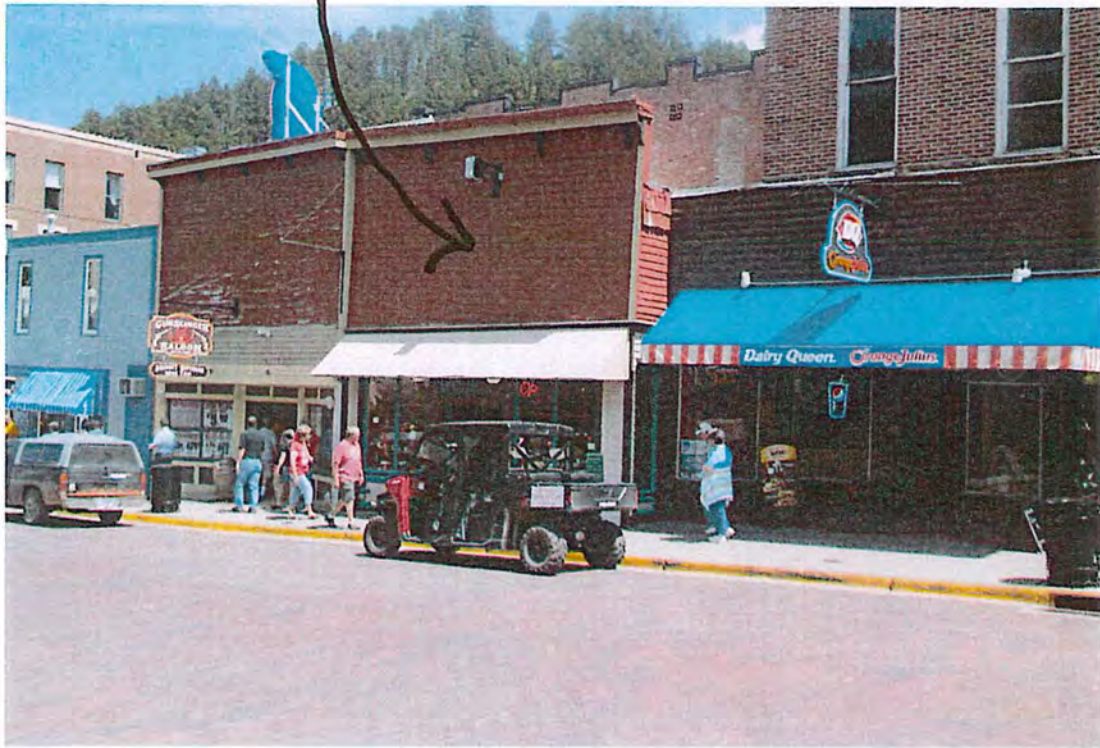
4'



4'

projecting sign  
middle of building  
above awning  
per telephone call  
w/ Jim Tice  
06-29-15  
1611

location of proposed sign







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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 5, 2015

**Applicant:** Americas Bikers Inc. DBA Ava Apparel

**Address:** 614 Main Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 614 Main Street, Deadwood (AVA Apparel)

### Computation of Sign Area

**Building Frontage:** 50 Feet

**Total Available Signage:** 100 Square Feet

**Existing Signage:** One projecting sign (14.55 Square Feet).

**Remaining Available Signage Area:** 85.45 Square Feet

**Proposed Sign Project:** Paint existing sign and add wording for new business. (see attached photo)

**Proposed Building Materials:** Remains unchanged.

**Proposed Lighting of the Signs:** Externally Illuminated.

**Location of Proposed Sign:** Remains unchanged.

### Discussion

The sign project application in review is proposed at a location inside the locally-designated historic district and inside the national historic landmark 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 recently opened for business at this location and wishes to use the existing projecting sign after repainting it. The existing sign was granted a variance in 2013 for its height. The special circumstance justifying the variance was that the awnings on the building precluded the sign being placed at a complaint height.

### **Variances**

The sign application in review as proposed requires no new 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**

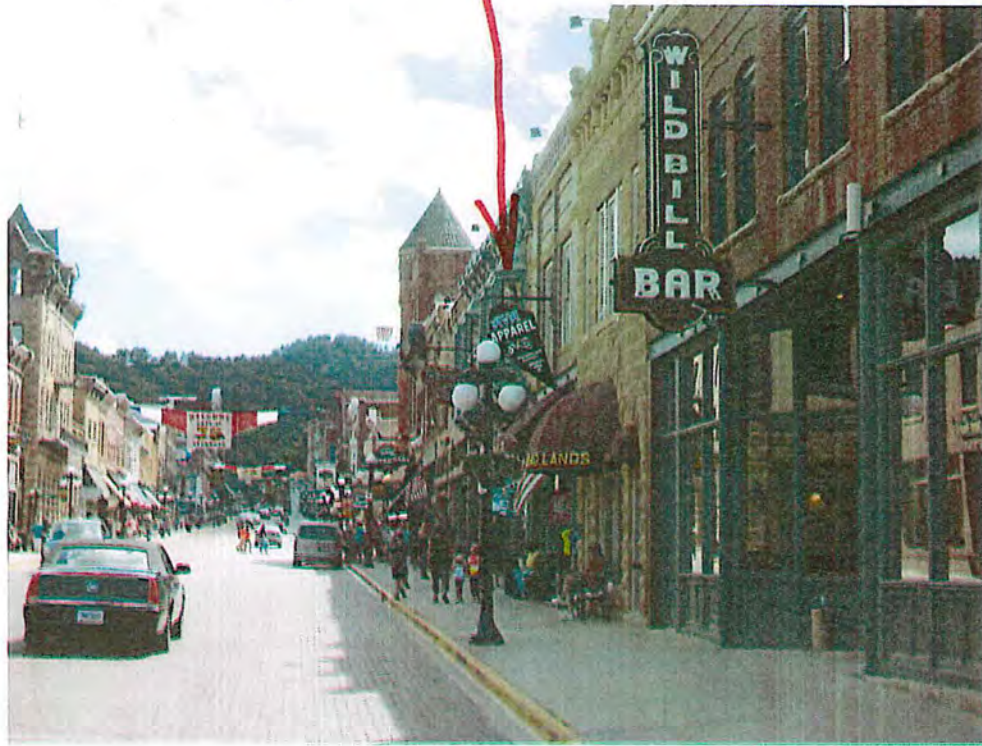
Motion to approve alteration of existing projecting sign at 614 Main Street as proposed

OR

Motion to deny sign permit application as submitted.



Repainted Sign



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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 5, 2015

**Applicant:** Pineview Group, LLC.

**Address:** 25 Lee Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 25 Lee Street, Deadwood (The Hotel By Gold Dust)

### Computation of Sign Area

**Building Frontage:** 147 Feet

**Total Available Signage:** 294 Square Feet

**Existing Signage:** One projecting sign (13.3 Square Feet) and on wall sign (50 Square Feet).

**Remaining Available Signage Area:** 230.7 Square Feet

**Proposed Sign Project:** Install new 50 Square Foot wall sign.

**Proposed Building Materials:** Same as existing wall sign. (see attached rendering)

**Proposed Lighting of the Signs:** None.

**Location of Proposed Sign:** New sign would be placed on the Pioneer Way side of the building. (see attached rendering)

### Discussion

The sign project application in review is proposed at a location inside the locally-designated historic district and inside the national historic landmark 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 recently installed a door on the Pioneer Way side of the building. This door meets the definition of a public entrance and therefore the applicant wishes to place a wall sign on the same side of the building. The new sign and its location are compliant with the sign ordinance.



### **Variances**

The sign 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 new wall sign at 25 Lee Street as proposed

OR


Motion to deny sign permit application as submitted.







2' x 25' non-illuminated wall sign

 <p>1740 East North St. Rapid City, SD 57701 <b>605-348-8744</b> Fax: 388-6100 Email: signs@chills.net</p>	Date: 7/16/2015	SCALE: 1/8" = 1'	Gold Dust	Approved By: _____
	Vicky Fenhaus Sales Consultant	Jeri Kalvin Designer	File Name: GD wall9	Contact: Tony
<p><small>© Copyright 2015 This drawing was created to assist you in visualizing our proposal. Actual sign may vary (color, design &amp; size). The original ideas herein are the property of Carroll's Big "C" Signs. Permission to copy or revise this drawing can only be obtained through a written agreement with Carroll's Big "C" Signs.</small></p>				
				<p>Location: Deadwood Phone: 605-940-5459 Email/Fax: tonys@fourcoshotel.com</p>

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## SIGN PERMIT STAFF REPORT

Sign Review Commission  
August 5, 2015

**Applicant:** Gordon Mack

**Address:** 103 Charles Street, Deadwood, SD 57732

**Site Address of Proposed Signage:** 103 Charles Street, Deadwood (Cedar Wood Inn)

### Computation of Sign Area

**Building Frontage:** 94 Feet

**Total Available Signage:** 188 Square Feet

**Existing Signage:** None

**Remaining Available Signage Area:** 188 Square Feet

**Proposed Sign Project:** Replace existing freestanding sign with new 96 Square Foot freestanding sign.

**Proposed Building Materials:** Wood and Metal. (see attached renderings and photographs of the new sign under construction.)

**Proposed Lighting of the Signs:** Externally Illuminated.

**Location of Proposed Sign:** Attached is a photograph of the existing sign. New sign would be in same area placement would be adjusted to center it on the court yard, as viewed from the street.

### Discussion

The sign project 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 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.

Part of the existing sign is in the Highway Right of Way and needs to be moved or torn down. The owner of the property is taking the opportunity to replace the sign with a new one and place it so it is completely on his property. The new sign and its location are compliant with the sign ordinance.



### **Variances**

The sign 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**

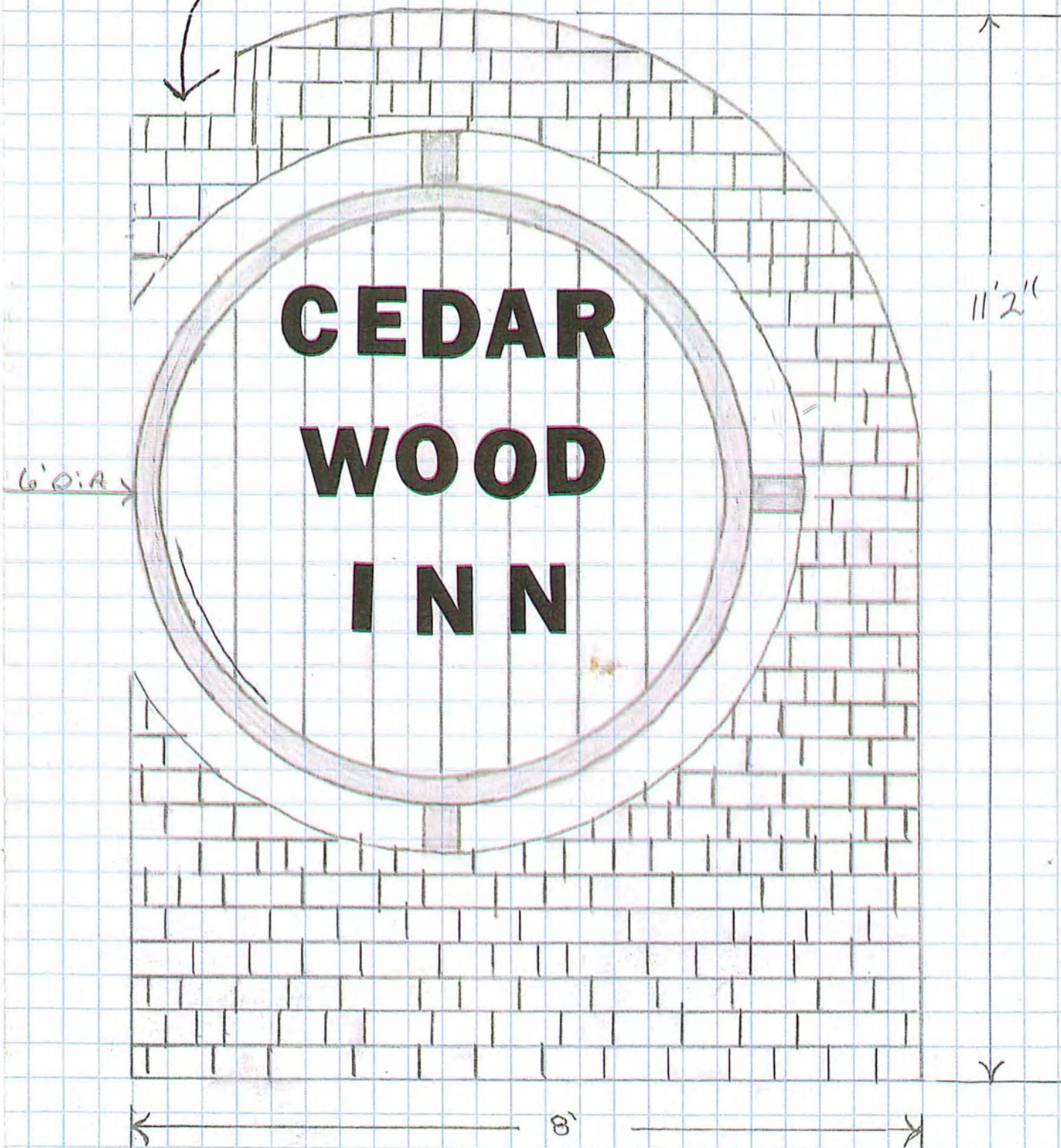
Motion to approve new freestanding sign at 103 Charles Street as proposed

OR

Motion to deny sign permit application as submitted.

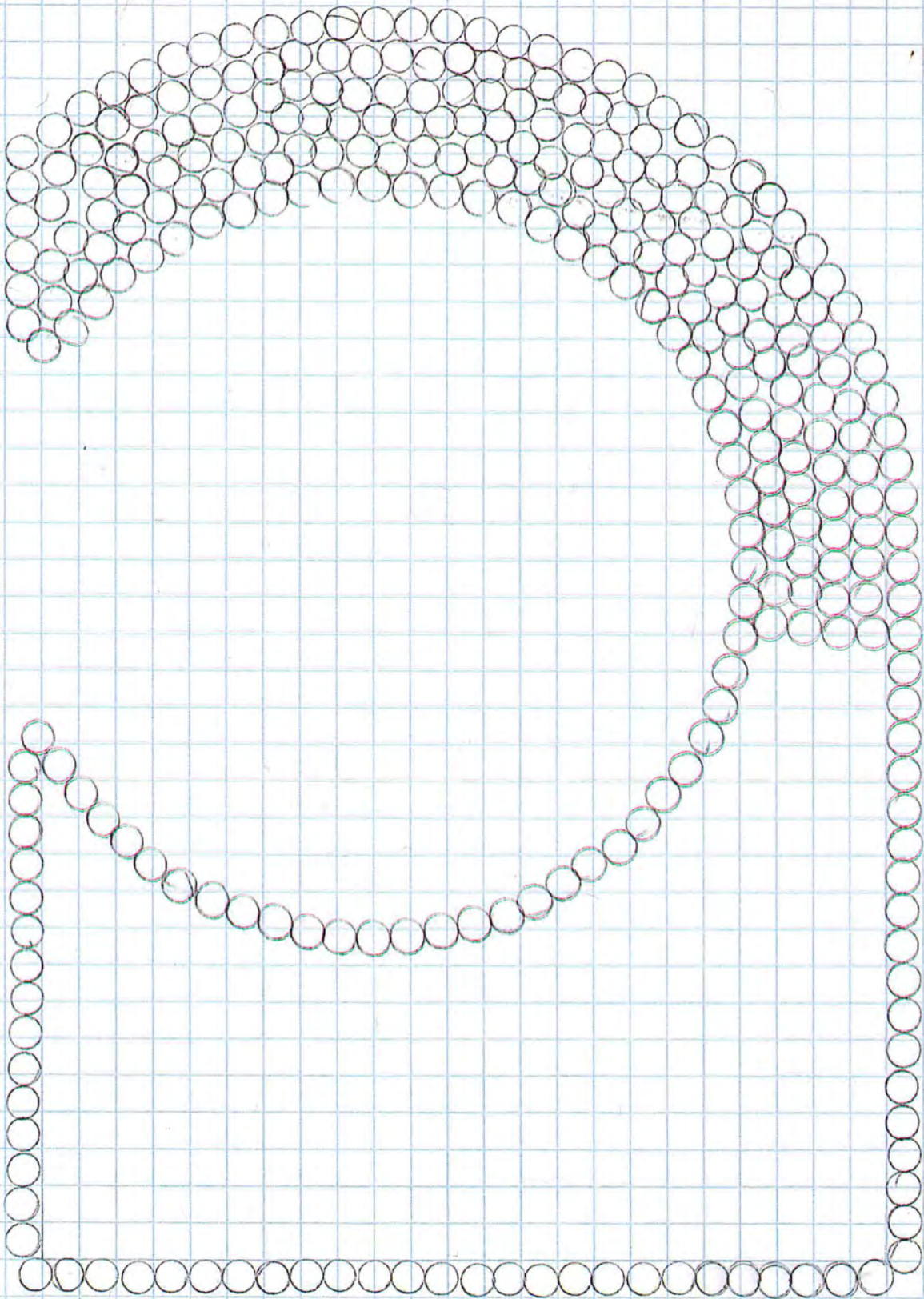
Letters Design will be yellow and close to current font on original sign

WOOD CARVED EAGLE PERCHED





Log Ends 3" Thick Varying Dia 2" to 8"











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## STAFF REPORT PLANNING AND ZONING AUGUST 5, 2015 JOINT MEETING

**APPLICANT:** DUNBAR INC  
PO Box 472  
Deadwood, SD 57732

**PURPOSE:** To Transfer Property

**GENERAL LOCATION:** Water Tower Road / Deadwood Hill

**LEGAL DESCRIPTION:** Tract B of the Dunbar Subdivision of the City of Deadwood, Being a Part of Government Lots 11, 14, and 15, Excepting there from Highway Right-of-Way, Lots H2 and H3 of Government Lot 11; All Located in the NE1/4 and SE1/4 of Section 14, T5N, R3E, B.H.M., City of Deadwood, Lawrence County, South Dakota

**FILE STATUS:** All legal obligations have been completed.

**ZONE:** PF – Park Forest District

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### STAFF FINDINGS:

#### Surrounding Zoning:

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

#### Surrounding Land Uses:

Vacant Land  
Vacant Land  
Lodge at Deadwood  
Vacant Land

### SUMMARY OF REQUEST

The Final Plat for Tract B of the Dunbar Subdivision has been submitted for transfer purposes. The property is located on Water Tower Road near the Lodge at Deadwood property on Deadwood Hill.

### FACTUAL INFORMATION

1. The property is currently zoned PF – Park Forest
2. Tract B, is comprised of 31.59 Acres±.

3. The subject property is located within the Open Space 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 forest.

### **STAFF DISCUSSION**

The subject property is currently unoccupied, with that said there are various easements, right-of-ways, and a lease tied to the property involved in this plat. The lot meets the area and bulk requirements for square footage.

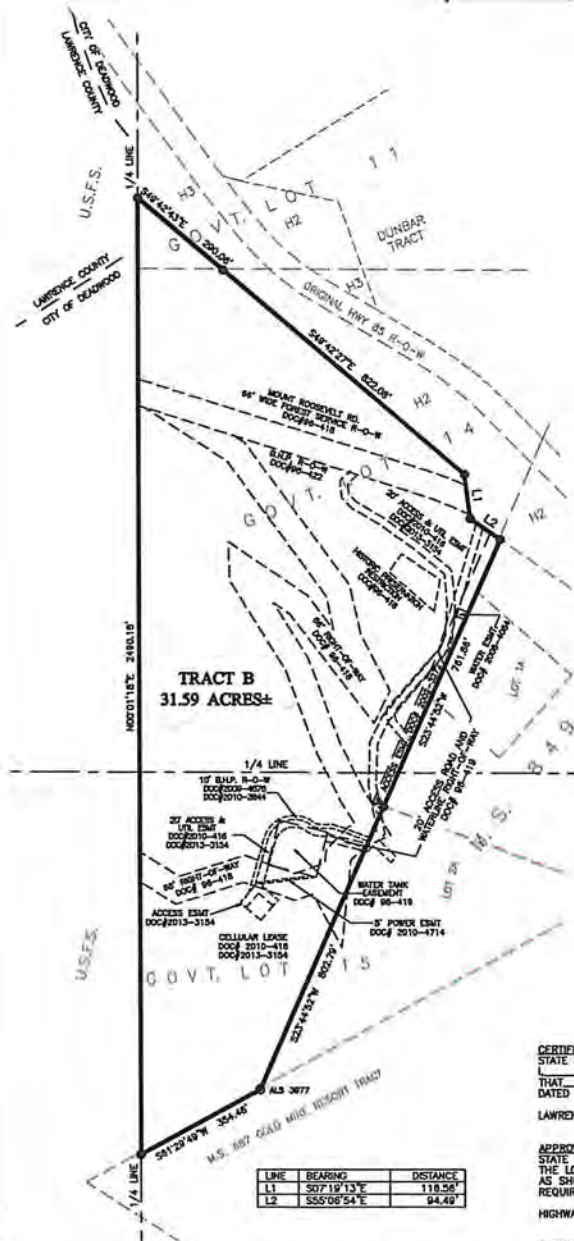
1. The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
2. Land is identified with a new legal description for the transfer of the land.
3. Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
4. A date is shown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



**PLAT OF TRACT B OF THE DUNBAR SUBDIVISION OF THE CITY OF DEADWOOD,  
BEING A PART OF GOVERNMENT LOTS 11, 14 AND 15,  
EXCEPTING THEREFROM HIGHWAY RIGHT-OF-WAY, LOTS H2 AND H3 OF  
GOVERNMENT LOT 14, AND LOTS H2 AND H3 OF GOVERNMENT LOT 11;  
ALL LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 14, T.5N, R.3E, B.H.M.,  
CITY OF DEADWOOD, LAWRENCE COUNTY, SOUTH DAKOTA**



**DRAWN/DEVELOPERS:**  
DUNBAR, INC.  
PO BOX 472  
DEADWOOD, SD 57732

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

**NOTES:**  
1. TOTAL AREA PLATTED THIS PLAT: 31.59 ACRES±.  
2. BASIS OF BEARING IS DEADWOOD COORDINATE SYSTEM.  
3. H LOTS PLATTED IN DOC #1993-0073.  
4. ZONING IS PF-PARK FOREST PER CITY OF DEADWOOD ZONING MAP.  
5. 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.  
6. 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.

**CERTIFICATE OF COUNTY TREASURER**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
I, \_\_\_\_\_, LAWRENCE COUNTY TREASURER, DO HEREBY CERTIFY THAT \_\_\_\_\_ TAXES WHICH ARE LIENS UPON THE HEREIN PLATTED PROPERTY HAVE BEEN PAID.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LAWRENCE COUNTY TREASURER: \_\_\_\_\_

**APPROVAL OF HIGHWAY AUTHORITY**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
THE LOCATION OF THE PROPOSED ACCESS ROADS ABUTTING THE COUNTY OR STATE HIGHWAY AS SHOWN HEREON, IS HEREBY APPROVED. ANY CHANGE IN THE PROPOSED ACCESS SHALL REQUIRE ADDITIONAL APPROVAL.

HIGHWAY AUTHORITY: \_\_\_\_\_

**APPROVAL OF THE CITY OF DEADWOOD PLANNING COMMISSION**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
THIS PLAT APPROVED BY THE CITY OF DEADWOOD PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY PLANNER \_\_\_\_\_ CHAIRMAN \_\_\_\_\_

**APPROVAL OF THE CITY OF DEADWOOD BOARD OF COMMISSIONERS**  
STATE OF SOUTH DAKOTA COUNTY OF LAWRENCE  
BE IT RESOLVED THAT THE CITY OF DEADWOOD BOARD OF COMMISSIONERS HAVING VIEWED THE WITHIN PLAT, DO HEREBY APPROVE THE SAME FOR RECORDING IN THE OFFICE OF THE REGISTER OF DEEDS, LAWRENCE COUNTY, S.D. DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ATTEST: \_\_\_\_\_ FINANCE OFFICER \_\_\_\_\_ MAYOR \_\_\_\_\_

**DEED 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: \_\_\_\_\_

**DEED 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: \_\_\_\_\_

**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  
I/WE, DUNBAR, INC., DO HEREBY CERTIFY THAT I/WE AM/ARE THE OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON. THAT I/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: \_\_\_\_\_



PREPARED BY:  
**ARLETH LAND SURVEYING**

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

JOB NO.  
9043

DATE: JULY 21, 2015  
REV:  
SCALE: 1"=200'

APPROVED: JMA  
DRAWN: FD  
DWG: 9043 DUNBAR.dwg

SHEET 1 OF 1