

Return Completed Form To:
Planning and Zoning
108 Sherman Street
Deadwood, SD 57732



Questions Contact:
Kevin Kuchenbecker
(605) 578-2082 or
kevin@cityofdeadwood.com

Application No. _____

APPLICATION FOR PLAT

Application/Filing Fee: \$200.00 per lot $\times 5$ \$1,000.

The application fee needs to be paid when plat is submitted to the Planning and Zoning Office.

Applicants: Please read thoroughly prior to completing this form. Only complete applications will be considered for review. Applications must be received no later than fifteen (15) days prior to the P&Z Commission meeting. Mylar(s) must be received by the Planning and Zoning office no later than the Wednesday before the scheduled meeting. The Planning and Zoning Commission meets the first and third Wednesday of each month.

Applicant: [REDACTED] REYNOLDS

Address: [REDACTED]
Street City State Zip

Phone Number: [REDACTED] Email Address: [REDACTED]

Property Address: 199 CLIFF ST DEADWOOD

Property Owner: [REDACTED]

Property Owner Phone Number: [REDACTED]

Full Legal Description of Property: PLEASE SEE ATTACHED PECK ST SUBDIVISION
1948

Purpose of this Plat: ADD TWO ADDITIONAL LOTS FOR NEW HOMES

Summary of this Plat: _____

1. The following documents shall be submitted:

- An improvement survey, including all easements,
- Development plan, including site plan with location of buildings, usable open space, off-street parking, loading areas, refuse area, ingress/egress, screening, proposed or existing signage, existing streets, and
- A copy of the full legal description from the Lawrence County Register of Deeds Office.

Check the box to confirm the following information is included on the plat and is accurate:

- ☒ The North Arrow is shown on the plat with a direct reference to the coordinate mapping system.
 - ☒ Land is identified with a new legal description for the transfer of the land.
 - ☐ Surveyor's Certificate is shown with the name of the surveyor and his registered land surveyor number.
 - ☐ A date is shown on the plat and serves to "fix in time" the data represented on the plat.
 - ☒ The street bounding the lot is shown and named.
 - ☐ All certifications are indicated and correct on the plat.
 - ☒ Dimensions, angles, and bearings are shown along the lot lines.
 - ☐ Scale of the plat is shown and accompanied with a bar scale.
 - ☐ Area's taken out of the mineral survey and remaining acreage is indicated on the plat.
- ☐ I understand I am required to have the Lawrence County Register of Deeds email a digital copy of the completed final copy of this plat to kevin@cityofdeadwood.com.

Signature of Owner/Applicant: [Signature] Date: 5-9-26

Staff Use Only

Fee: \$ 1,000 Paid On 6/2/26 Receipt Number 208762

PLANNING AND ZONING ADMINISTRATOR:			
Approved/P&Z Administrator:	Yes	No	Signature: _____ Date: _____
PLANNING AND ZONING COMMISSION:			
Approved/P&Z Commission:	Yes	No	Date: _____
DEADWOOD BOARD OF ADJUSTMENT:			
Approved/Board of Adjustment:	Yes	No	Date: _____

Reason for Denial (if necessary): _____

Prepared By:

Nies Karras & Skjoldal, P.C.
PO Box 759
Spearfish, SD 57783
(605) 642-2757

WARRANTY DEED

Deborah L. Brand was appointed Personal Representative of the **Estate of Richard L. Boyle** by the Clerk of the Circuit Court of Lawrence County, South Dakota, on December 23, 2025, and Letters of Personal Representative were issued on December 23, 2025, which Letters are unrevoked and remain in full force and effect; a copy of the Letters certified to the date of this deed or later is attached.

Deborah L. Brand as the duly appointed, qualified, and acting Personal Representative of the Estate of Richard L. Boyle, with a mailing address of 199 Cliff Street, Deadwood, SD 57732, Grantor, for valuable consideration, sells, conveys, transfers, assigns, and releases to **Martin Reynolds and Amanda Reynolds**, husband and wife, as joint tenants with right of survivorship and not as tenants in common, of 40 Taylor Avenue, Deadwood, SD 57732, Grantees, all interest of the decedent and the estate of decedent now owned or hereafter acquired in the following described real estate in Lawrence County, South Dakota:

Lot 28, Lot 30, and Lot 31 in Peck's Garden Subdivision, being a portion of Probate Lots 138 and 327 within the Original Townsite of Deadwood, Lawrence County, South Dakota, as per Plat made by S.C. Berry on file in the Lawrence County Register of Deeds Office, Lot 31 being further described as a tract of land which faces Highway 85 with a 52.87' frontage, running back on the South boundary 110.74' thence East on the rear boundary 50 feet, thence North to Highway 85, a distance of 128.1', EXCEPTING therefrom Lot H-1 of Lot 31 deeded to the State of South Dakota as shown on the plat filed as Document No. 92-3018;

Lot 27 Pecks Garden Subdivision in the City of Deadwood, and vacated McDonald Street adjoining Lot 27, Lawrence County, South Dakota; and,

Lot 29 Pecks Garden Subdivision in the City of Deadwood, and adjoining vacated McDonald Street, Lawrence County, South Dakota, EXCEPTING therefrom Lot H-1 in a portion of McDonald Street adjacent to Lot 29,

subject to all covenants, conditions, restrictions, reservations, agreements, easements, and rights-of-way of record or expressly conveyed or reserved in prior grants or deeds by operation of federal or state law.

