

FINAL PLAT  
SILVER THREAD DEVELOPMENT PHASE 1

A PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE NORTHEAST QUARTER OF SECTION 13  
TOWNSHIP 23 NORTH, RANGE 23 WEST, BRANSON WEST, STONE COUNTY, MISSOURI

SUBDIVIDER AND OWNER  
YOCUM SILVER MINE INC  
286 TUNNEL DRIVE  
REEDS SPRING, MISSOURI 65737

DESCRIPTION: TYPE URBAN

A PART OF THE NORTHEAST QUARTER OF SECTION 13, AND THE SOUTH 380.00 FEET OF THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 23 NORTH, RANGE 23 WEST, BRANSON WEST, STONE COUNTY, MISSOURI BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 13; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1498.78 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 1689.67 FEET TO THE EASTERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY "13" AS NOW LOCATED AND THE POINT OF BEGINNING; THENCE NORTH 08 DEGREES 04 MINUTES 55 SECONDS WEST ALONG SAID RIGHT-OF-WAY 917.70 FEET; THENCE NORTH 33 DEGREES 44 MINUTES 32 SECONDS EAST ALONG SAID RIGHT-OF-WAY 33.55 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF EAST SILVER HILLS DRIVE AS NOW LOCATED; THENCE NORTH 81 DEGREES 55 MINUTES 10 SECONDS EAST DEPARTING SAID STATE RIGHT-OF-WAY AND ALONG SAID SOUTHERLY RIGHT-OF-WAY 298.34 FEET; THENCE ALONG A 20.00 FOOT RADIUS CURVE TO THE RIGHT DEPARTING SAID SOUTHERLY RIGHT-OF-WAY 34.07 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 49 DEGREES 17 MINUTES 11 SECONDS EAST AND A CHORD DIMENSION OF 30.10 FEET TO THE WESTERLY RIGHT-OF-WAY OF SILVER LADY LANE AS NOW LOCATED; THENCE SOUTH 00 DEGREES 30 MINUTES 20 SECONDS EAST ALONG SAID RIGHT-OF-WAY 84.90 FEET; THENCE SOUTH 02 DEGREES 00 MINUTES 21 SECONDS EAST ALONG SAID RIGHT-OF-WAY 65.40 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 10 SECONDS WEST DEPARTING SAID RIGHT-OF-WAY 322.43 FEET TO THE SAID EASTERLY RIGHT-OF-WAY OF MISSOURI STATE HIGHWAY "13"; THENCE SOUTH 08 DEGREES 04 MINUTES 55 SECONDS EAST ALONG SAID RIGHT-OF-WAY 140.00 FEET; THENCE NORTH 81 DEGREES 55 MINUTES 10 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY 307.13 FEET TO THE SAID RIGHT-OF-WAY OF SILVER LADY LANE; THENCE SOUTH 01 DEGREE 50 MINUTES 34 SECONDS EAST ALONG SAID RIGHT-OF-WAY 85.15 FEET; THENCE NORTH 88 DEGREES 51 MINUTES 01 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY 60.00 FEET; THENCE SOUTH 01 DEGREE 50 MINUTES 28 SECONDS EAST 87.27 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT 37.77 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 45 DEGREES 07 MINUTES 13 SECONDS EAST AND A CHORD DIMENSION OF 34.28 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 58 SECONDS EAST 27.23 FEET; THENCE SOUTH 01 DEGREE 36 MINUTES 02 SECONDS WEST 60.01 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT 46.97 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 36 DEGREES 15 MINUTES 10 SECONDS WEST AND A CHORD DIMENSION OF 40.36 FEET; THENCE SOUTH 17 DEGREES 34 MINUTES 14 SECONDS EAST 170.60 FEET; THENCE ALONG A 70.00 FOOT RADIUS CURVE TO THE LEFT 46.85 FEET; SAID CURVE HAVING A CHORD BEARING OF SOUTH 36 DEGREES 44 MINUTES 37 SECONDS EAST AND A CHORD DIMENSION OF 45.98 FEET; THENCE SOUTH 55 DEGREES 55 MINUTES 00 SECONDS EAST 242.33 FEET; THENCE SOUTH 34 DEGREES 05 MINUTES 00 SECONDS WEST 60.00 FEET; THENCE NORTH 89 DEGREES 23 MINUTES 58 SECONDS WEST 552.99 FEET TO THE POINT OF BEGINNING.

ALSO

A PART OF THE SOUTH 380.00 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 12, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID SOUTH 380.00 FEET OF THE SOUTHEAST QUARTER AND THE EASTERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY "13"; THENCE NORTH 89 DEGREES 25 MINUTES 23 SECONDS EAST DEPARTING SAID RIGHT-OF-WAY 138.93 FEET; THENCE SOUTH 08 DEGREES 04 MINUTES 55 SECONDS EAST 451.37 FEET TO THE NORTH RIGHT-OF-WAY OF SILVER HILLS DRIVE AS NOW LOCATED; THENCE SOUTH 81 DEGREES 55 MINUTES 18 SECONDS WEST ALONG SAID RIGHT-OF-WAY 30.00 FEET; THENCE NORTH 08 DEGREES 04 MINUTES 55 SECONDS WEST DEPARTING SAID RIGHT-OF-WAY 150.00 FEET; THENCE SOUTH 81 DEGREES 55 MINUTES 10 SECONDS WEST 165.00 FEET TO THE EASTERLY RIGHT-OF-WAY OF SAID MISSOURI STATE HIGHWAY "13"; THENCE NORTH 08 DEGREES 04 MINUTES 55 SECONDS WEST ALONG SAID RIGHT-OF-WAY 189.60 FEET; THENCE NORTH 58 DEGREES 15 MINUTES 14 SECONDS EAST ALONG SAID RIGHT-OF-WAY 114.46 FEET; THENCE NORTH 09 DEGREES 50 MINUTES 55 SECONDS WEST ALONG SAID RIGHT-OF-WAY 54.65 FEET; THENCE NORTH 65 DEGREES 29 MINUTES 11 SECONDS WEST ALONG SAID RIGHT-OF-WAY 54.46 FEET TO THE POINT OF BEGINNING; CONTAINING 8.7 ACRES, MORE OR LESS. SUBJECT TO ANY AND ALL ENCUMBRANCES AND RIGHTS RECORDED OR UNRECORDED.

NOTES:

TOTAL ACREAGE OF THE SUBDIVISION: 8.7 ACRES +/-  
TOTAL NUMBER OF LOTS: 5 LOTS  
CURRENT ZONING OF THE TRACT: C-2  
PROPOSED LAND USE: COMMERCIAL DEVELOPMENT  
SMALLEST LOT WITH NUMBER AND AREA: LOT 3 1.1 ACRES +/-  
LARGEST LOT WITH NUMBER AND AREA: LOT 2 1.6 ACRES +/-  
AREA IN PROPOSED STREETS: 1.6 ACRES +/-

CURVE TABLE

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	97°36'50"	20.00'	34.07'	22.85'	30.10'	S 49°17'11" E
C2	86°33'30"	25.00'	37.77'	23.54'	34.28'	S 45°07'13" E
C3	107°38'49"	25.00'	46.97'	34.19'	40.36'	S 36°15'10" W
C4	38°20'45"	70.00'	46.85'	24.34'	45.98'	S 38°44'37" E
C5	38°21'29"	129.96'	87.01'	45.20'	85.39'	N 36°44'38" W
C6	27°26'35"	129.96'	62.25'	31.73'	61.65'	S 42°11'50" E
C7	10°54'53"	129.96'	24.76'	12.42'	24.72'	S 23°01'05" E
C8	70°40'05"	25.00'	30.83'	17.72'	28.92'	S 53°03'56" E
C9	93°26'36"	25.00'	40.77'	26.55'	36.40'	S 44°52'44" W

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 09°50'55" W	54.65'
L2	N 65°29'11" W	54.46'
L3	S 81°55'18" W	30.00'

LEGEND

- EXISTING IRON PIN
- SET 1/2 REBAR WITH CAP
- ◆ RIGHT-OF-WAY MARKER
- AXEL
- COMPUTED POSITION (NOT SET)
- ALUMINUM MONUMENT
- POWER POLE
- SANITARY SEWER MANHOLE
- GUY WIRE 5' EASEMENT (TYPICAL)
- CENTER OF 15' WATER EASEMENT
- CENTER OF 15' SEWER EASEMENT
- CENTER OF 30' ELECTRIC EASEMENT
- 40' SET BACK
- 30' SITE TRIANGLE (TYPICAL)

CERTIFICATE OF OWNERSHIP AND DEDICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED HEREON, WHICH PROPERTY IS LOCATED WITHIN THE CITY OF BRANSON WEST, MISSOURI, THAT I HEREBY FREELY ADOPT THIS PLAN OF SUBDIVISION AND DEDICATE TO PUBLIC USE ALL AREAS SHOWN ON THIS PLAT AS STREETS, ALLEYS, WALKS, PARKS, OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY DENOTED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL THE OFFER OF DEDICATION IS ACCEPTED BY THE APPROPRIATE PUBLIC AUTHORITY. ALL PROPERTY SHOWN ON THIS PLAT AS DEDICATED FOR PUBLIC USE SHALL BE DEEMED TO BE DEDICATED FOR ANY OTHER PUBLIC USE AUTHORIZED BY LAW WHEN SUCH OTHER USE IS APPROVED BY THE BRANSON WEST BOARD OF ALDERMEN IN THE PUBLIC INTEREST.

11-21-07 Joseph G. Kemp PLS YSM INC  
DATE OWNER

ACKNOWLEDGEMENT

STATE OF MISSOURI) SS  
COUNTY OF STONE)

ON THIS 21 DAY OF Nov 2007, BEFORE ME PERSONALLY APPEARED Joseph G. Kemp TO ME KNOWN, WHO DULY SWORN, DID SAY THAT THEY ARE THE PERSONS DESCRIBED HEREIN, AND THAT THE SAME EXECUTED THE FOREGOING INSTRUMENT AS THEIR FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL IN MY OFFICE IN Branson West, STONE COUNTY, MISSOURI.

NOTARY PUBLIC Phyllis J. Oles

PHYLLIS J. OLES  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Stone County  
My Commission Expires 6-18-11

MY COMMISSION EXPIRES 6-18-11

CERTIFICATE OF APPROVAL-PLANNING AND ZONING COMMISSION

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BRANSON WEST, MISSOURI PLANNING AND ZONING COMMISSION ON THE DATE BELOW.

11.19.07  
DATE SECRETARY

CERTIFICATE OF APPROVAL-BOARD OF ALDERMEN

I HEREBY CERTIFY THAT THIS PLAT HAS BEEN APPROVED BY THE BRANSON WEST BOARD OF ALDERMEN, SUBJECT TO ITS BEING RECORDED IN THE STONE COUNTY REGISTRY WITHIN 30 DAYS OF THE DATE BELOW.

11-27-07 Beth Anne West  
DATE CITY CLERK  
11-6-0-13-600-000-001-002  
11/29/07 Jakes Paid (2007) Julie E. May

RECORDER'S CERTIFICATE

I, RICKEY D. KEMP, RECORDER OF STONE COUNTY DO HEREBY CERTIFY THAT THE WITHIN INSTRUMENT OF WRITING WAS ON THE DAY OF 2007. AD AT O'CLOCK MIN M DULY FILED FOR RECORD AND IS RECORDED IN THE RECORDS IN THIS OFFICE IN BOOK AT PAGE. IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL AT MY OFFICE IN GALENA, MISSOURI THIS DAY OF 2007.

CERTIFICATE OF SURVEY AND ACCURACY

I, RICKEY D. KEMP, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED AND THE MONUMENTS AND PINS SET UNDER MY PERSONAL SUPERVISION FROM AN ACTUAL SURVEY OF THE LAND HEREIN, IN ACCORDANCE WITH THE MISSOURI MINIMUM STANDARDS FOR PROPERTY BOUNDARY SURVEYS, AND THE SUBDIVISION REGULATIONS OF BRANSON WEST, STONE COUNTY, MISSOURI.

11-20-07  
RICKEY D. KEMP PLS-2006016631 11-20-2007

PLANNING AND ZONING  
JOY WILSON  
DIRECTOR  
STONE COUNTY

PREPARED FOR: YOCUM SILVER MINE INC.			
SCALE: 1"= 100'	LOCATION: SECTION 12	DRAWN BY: C/NICK	
DATE: 11/20/2007	TOWNSHIP 23-N	RANGE 23-W	COUNTY: STONE
PREPARED BY: CORNERSTONE REGIONAL SURVEYING, LLC P.O. BOX 374 KIMBERLING CITY, MISSOURI 65686 (417-738-4517)			
RESULTS OF FINAL PLAT SILVER THREAD DEVELOPMENT PHASE I			DRAWING NUMBER 07-030 FPA