

PRELIMINARY 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
266 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 630.88 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 139.91 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 96.36 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT 37.84 FEET SAID CURVE HAVING A CHORD BEARING OF SOUTH 45 DEGREES 12 MINUTES 30 SECONDS EAST AND A CHORD DIMENSION OF 34.33 FEET; THENCE SOUTH 88 DEGREES 34 MINUTES 26 SECONDS EAST 30.14 FEET; THENCE SOUTH 01 DEGREE 25 MINUTES 53 SECONDS WEST 60.00 FEET; THENCE ALONG A 25.00 FOOT RADIUS CURVE TO THE LEFT 47.56 FEET SAID CURVE HAVING A CHORD BEARING OF SOUTH 36 DEGREES 55 MINUTES 40 SECONDS WEST AND A CHORD DIMENSION OF 40.70 FEET; THENCE SOUTH 17 DEGREES 43 MINUTES 54 SECONDS EAST 161.08 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 10 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 DEGREES 05 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 59 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 +/-

ALL UTILITY EASEMENTS SHALL BE 15 FEET IN WIDTH, LYING 7.5 FEET EACH SIDE OF THE EXISTING & PROPOSED UTILITIES.

CONTOURS AT VERTICAL INTERVALS OF TEN (10) FEET. DATUM IS REFERENCED TO U.S.G.S. TOPOGRAPHIC MAP "GARBER QUADRANGLE, MISSOURI."

CURVE TABLE

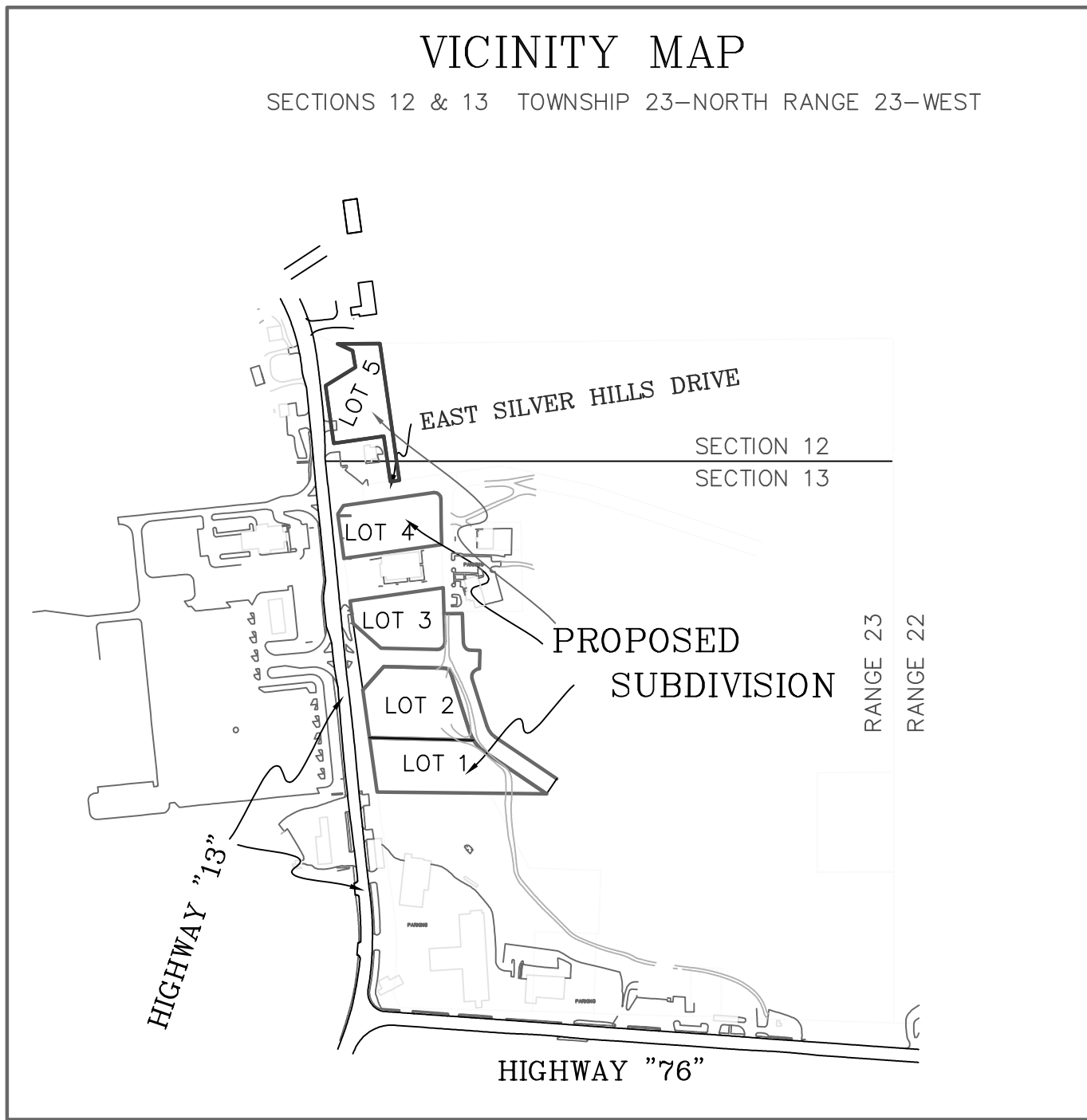
CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	97°36'50"	20.00'	34.07'	22.85'	30.10'	S 49°17'11" E
C2	86°43'52"	25.00'	37.84'	23.61'	34.33'	S 45°12'30" E
C3	108°59'48"	25.00'	47.56'	35.05'	40.70'	S 36°55'40" W
C4	38°20'45"	70.00'	46.85'	24.34'	45.98'	S 36°44'37" E
C5	38°20'45"	130.00'	87.00'	45.20'	85.39'	N 36°44'37" W
C6	24°23'55"	130.00'	55.36'	28.11'	54.94'	N 43°43'02" W
C7	13°56'50"	130.00'	31.65'	15.90'	31.57'	N 24°32'39" W
C8	74°09'12"	24.44'	31.63'	18.47'	29.47'	S 54°38'51" E
C9	93°16'08"	25.00'	40.70'	26.47'	36.35'	S 44°47'30" 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'

VICINITY MAP

SECTIONS 12 & 13 TOWNSHIP 23-NORTH RANGE 23-WEST



LEGEND

- PREVIOUSLY LOCATED CORNER
- PROPOSED LOT CORNER
- ⊙ MANHOLE LOCATED
- FM FORCE MAIN
- W WATERLINE
- S SEWERLINE

PREPARED FOR: YOCUM SILVER MINE INC.		
SCALE: 1"= 100'	LOCATION: SECTION 13 TOWNSHIP 23-N RANGE 23-W	DRAWN BY: C/NICK
DATE: 02/19/2007	COUNTY: STONE	
PREPARED BY: CORNERSTONE REGIONAL SURVEYING, LLC P.O. BOX 374 KIMBERLING CITY, MISSOURI 65686 (417-739-4517)		
RESULTS OF PRELIMINARY PLAT		DRAWING NUMBER 07-030 B