

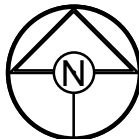
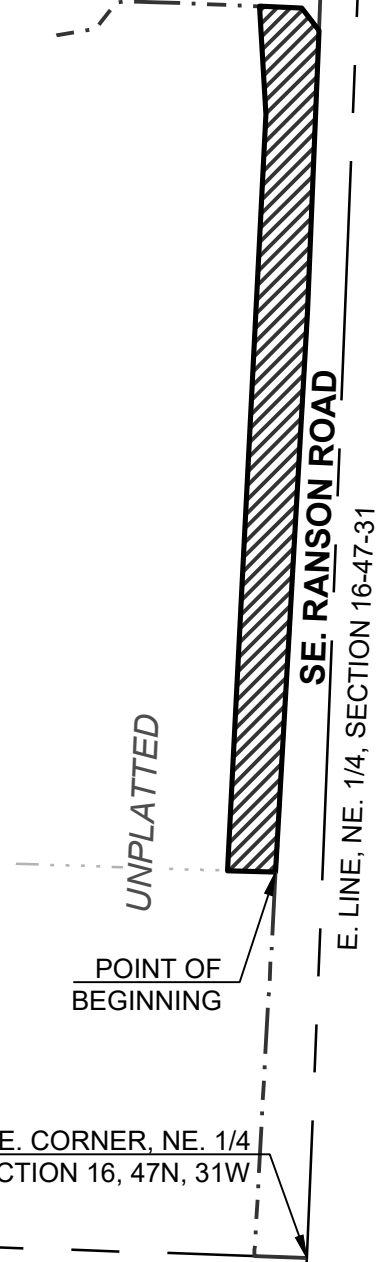
EXHIBIT B

DESCRIPTION:

Part of the Northeast One-Quarter of Section 16, Township 47 North, Range 31 West, in the City of Lee's Summit, Jackson County, Missouri, being more particularly described as follows:

Commencing at the Southeast corner of the said Northeast One-Quarter; thence along the South line of the said Northeast One-Quarter; North 88 degrees 05 minutes 19 seconds West, a distance of 41.15 feet to a point on the existing Westerly right of way line of State Route RA (also known as Ranson Road) as recorded in Documents, Numbers 1972I0108100 and 1972I0108102; thence along said Westerly right of way for the following two courses, North 02 degrees 13 minutes 17 seconds East, a distance of 5.14 feet; thence North 03 degrees 13 minutes 17 seconds East, a distance of 294.93 feet to the Point of Beginning; thence North 88 degrees 05 minutes 19 seconds West, a distance of 37.52 feet; thence North 02 degrees 54 minutes 15 seconds East, a distance of 591.73 feet; thence North 03 degrees 32 minutes 38 seconds West, a distance of 84.43 feet to a point on the South right of line of Southeast Cape Drive as platted in Manor At Bailey Farms, first Plat, a subdivision of land in the said City of Lee's Summit; thence along said South right of line for the following two courses, South 87 degrees 42 minutes 10 seconds East, a distance of 33.04 feet; thence South 37 degrees 46 minutes 12 seconds East, a distance of 22.00 feet to a point on the said Westerly right of way line of State Route RA; thence along said Westerly right of way for the remaining two courses, South 02 degrees 22 minutes 17 seconds West, a distance of 220.05 feet; thence South 03 degrees 13 minutes 17 seconds West, a distance of 438.61 feet to the Point of Beginning, and containing 0.6077 acres, more or less.

MANOR AT BAILEY FARMS, FIRST PLAT
SE CAPE DRIVE



DRAWN BY:	JWT
CHECKED BY:	SCH
DATE:	06/02/2025
PROJECT NO:	25-040
SCALE:	1" = 150'
SHEET	1


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PROPERTY EXHIBIT