COBEY CREEK – 1ST PLAT, LEGAL DESCRIPTION:

All that part of the Southeast Quarter of Section 29, Township 47, Range 31, in the City of Lee's Summit, Jackson County, Missouri more particularly described as follows:

BEGINNING at the Northeast Corner of said Southeast Quarter Section; thence South 02 degrees 30 minutes 29 seconds West, along the East line of said quarter section, a distance of 1081.05 feet; thence North 87 degrees 29 minutes 31 seconds West, a distance of 30.00 feet to a point on the West right-of-way line of Doc Henry Road, as established; thence South 02 degrees 30 minutes 29 seconds West, along said right-of-way line, a distance of 1203.02 feet; thence North 87 degrees 54 minutes 10 seconds West, a distance of 597.17 feet; thence South 47 degrees 05 minutes 50 seconds West, a distance of 35.36 feet; thence along a curve to the left having an initial tangent bearing of South 02 degrees 05 minutes 50 seconds West and a radius of 175.00 feet, an arc distance of 115.22 feet, to a point of reverse curve; thence along a curve to the right having an initial tangent bearing of South 35 degrees 37 minutes 35 seconds East and a radius of 225.00 feet, an arc distance of 138.40 feet; thence South 43 degrees 04 minutes 32 seconds East, a distance of 49.65 feet, to a point on the North right-of-way line of Missouri Highway 150, as established; thence North 87 degrees 54 minutes 10 seconds West, along said right-of-way line, a distance of 110.00 feet; thence North 47 degrees 05 minutes 50 seconds East, a distance of 35.36 feet; thence along a curve to the left having an initial tangent bearing of North 02 degrees 10 minutes 54 seconds East and a radius of 175.00 feet, an arc distance of 115.48 feet, to a point of reverse curve; thence along a curve to the right having an initial tangent bearing of North 35 degrees 37 minutes 35 seconds West and a radius of 225.00 feet, an arc distance of 148.14 feet; thence North 42 degrees 54 minutes 10 seconds West, a distance of 35.36 feet; thence North 87 degrees 54 minutes 10 seconds West, a distance of 27.55 feet; thence North 02 degrees 05 minutes 50 seconds East, a distance of 50.00 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 27.55 feet; thence North 47 degrees 05 minutes 50 seconds East, a distance of 35.36 feet; thence North 02 degrees 05 minutes 50 seconds East, a distance of 373.85 feet; thence North 42 degrees 54 minutes 10 seconds West, a distance of 28.28 feet; thence North 87 degrees 54 minutes 10 seconds West, a distance of 29.00 feet; thence North 02 degrees 05 minutes 50 seconds East, a distance of 55.00 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 24.00 feet; thence North 47 degrees 05 minutes 50 seconds East, a distance of 35.36 feet; thence North 02 degrees 05 minutes 50 seconds East, a distance of 51.90 feet; thence along a curve to the left having a radius of 175.00 feet, an arc distance of 96.59 feet; thence North 29 degrees 31 minutes 32 seconds West, a distance of 260.51 feet; thence along a curve to the left having a radius of 175.00 feet, an arc distance of 88.77 feet; thence North 58 degrees 35 minutes 16 seconds West, a distance of 113.85 feet; thence along a curve to the left having a radius of 325.00 feet, an arc distance of 87.45 feet; thence North 74 degrees 00 minutes 20 seconds West, a distance of 16.68 feet; thence North 15 degrees 59 minutes 40 seconds East, a distance of 50.00 feet; thence North 74 degrees 00 minutes 20 seconds West, a distance of 90.55 feet; thence along a curve to the left having a radius of 1025.00 feet, an arc distance of 31.65 feet; thence North 14 degrees 59 minutes 14 seconds East, a distance of 87.99 feet; thence North 02 degrees 15 minutes 11 seconds East, a distance of 116.06 feet; thence South 87 degrees 44 minutes 49 seconds East, a distance of 304.45 feet; thence South 02 degrees 15 minutes 11 seconds West, a distance of 10.00 feet; thence South 87 degrees 44 minutes 49 seconds East, a distance of 702.82 feet; thence along a curve to the left having an initial tangent bearing of North 09 degrees 17 minutes 02 seconds West and a radius of 175.00 feet, an arc distance of 41.41 feet; thence North 67 degrees 09 minutes 33 seconds East, a distance of 50.00 feet; thence along a curve to the left having an initial tangent bearing of North 22 degrees 50 minutes 27 seconds West and a radius of 225.00 feet, an arc distance of 130.79 feet; thence North 28 degrees 24 minutes 44 seconds West, a distance of 42.89 feet; thence North 02 degrees 30 minutes 29 seconds East, a distance of 17.23 feet; thence South 87 degrees 29 minutes 31 seconds East, a distance of 115.00 feet; thence North 02 degrees 30 minutes 29 seconds East, a distance of 680.64 feet; thence North 42 degrees 37 minutes 10 seconds West, a distance of 84.66 feet to a point on the North line of said Southeast Quarter of Section 29; thence South 87 degrees 44 minutes 49 seconds East, along said North line, a distance of 235.00 feet to the POINT OF BEGINNING;

EXCEPT that part described as follows: COMMENCING at the Northeast corner of said Quarter Section; thence South 02 degrees 30 minutes 29 seconds West along the East line of said Quarter Section, a distance of 1666.89 feet; thence North 87 degrees 54 minutes 10 seconds West, a distance of 210.01 feet to the POINT OF BEGINNING of the Excepted Tract; thence North 02 degrees 30 minutes 29 seconds East, a distance of 196.73 feet; thence North 42 degrees 29 minutes 31 seconds West, a distance of 35.36 feet; thence North 87 degrees 29 minutes 31 seconds West, a distance of 218.18 feet; thence South 47 degrees 18 minutes 09 seconds West, a distance of 35.23 feet; thence South 02 degrees 05 minutes 50 seconds West, a distance of 23.82 feet; thence North 87 degrees 54 minutes 10 seconds West, a distance of 50.00 feet; thence North 02 degrees 05 minutes 50 seconds West, a distance of 24.18 feet; thence North 42 degrees 41 minutes 51 seconds West, a distance of 35.48 feet; thence North 87 degrees 29 minutes 31 seconds West, a distance of 65.69 feet; thence along a curve to the left having a radius of 175.00 feet, an arc distance of 97.84 feet; thence South 60 degrees 28 minutes 28 seconds West, a distance of 8.53 feet; thence South 15 degrees 28 minutes 28 seconds West, a distance of 35.36 feet; thence South 29 degrees 31 minutes 32 seconds East, a distance of 68.15 feet; thence along a curve to the right having a radius of 225.00 feet, an arc distance of 124.18 feet; thence South 02 degrees 05 minutes 50 seconds West, a distance of 525.74 feet; thence South 42 degrees 54 minutes 10 seconds East, a distance of 35.36 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 80.00 feet; thence North 47 degrees 05 minutes 50 seconds East, a distance of 35.36 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 50.00 feet; thence South 42 degrees 54 minutes 10 seconds East, a distance of 35.36 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 106.26 feet; thence thence North 02 degrees 18 minutes 09 seconds East, a distance of 566.95 feet; thence South 87 degrees 54 minutes 10 seconds East, a distance of 133.30 feet to the POINT OF BEGINNING of the Excepted Tract.

Containing 23.61 acres. Description Closure: N 0.01754, E 0.00070, Perimeter 7,887.02 feet, Precision 1:448,127.84