

76-452. Exchange of certain lands in Riley county between board of regents and Kansas state university endowment association; lands described. As used in this act: (a) The term "university lands" shall mean the following described property located in Riley county, Kansas: A tract of land in the west part of the north half of the southwest quarter of section 12, township 10 south, range 7 east of the 6th principal meridian, more particularly described as follows: Beginning at the intersection of Dickens avenue and Browning avenue, which is the northwest corner of said southwest quarter of section 12, thence east 945.5 feet, more or less, along the north line of said southwest quarter, thence south 1290 feet, more or less, to the centerline of Claflin road, thence west 945.5 feet, more or less, along the centerline of Claflin road to the intersection of Claflin road and Browning avenue, thence north 1290 feet, more or less, along the west line of said southwest quarter and centerline of Browning avenue to the point of beginning, containing 28 acres more or less, all in Riley county, Kansas.

(b) The term "association lands" shall mean the following described property located in Riley county, Kansas: Lot 3 of section 21, and the west half of the northwest quarter of section 27, township 10 south, range 7 east; parts of lots 2 and 3 in section 27, township 10 south, range 7 east of the 6th P.M., more particularly described as follows: Beginning at a point on the quarter section line that is 1400 feet east of the southwest corner of the northwest quarter of said section 27, township 10, range 7 east, thence north 200 feet, thence east 465 feet, more or less, to a point on the north side of U.S. highway No. 40, thence northeast along the north side of said highway 413.22 feet to a cement post monument, thence north 100 feet to a buried cement monument, thence east 68.3 feet, thence north 140 feet, more or less, to the north side of the abandoned right-of-way of the Manhattan city and interurban railway company, thence east 60 feet, more or less, to a stone, thence north 1212 feet, thence north $54^{\circ}57'$ west 90 feet, thence north $70^{\circ}58'$ west 110.22 feet, thence north 528 feet, thence north 60° west 347.3 feet, thence west on the section line 524 feet, more or less, to the northwest corner of said lot 2, thence south 2640 feet to the southwest corner of lot 3, thence east 80 feet to the point of beginning; and that part of lot 5 of section 28, township 10 south, range 7 east of the sixth principal meridian, more particularly described as follows: Beginning at a point on the east line of said lot 5, that is 639 feet, more or less, north of the southeast corner of said lot 5, thence southwesterly making an angle of $81^{\circ}56'$ 1323 feet along the center line of the abandoned right-of-way of the Manhattan city and interurban railway company to a point on the west line of said lot 5, marked with an iron pipe at the fence line, said point being 453.3 feet north of the southwest corner of said lot 5, thence north along the west line of said lot 5, 78 feet, more or less, to the south side of Eureka lake according to the government survey of said lake designated on the said government survey as "Silver Lake," thence easterly and northerly along the boundary of said lake as indicated by said government survey and plat to a point which is the eastern tip of said Silver lake, said point being also 282.48 feet south of the north line of lot 5, and being 389.4 feet west of the east line of lot 5, and from said point, thence north a distance of 282.48 feet to the north line of said lot 5, thence east along said line 389.4 feet to the east line of lot 5, thence south along said east line to the point of beginning; all east of the 6th P.M., excepting therefrom that tract of land deeded by C. A. Neuber and Margaret A. E. Neuber, husband and wife, to William R. Gates by warranty deed, dated April 10, 1947, described as follows: A tract of land in section 27, township 10, range 7 east, more particularly described as follows: Beginning at a triangular concrete fence post standing in the west right-of-way line of U.S. 40, said post being 456.49 feet, more or less, north and 421.1 feet, more or less, west of the center of section 27, township 10, range 7 east, thence southwesterly along the west right-of-way of U.S. 40, 38.75 feet; thence north 270.2 feet, more or less; thence east 98.3 feet; thence south 141.0 feet, more or less; thence west 68.3 feet to a lime stone 12 inches under surface; thence south 100 feet to the point of beginning, containing .397 acres, more or less. The entire above described tract contains 171 acres, more or less, and is located entirely within Riley county, Kansas.

SUBJECT TO: Right-of-way granted to the southwestern bell telephone company, as recorded in book 293, page 382 in the office of the register of deeds of Riley county, Kansas.

SUBJECT TO: Grant of right-of-way to the Kansas power and light company, as recorded in book 252, page 437 in the office of the register of deeds of Riley county, Kansas.

SUBJECT TO: Grant of right-of-way to the Kansas power and light company, as recorded in book 262, page 559 in the office of the register of deeds of Riley county, Kansas.

SUBJECT TO: Grant of right-of-way to the Kansas power and light company, as recorded in book 262, page 553 in the office of the register of deeds of Riley county, Kansas.

SUBJECT TO: Right-of-way taken by the state of Kansas, in case No. 12138 in the district court of Riley county, Kansas, entitled "In the matter of the condemnation of land for state highway purposes."

SUBJECT TO: Right-of-way taken by the state of Kansas, in case No. 11528 in the district court of Riley county, Kansas, entitled "In the matter of the condemnation of land for state highway purposes."

SUBJECT TO: Right-of-way contract to the Kansas pipe line and gas company, recorded in book misc. M, page 350 in the office of the register of deeds of Riley county, Kansas.

ALSO EXCEPTING the following described tract, to-wit: Part of the NW 1/4 of section 27, township 10 south, range 7 east of the 6th P.M., described as follows: Beginning at a point on west line of U.S. highway No. 40, which is north $51^{\circ}41'$ east 896.6 feet from intersection of west line of said highway and south line of said NW 1/4, said intersection being 113 feet west of west line of Union Pacific railroad right-of-way, thence west 57 feet 4 inches, thence north 141 feet to north line of right-of-way of the Manhattan city and interurban railway; thence northeasterly along north line of said interurban right-of-way 244 feet, thence southeasterly 44 feet to a point on west line of said U.S. highway No. 40 which is 244 feet northeasterly of point of beginning; thence southwesterly along west line of said U.S. highway No. 40 to point of beginning, containing approximately 93/100 of an acre.

Together with a permanent right-of-way to said premises from highway K-18 through the designated access point lying directly southeast of the tract conveyed to Richard E. Britt and Patricia A. Britt, husband and wife, recorded in book 309, page 135 in the office of the register of deeds of Riley county, Kansas, BUT SUBJECT TO a permanent right-of-way for the benefit of the said Richard E. Britt tract from said access point from said highway K-18 to the said Richard E. Britt tract.

Also all that part of the W 1/2 of section 27, township 10 south, range 7 east of the 6th P.M., described as follows: Beginning at a cement monument in west line of E 1/2 of section 27, township 10 south, range 7 east, as established by county surveyor Ross by survey made in December, 1909, said cement monument being 64 feet due north of center of Union Pacific track on said one-half section line as established by above mentioned survey, thence north 968 feet along said one-half section line to a cement monument, thence northwest 80.5 feet making a northwest angle of $54^{\circ}57'$ with said one-half section line to a cement monument, thence south 66 feet from and parallel to said one-half

section line to a cement monument on north right-of-way of Union Pacific railroad, thence northeast 84.3 feet along north side of said right-of-way to place of beginning, containing 1-1/2 acres, more or less, all in Riley county, Kansas. Excepting therefrom the right-of-way of the Manhattan city and interurban railway company.

Also all that part of section 27, township 10 south, range 7 east of the 6th P.M., described as follows: From a cement monument which stands 66 feet west of east line of W 1/2 of section 27, township 10 south, range 7 east, as surveyed by county surveyor Ross in December, 1909, and 64 feet due north of Union Pacific track, measure north 124 feet parallel to and 66 feet from said one-half section line to north line of Manhattan city and interurban right-of-way for the point of beginning, thence continued north 942-1/2 feet on last named course to a cement monument, thence northwest 276.70 feet making a northwest angle of 54°57' with last named course, thence south 1165-1/2 feet parallel to and 292-1/2 feet from said one-half section line to north line of Manhattan city and interurban right-of-way, thence east along said north line of Manhattan city and interurban right-of-way to point of beginning, and containing 5-1/2 acres, more or less, all in Riley county, Kansas.

SUBJECT TO right-of-way contract to Kansas pipe line and gas company dated September 5, 1928, and recorded in book misc. M, page 351, register of deeds office, Riley county, Kansas.

SUBJECT TO right-of-way contract to Kansas power and light company dated March 7, 1957, and recorded in book 262, page 555, register of deeds office, Riley county, Kansas.

LESS: Tract conveyed to Richard E. Britt and Patricia A. Britt, husband and wife, by warranty deed recorded in book 309, page 135 in the office of the register of deeds of Riley county, Kansas.

ALSO LESS: A tract of land in the NE 1/4 of section 28, township 10 south, range 7 east, in Riley county, Kansas, more particularly described as follows: Beginning at a point that is 814 feet north and 25 feet west of the east quarter corner of section 28, thence south 81°7' west a distance of 250.00 feet; thence north 0°16' west a distance of 158.51 feet; thence north 73°8' east a distance of 258.88 feet; thence east a distance of 5.0 feet to a point, said point being 20 feet west of the east line of section 28; thence south a distance of 107.44 feet; thence west a distance of 5.0 feet to a point, said point being 25 feet west of the east line of section 28; thence south a distance of 87.56 feet to the point of beginning, and containing 1.0 acre, more or less.

ALSO LESS: A tract of land in the NE 1/4 of section 28, township 10 south, range 7 east, in Riley county, Kansas, more particularly described as follows: From an iron bar marking the east quarter corner of said section 28, proceed north 639 feet, more or less, along the east line of section 28; thence south 81°56' west a distance of 25.25 feet to a point; said point being the point of beginning; thence south 81°56' west a distance of 250.00 feet; thence north 0°10' east a distance of 175.00 feet; thence north 81°7' east a distance of 250.00 feet to a point, said point being 25 feet west of the east line of section 28, thence south a distance of 178.54 feet to the point of beginning, and containing 1.0 acre, more or less.

ALSO LESS: A tract of land in the NW 1/4 of section 27, township 10 south, range 7 east, in Riley county, Kansas, more particularly described as follows: From an iron bar marking the west quarter corner of said section 27, proceed east 2425.5 feet; thence north 846.6 feet; thence north 53°50' east a distance of 104.4 feet to a point, said point being the point of beginning; thence north 36°10' west a distance of 208.7 feet; thence north 53°50' east a distance of 267.7 feet, more or less, to a point on the east line of the NW 1/4 of said section 27; thence south along said east line a distance of 295.7 feet, more or less, to a point on the northerly right-of-way line of highway K-18; thence south 53°50' west along the said right-of-way line a distance of 93.2 feet; thence north 36°10' west a distance of 30.0 feet to the point of beginning, containing 1.0 acre, more or less.

ALSO LESS: A tract of land in the NW 1/4 of section 27, township 10 south, range 7 east, in Riley county, Kansas, more particularly described as follows: Beginning at a point that is 638.12 feet north and 25.00 feet east of the west quarter corner of said section 27, thence east 248.91 feet; thence north 350.00 feet; thence west 273.91 feet to the west line of said section 27; thence south along said west line of section 27 a distance of 86.56 feet; thence east 25.00 feet; thence south 263.44 feet to the point of beginning, and containing 2.0 acres, more or less.

ALSO LESS: A tract of land in the NW 1/4, section 27, township 10 south, range 7 east of the 6th P.M., in Riley county, Kansas, more particularly described as follows: From an iron bar marking the west quarter corner of section 27, township 10 south, range 7 east, proceed east 848.9 feet along the quarter section line to the point of beginning, thence east 477.9 feet, thence north 30.0 feet, thence east 6.8 feet, thence northeast 91.9 feet to a point 1400.0 feet east and 85.5 feet north of the west quarter corner of said section 27, thence north 114.5 feet, thence east 200.6 feet, thence northeast 722.3 feet, more or less, to a point 450.8 feet west and 619.7 feet north of the center of said section 27, thence north 77.8 feet, thence east 98.3 feet, thence north 61°56' east a distance of 74.6 feet, thence north 45°52' east a distance of 133.3 feet, thence north 36°10' west a distance of 281.0 feet, thence south 53°50' west a distance of 1777.9 feet, more or less, to the point of beginning and containing 10.0 acres, more or less.

SUBJECT TO: A permanent gas line easement for gas line, in favor of John E. Britt and Clara Lucile Britt, husband and wife, with the right of the said Britts, their successors or assigns, to enter on the premises to repair the same, said easement being fifteen feet in width, 7.5 feet each side of a centerline more particularly described as follows: Beginning at a point 1,285 feet east and 39 feet north of the west quarter corner of section 27, township 10 south, range 7 east; thence north 63 feet; thence in a northwesterly direction to a point of termination 734.12 feet north and 79 feet east of the said west quarter corner of section 27.

ALSO LESS: Tract taken for highway purposes as set forth in case No. 12138 in the district court of Riley county, Kansas.

History: L. 1969, ch. 417, § 1; July 1.