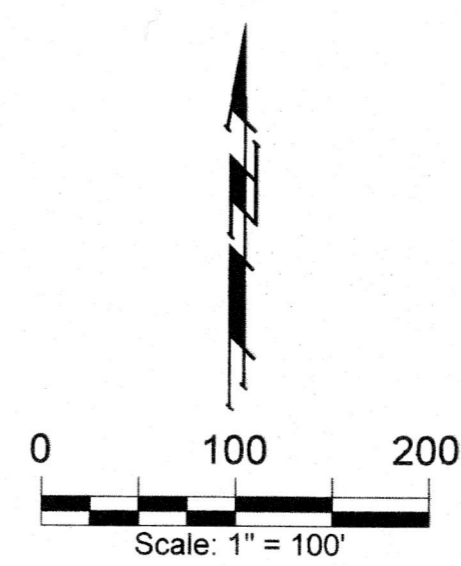
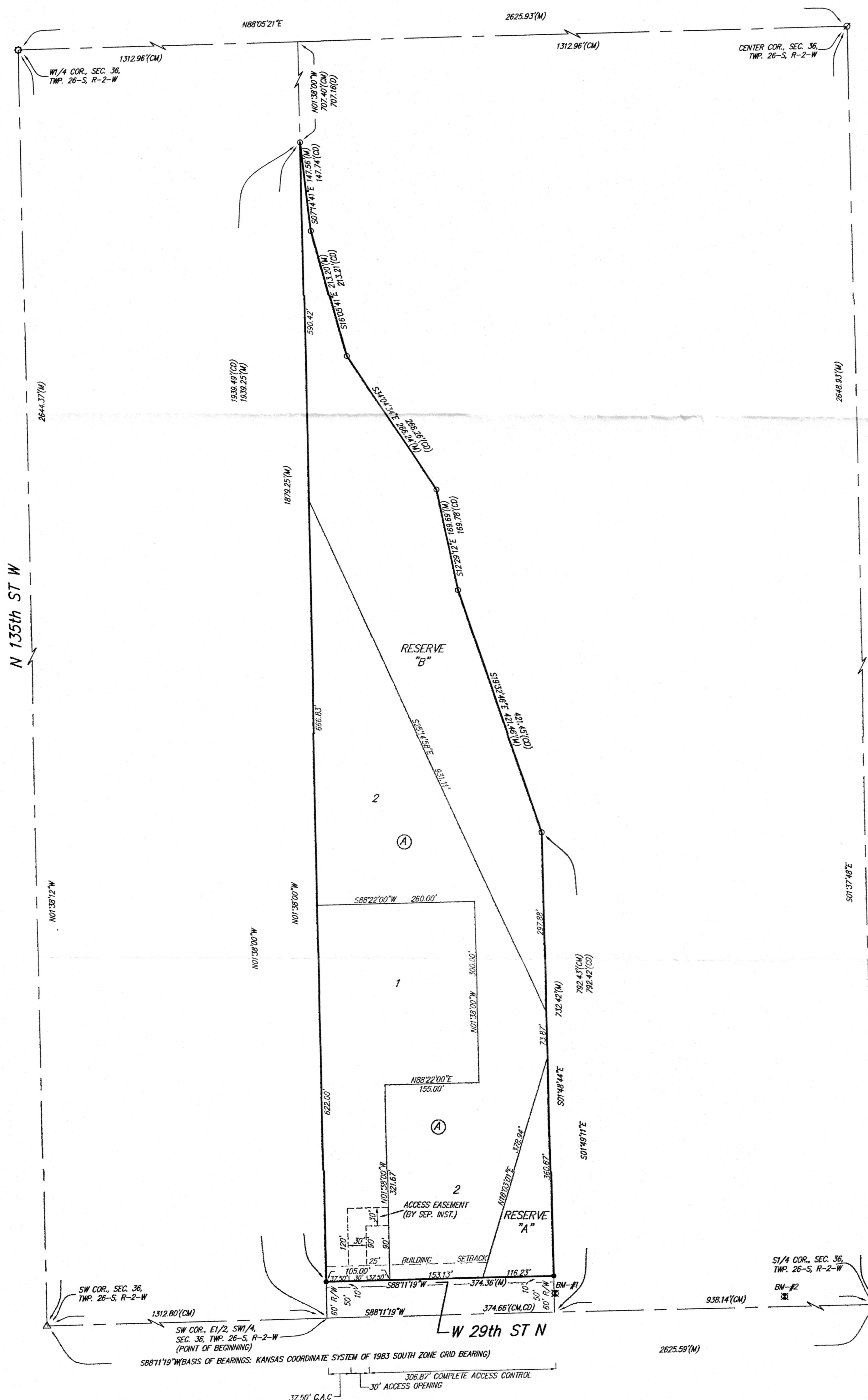


# RAYMOND ADDITION SEDGWICK COUNTY, KANSAS



(M) = MEASURED  
(D) = DESCRIBED  
(CM) = CALCULATED PER MEASURED INFO  
(CD) = CALCULATED PER DESCRIBED INFO  
C.A.C. = COMPLETE ACCESS CONTROL

- = #4 Rebar Set (Baughman)
- = #4 Rebar Found (Baughman)
- = #4 Rebar Found (SIS)
- = #4 Rebar Found (Origin Unknown)
- ⊙ = Sds. Co. Aluminum Cap
- △ = 3/4\"

MINIMUM BUILDING PAD ELEVATION FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION
1	A	1354.0
2	A	1354.2

**BENCHMARK:**  
BM-#1:  
SQUARE CUT ON TOP OF HEROP, N. SIDE OF W. 29TH ST  
N. 31.0'± NORTH AND 936.6'± WEST OF SW 1/4 CORNER,  
SEC. 36, TWP. 26-S, R-2-W  
ELEV. = 1349.28 NAVD83  
BM-#2:  
SQUARE CUT ON TOP OF NW HEADWALL, N. SIDE OF W.  
29TH ST N., 31.0'± NORTH AND 936.6'± WEST OF SW 1/4  
CORNER, SEC. 36, TWP. 26-S, R-2-W  
ELEV. = 1350.33 NAVD83

**DRAINAGE PLAN NOTE:**  
A master drainage plan has been developed for this plot.  
All drainage easements, rights-of-way, and reserves  
shall remain as established grades (unless modified with  
the approval of the applicable City or County Engineer)  
and shall be unobstructed to allow for the conveyance  
of stormwater in accordance with the Stormwater  
Manual.

This plat of "RAYMOND ADDITION", Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2023.  
Wichita-Sedgwick County Metropolitan Area Planning Commission

\_\_\_\_\_, Chair  
Ann M. Fox  
\_\_\_\_\_, Secretary  
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Mayor,  
Brandon J. Whipple, City of Wichita  
\_\_\_\_\_, City Clerk  
Jamie Buster

This plat approved and all dedications shown hereon by the Board of Commissioners of Sedgwick County, Kansas, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_, Chairman  
Peter F. Meitner, First District  
ATTEST: \_\_\_\_\_, County Clerk  
Kelly B. Arnold

Reviewed in accordance with K.S.A. 58-2005 on this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_,  
Tricia L. Robello, P.S. #1246  
Deputy County Surveyor  
Sedgwick County, Kansas

Entered on transfer record this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

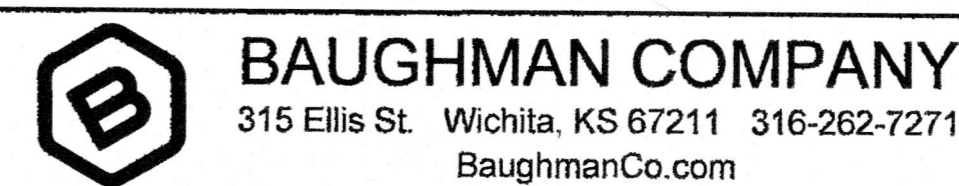
\_\_\_\_\_, County Clerk  
Kelly B. Arnold

State of Kansas) SS This is to certify that this plat has been filed for record  
Sedgwick County) in the office of the Register of Deeds, this \_\_\_\_\_ day of \_\_\_\_\_, 2023  
at \_\_\_\_\_ o'clock \_\_\_\_\_ M., and is duly recorded.

\_\_\_\_\_, Register of Deeds  
Tanya Buckingham

\_\_\_\_\_, Deputy  
Kenly Zehring

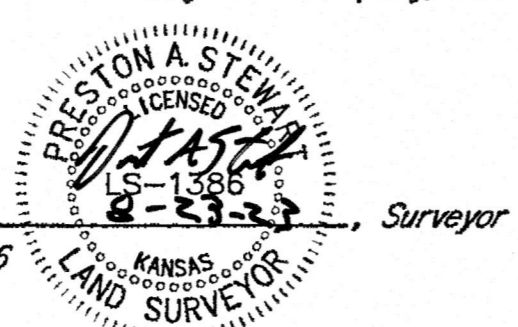
## RAYMOND ADDITION



State of Kansas) SS We, Baughman Company, P.A., Surveyors in aforesaid  
Sedgwick County) county and state do hereby certify that we have surveyed and platted "RAYMOND  
ADDITION", Sedgwick County, Kansas and that the accompanying plat is a true and  
correct exhibit of the property surveyed, described as a tract in the East Half of the  
Southwest Quarter of Section 36, Township 26 South, Range 2 West of the 6th  
P.M., Sedgwick County, Kansas, described as follows: Beginning at the southwest  
corner of the East Half of said Southwest Quarter; THENCE N00°06'23"W, along the  
west line of said East Half, 1539.45 feet to a point 707.16 feet south of the  
northwest corner of said East Half; THENCE S05°43'03"E, 147.74 feet; THENCE  
S14°33'05"E, 213.21 feet; THENCE S32°34'00"E, 266.26 feet; THENCE S10°59'47"E,  
169.76 feet; THENCE S18°00'54"E, 421.45 feet; THENCE S00°17'05"E, 792.42 feet to  
a point on the south line of said Southwest Quarter; THENCE west along the south  
line of said Southwest Quarter to the Point of Beginning.

Existing public easements, dedications, building setbacks and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.

Baughman Company, P.A.



Preston A. Stewart, P.S. #13380

We, the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "RAYMOND ADDITION", Sedgwick County, Kansas.

Community Bank of Wichita, Inc.

\_\_\_\_\_,  
BRADLEY BUCKNER

State of Kansas) SS The foregoing instrument acknowledged before me, this  
Sedgwick County) \_\_\_\_\_ day of \_\_\_\_\_, 2023, by \_\_\_\_\_, SVP  
of Community Bank of Wichita, Inc., on behalf of the bank.

\_\_\_\_\_, Notary Public  
LONETTE A. SAUBER

My App'l. Exp. 09/20/2024

Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, a Block, a Street, and Reserves to be known as "RAYMOND ADDITION", Sedgwick County, Kansas. No sign, light poles, private drainage systems, berms, walls, masonry trash enclosures or other structures shall be located within public utility easements unless permitted by the City of Wichita Department of Engineering and that they do not inhibit the conveyance of surface drainage. The street is hereby dedicated to and for the use of the public. Reserves "A" and "B" are hereby reserved for open space, landscaping, drainage reserve purposes, and floodplain. Reserves "A" and "B" shall be owned and maintained by the owners of Lot 2, Block A and shall be the responsibility of said lot owners. Compliance with any platted restrictions and applicable restrictive covenants affecting said Reserves shall be binding on any owners, successors, heirs, or assigns. FEMA floodplain and regulatory roadway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. Access controls shall be as depicted on the face of the plat and are hereby granted to the appropriate governing body.

\_\_\_\_\_,  
George Bradley Raymond  
\_\_\_\_\_,  
Alison Klyef Raymond

State of Kansas) SS The foregoing instrument acknowledged before me, this  
Sedgwick County) \_\_\_\_\_ day of \_\_\_\_\_, 2023, by George Bradley Raymond and Alison Klyef  
Raymond, as husband and wife.

\_\_\_\_\_, Notary Public  
LONETTE A. SAUBER

My App'l. Exp. 09/20/2024

FINAL TRACING REC'D  
RECEIVED AUG 2 8 2023

E:\Projects\Raymond 13000 22811\_S1 N\_23\_03\_18723\Raymond\Raymond Addition\_Mayor.dwg

CITY HALL - ENGINEERING  
MAIL STOP 1-71  
JACOB STORIN, CHAIRMAN  
JACOB STORIN, CHAIRMAN