PROPERTY DESCRIPTION:

PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **COMMENCING** AT A FOUND 5/8" REBAR AT THE SOUTHEAST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 925.95 FEET TO A SET 1/2" REBAR WITH CAP #1573 FOR THE **POINT OF BEGINNING**; THENCE N87°12'45"W, CONTINUING ALONG SAID SOUTH LINE, A DISTANCE OF 391.80 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE SOUTHWEST CORNER OF THE SAID NW/4 SE/4 OF SECTION 7; THENCE N2°03'22"E, ALONG THE WEST LINE OF SAID NW/4 SE/4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 14 OF KENSINGTON PLACE PHASE 1; THENCE S2°02'20"W, ALONG THE WEST LINE OF KENSINGTON PLACE PHASE 1 AND PHASE 2, A DISTANCE OF 363.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE N87°57'42"W, CONTINUING ALONG SAID KENSINGTON PLACE PHASE 2 BOUNDARY, 327.50 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED AT THE NORTHWEST CORNER OF LOT 69 OF KENSINGTON PLACE PHASE 2; THENCE S2°02'21"W, ALONG WEST LINE OF SAID LOT 69, A DISTANCE OF 120.00 FEET TO A SET 1/2" REBAR LOCATED ON THE NORTH RIGHT OF WAY OF MERIDIAN DRIVE AT THE SOUTHWEST CORNER OF SAID LOT 69; THENCE N87°57'40"W, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 18.38 FEET TO A POINT; THENCE S2°02'20"W, LEAVING SAID RIGHT OF WAY, A DISTANCE OF 175.12 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 8.83 ACRES, OR 384,781 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2018 PAGE 003286 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS: **BEGINNING** AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E A DISTANCE OF 699.75 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°02'20"W A DISTANCE OF 290.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S87°57'40"E A DISTANCE OF 37.50 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE S2°02'20"W A DISTANCE OF 360.00 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N87°57'40"W A DISTANCE OF 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP; THENCE N2°03'22"E A DISTANCE OF 650.00 FEET TO THE **POINT OF BEGINNING**. CONTAINING 10.75 ACRES, OR 468,404 SQUARE FEET, MORE OR LESS.

RIGHT OF WAY DEDICATION DESCRIPTION: (KENSINGTON PLACE PHASE 3)

PART OF TRACT 2A AND TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW/4 SE/4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 024362 AND DEED BOOK 2018 PAGE 003286 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE PRECISELY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND RAILROAD SPIKE AT THE NORTHWEST CORNER OF SAID NW/4 SE/4 OF SECTION 7; THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW/4 SE/4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE, LEAVING SAID NORTH LINE OF SAID NW/4 SE/4, S2°47'45"W A DISTANCE OF 325.42 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S2°14'28"W A DISTANCE OF 349.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S1°45'25"W A DISTANCE OF 274.04 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S0°30'42"W A DISTANCE OF 285.71 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 170.69 FEET AND AN ARC LENGTH OF 70.34 FEET, WHOSE CHORD BEARS S12°19'02"W FOR A DISTANCE OF 69.84 FEET TO A SET 1/2" REBAR WITH CAP #1573 LOCATED ON THE SOUTH LINE OF SAID NW/4 SE/4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW/4 SE/4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW/4 SE/4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW/4 SE/4, 1303.35 FEET TO THE **POINT OF BEGINNING**. CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.

SURVEY LEGEND
- △ - Computed point
- ● - Found monument
- ○ - Set #4 RB/Plas. Cap
- (M)-Measured
- (R)-Record
- (P)-Platted

CERTIFICATE OF AUTHORIZATION — GarNat Engineering, LLC — No. 2174 — ARKANSAS

STATE OF ARKANSAS — REGISTERED PROFESSIONAL ENGINEER — NO. 9551 — VERNON J. WILLIAMS

SURVEY PLAT CODE:
500-01S-14W-0-07-240-62-1573

PROPERTY SPECIFICATIONS:

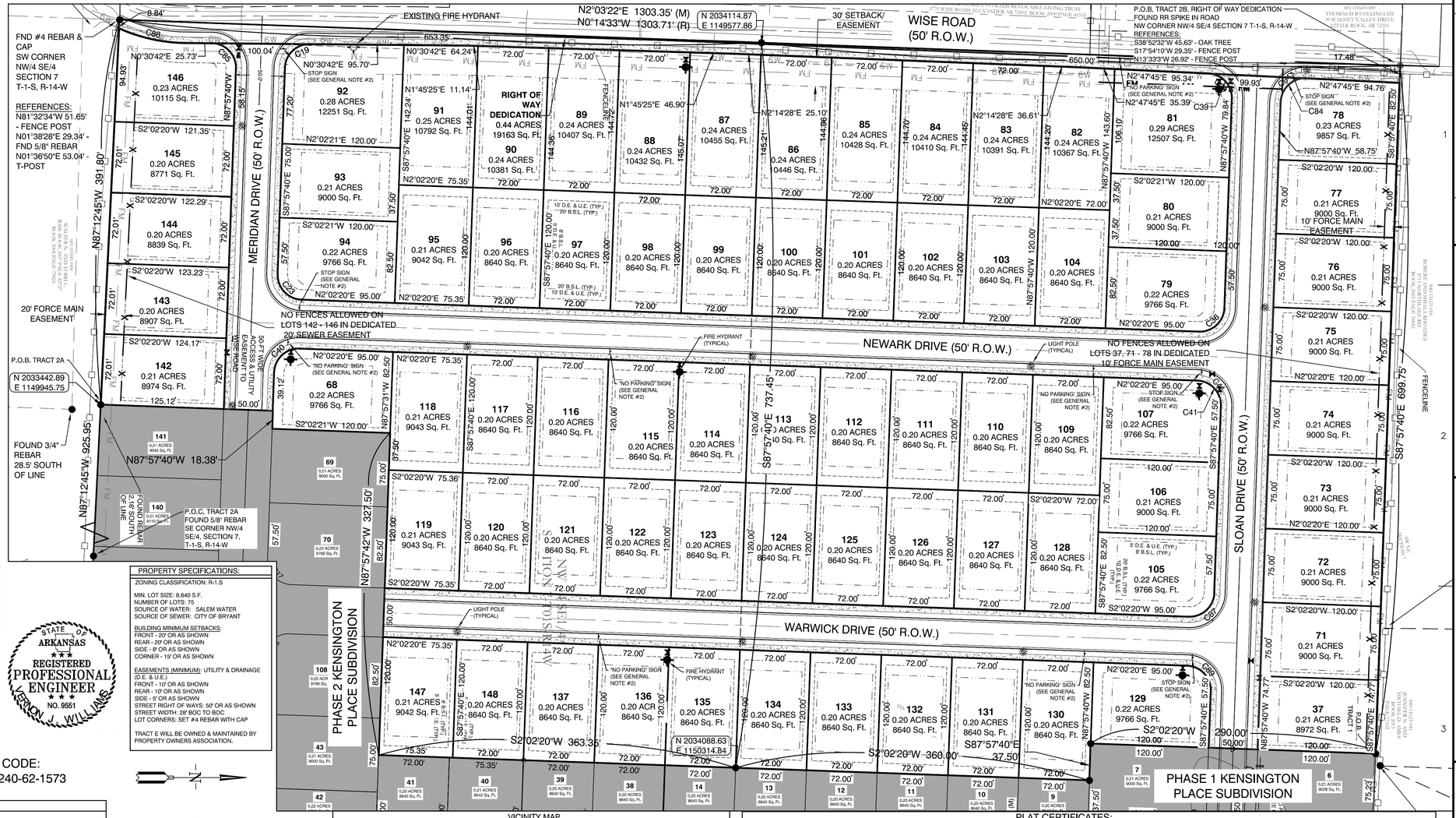
ZONING CLASSIFICATION: R-1.S

MIN. LOT SIZE: 8,640 S.F.
NUMBER OF LOTS: 75
SOURCE OF WATER: SALEM WATER
SOURCE OF SEWER: CITY OF BRYANT

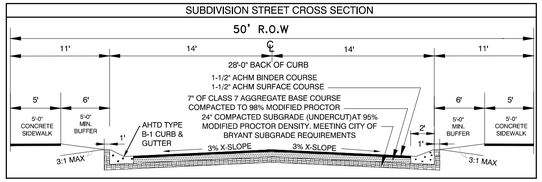
BUILDING MINIMUM SETBACKS:
FRONT - 20' OR AS SHOWN
REAR - 20' OR AS SHOWN
SIDE - 5' OR AS SHOWN
CORNER - 15' OR AS SHOWN

EASEMENTS (MINIMUM): UTILITY & DRAINAGE (D.E. & U.E.)
FRONT - 10' OR AS SHOWN
REAR - 10' OR AS SHOWN
SIDE - 5' OR AS SHOWN
STREET RIGHT OF WAYS: 50' OR AS SHOWN
STREET WIDTH: 28' BOC TO BOC
LOT CORNERS: SET #4 REBAR WITH CAP

TRACT E WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.



SUBDIVISION STREET CROSS SECTION



60' 30' 0 60'

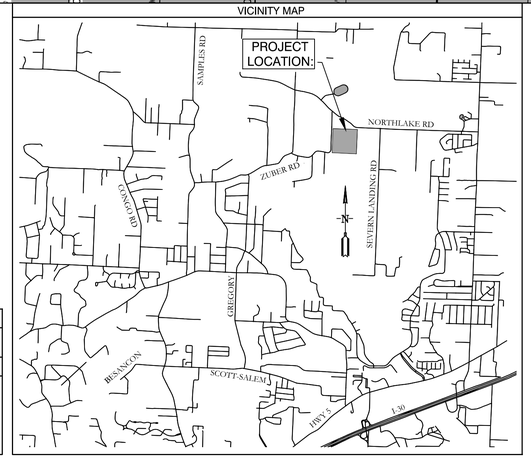
GENERAL NOTES:

1. ALL STREETS & DRAINAGE TO MEET CITY OF BRYANT STANDARD SPECIFICATIONS & DETAILS.
2. ALL TRAFFIC CONTROL DEVICES SHALL MEET THE REQUIREMENTS OF CITY OF BRYANT STANDARD SPECIFICATIONS PER PART 4.9

Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C35	39.58'	25.00'	90°38'	S46°40'26"W	35.63'
C36	39.34'	25.00'	90°09'	N42°59'02"E	35.41'
C37	39.34'	25.00'	90°09'	S46°56'46"E	35.38'
C40	39.27'	25.00'	90°00'	N42°02'20"E	35.36'
C39	39.27'	25.00'	90°00'	S42°02'20"E	35.36'
C49	39.67'	25.00'	90°09'	S42°02'20"E	35.38'
C38	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C36	39.87'	25.00'	90°09'	S43°53'40"E	35.38'
C29	39.34'	25.00'	90°09'	S47°28'28"E	35.38'
C35	39.82'	25.00'	90°09'	N42°40'30"W	35.58'
C59	39.94'	25.00'	89°33'	S42°25'02"E	35.97'

VICINITY MAP



KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

BASIS OF BEARINGS:

NAD 83 ARKANSAS GRID SOUTH ZONE (GPS)

CERTIFICATIONS:

By affixing my seal and signature, I George P. Wooden, PLS No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2020.

According the the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Saline County unincorporated areas, panel # 05125C0225E dated 6/5/2020 , no portion , dated of the property described hereon does lie within the 100 year flood hazard boundary.

PLAT CERTIFICATES:

OWNER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

DEVELOPER:
Name: Thomas D.B. Collins LTD
Address: 9360 Gilbert Road, Benton, AR 72019

CERTIFICATE OF OWNER:

We, the undersigned, owners of the real estate shown and described herein do hereby certify that we have laid off, platted and subdivided, and do hereby lay off, plat and subdivide said real estate in accordance with the within plat.

Date: _____ Signed: _____
Name: Phillip Pengelly
Address: 9360 Gilbert Road, Benton, Arkansas 72019

Source of Title Saline County: Quitclaim Deeds 2017-024362, 2018-003206

CERTIFICATE OF ENGINEERING ACCURACY:

I, Vernon J. Williams, hereby certify that this plat correctly represents a survey and a plan made by me or under my supervision; that all monuments shown hereon actually exist and their locations, size, type, and material are correctly shown; and that all requirements of the City of Bryant Subdivision Rules and Regulations have been fully complied with.

Date: _____ Signed: _____
Vernon J. Williams
Registered Professional Engineer
No. 9551, Arkansas

CERTIFICATE OF RECORDING: _____

CERTIFICATE OF SURVEYING ACCURACY:

I, George P. Wooden, hereby certify that this plat correctly represents a boundary survey made by me or under my supervision on August 18, 2020; that the boundary lines shown hereon correspond with the description in the deeds cited in the above Source of Title; and that all monuments which were found or placed on the property are correctly described and located.

Date: _____ Signed: _____
George P. Wooden
Registered Land Surveyor
No. 1573, Arkansas

CERTIFICATE OF FINAL PLAT APPROVAL:

Pursuant to the City of Bryant Subdivision Rules and Regulations, this document was given approval by the Bryant Planning Commission at a meeting held February 12, 2024. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.

Date: _____ Signed: _____
Lance Penfield, Chairman
Bryant Planning Commission

REVISION | BY | DATE

GNE Designing our client's success
GarNat Engineering, LLC
P.O. Box 116, Benton, Arkansas 72018
3825 Mt Carmel Road, Bryant, Arkansas 72022
Ph (501) 408-4650
garnatengineering@gmail.com

KENSINGTON PLACE SUBDIVISION, PHASE 3, CITY OF BRYANT, SALINE COUNTY, ARKANSAS

REGISTERED PROFESSIONAL SURVEYOR — STATE OF ARKANSAS — NO. 1573 — SIGNATURE — GEORGE P. WOODEN

CONTENTS: FINAL PLAT

PROJECT NO: 16044

DATE: NOV. 2023

SHEET NO: 1

J:\Projects\2016 Projects\16044 Kensington Place Subdivision Lee Pengelly\Drawings\GNE\Phase 3\Dwgs\KENSINGTON PLACE PHASE 3 RB FINAL PLAT 100223.dwg