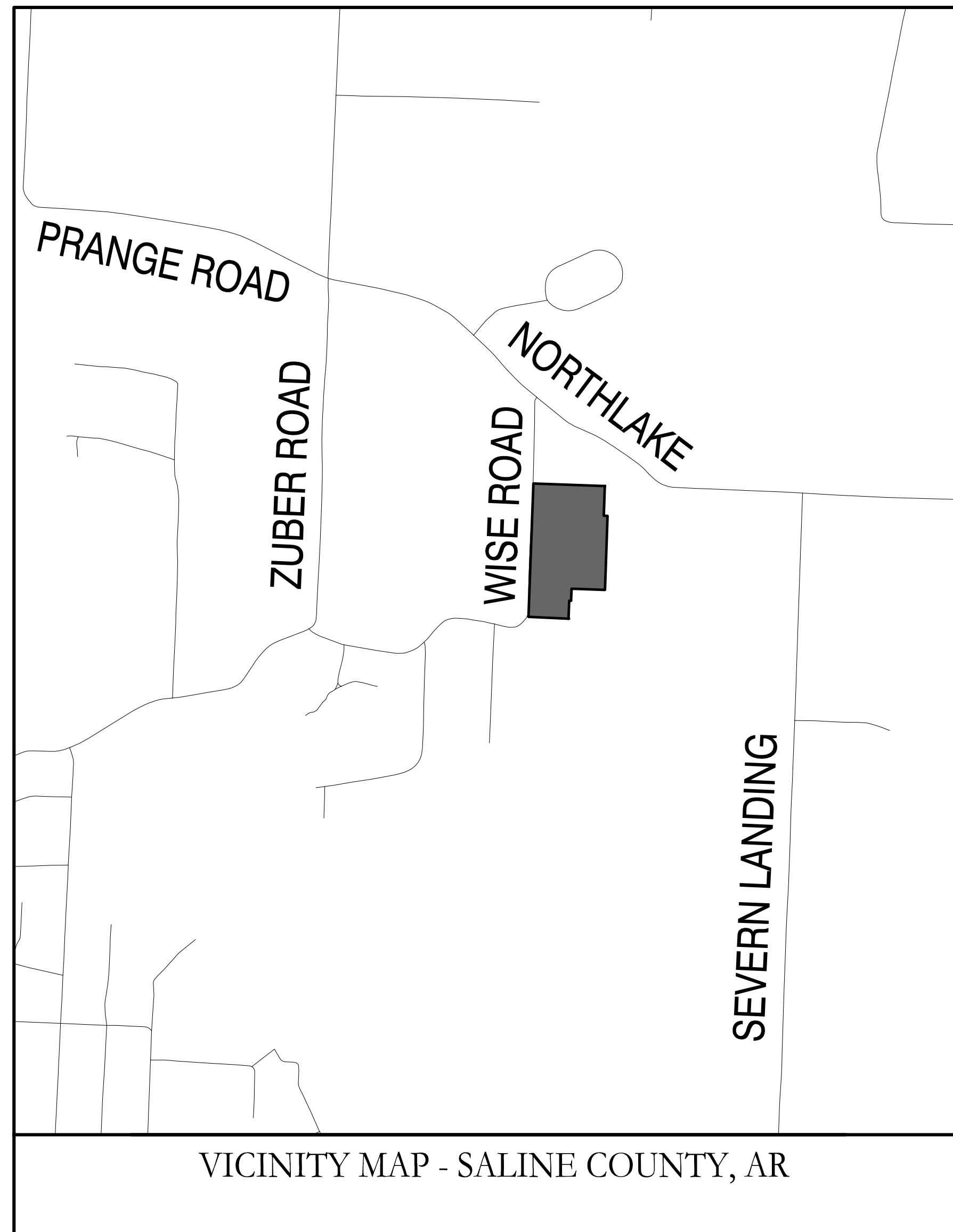


KENSINGTON PLACE SUBDIVISION PHASE 3 BRYANT, ARKANSAS

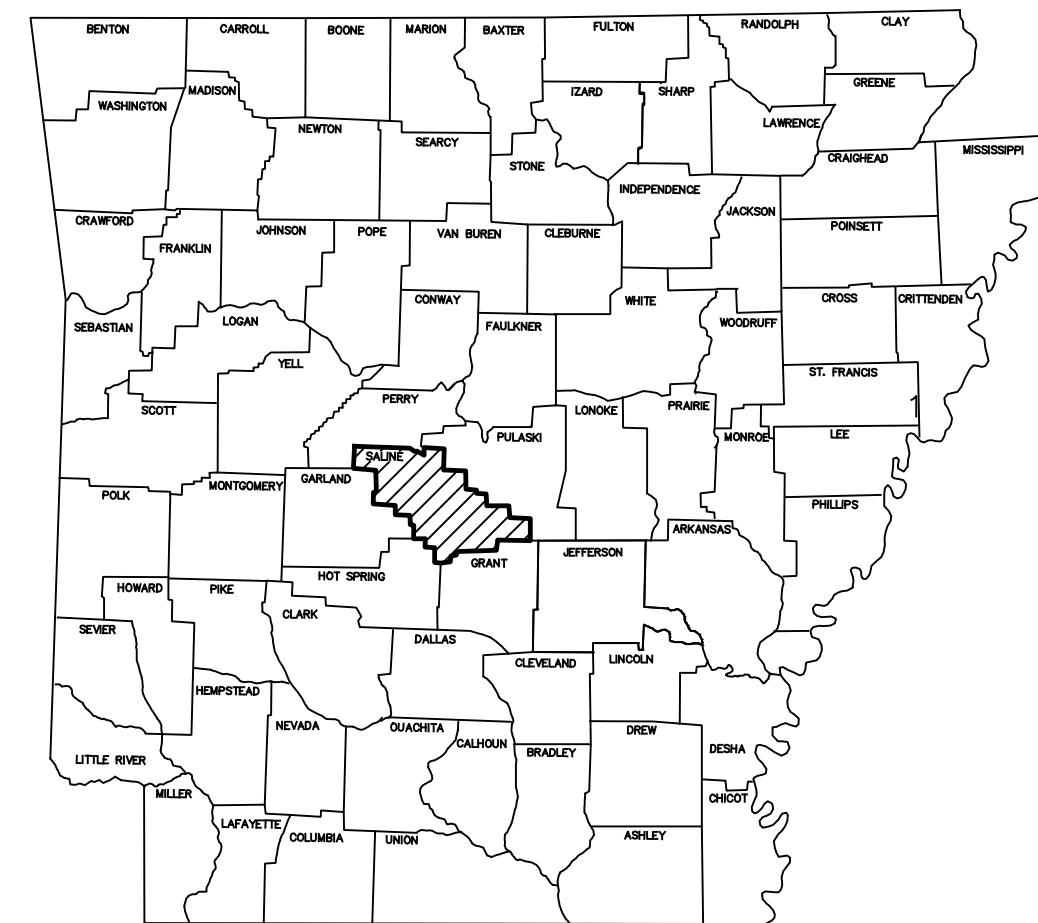


Prepared by:
GarNat Engineering, LLC

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P.O. Box 116
Benton, AR 72018
Ph (501) 408-4650

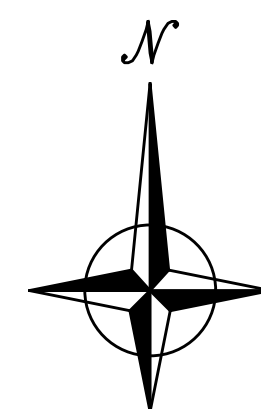
3825 Mt Carmel Road
Bryant, AR 72022
Fx (888) 900-3068



ARKANSAS

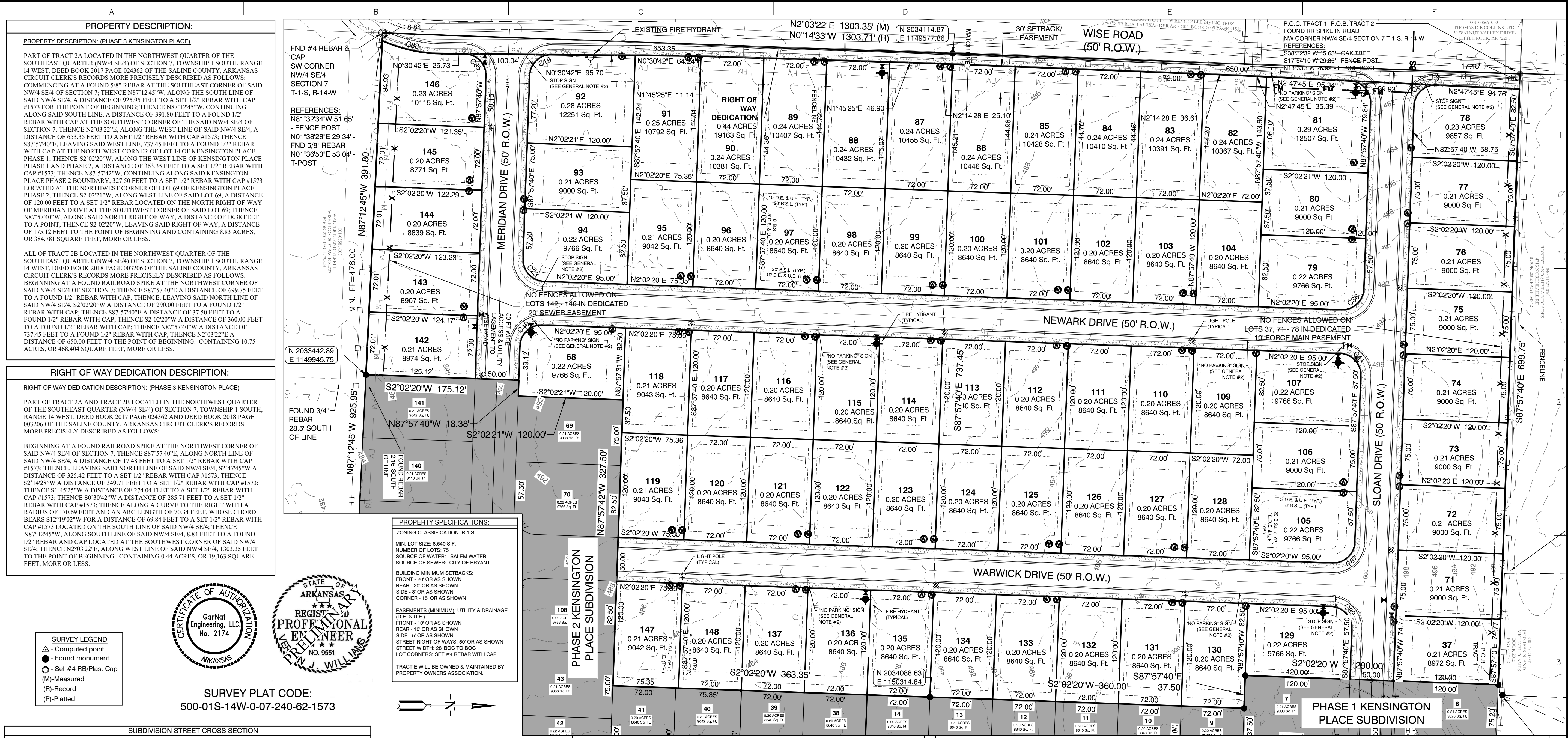
DRAWING INDEX:

- 1 PRELIMINARY PLAT
- 2 HALF STREET IMPROVEMENTS - WISE ROAD
- 3 OVERALL WATER & SEWER PLAN
- 4 STREET & DRAINAGE PLAN
- 5 MERIDIAN & SLOAN DRIVES PROFILES
- 6 WARWICK DRIVE PROFILE
- 7 NEWARK DRIVE PROFILE
- 8 WISE ROAD PROFILE



12-01-2020





PROPERTY DESCRIPTION:
 PROPERTY DESCRIPTION: (PHASE 3 KENSINGTON PLACE)
 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 S87°57'40"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 SAID NW/4 SE/4 OF SECTION 7; THENCE N0°30'42"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"W, LEAVING SAID WEST LINE, 737.45 FEET TO A FOUND 1/2" REBAR WITH CAP AT THE NORTHWEST CORNER OF LOT 69 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 003206 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"W, A DISTANCE OF 699.75 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 N0°30'42"E, ALONG THE 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"W 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 N0°30'42"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:
 RIGHT OF WAY DEDICATION DESCRIPTION: (PHASE 3 KENSINGTON PLACE)
 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 003206 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"W, 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°45'23"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.

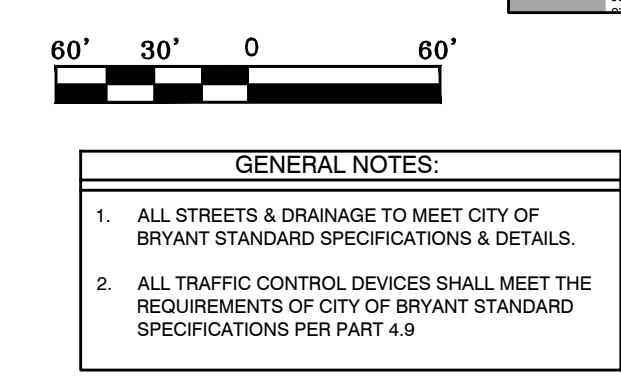
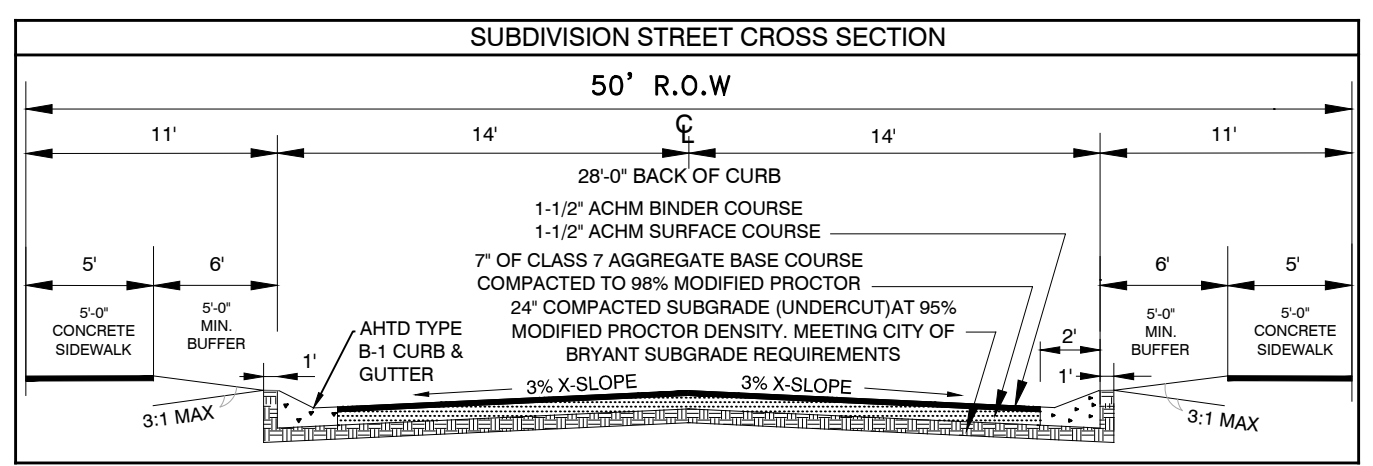
PROPERTY SPECIFICATIONS:
 ZONING CLASSIFICATION: R-1-S
 MIN. LOT SIZE: 8,640 S.F.
 NUMBER OF LOTS: 75
 SOURCE OF WATER: SALEM WATER
 SOURCE OF SEWER: CITY OF BRYANT
 BUILDING MINIMUM SETBACKS:
 FRONT - 20' OR AS SHOWN
 REAR - 20' OR AS SHOWN
 SIDE - 5' OR AS SHOWN
 CORNER - 15' OR AS SHOWN
 EASEMENTS (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 # WILL BE OWNED & MAINTAINED BY PROPERTY OWNERS ASSOCIATION.

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

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 No. 9551

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



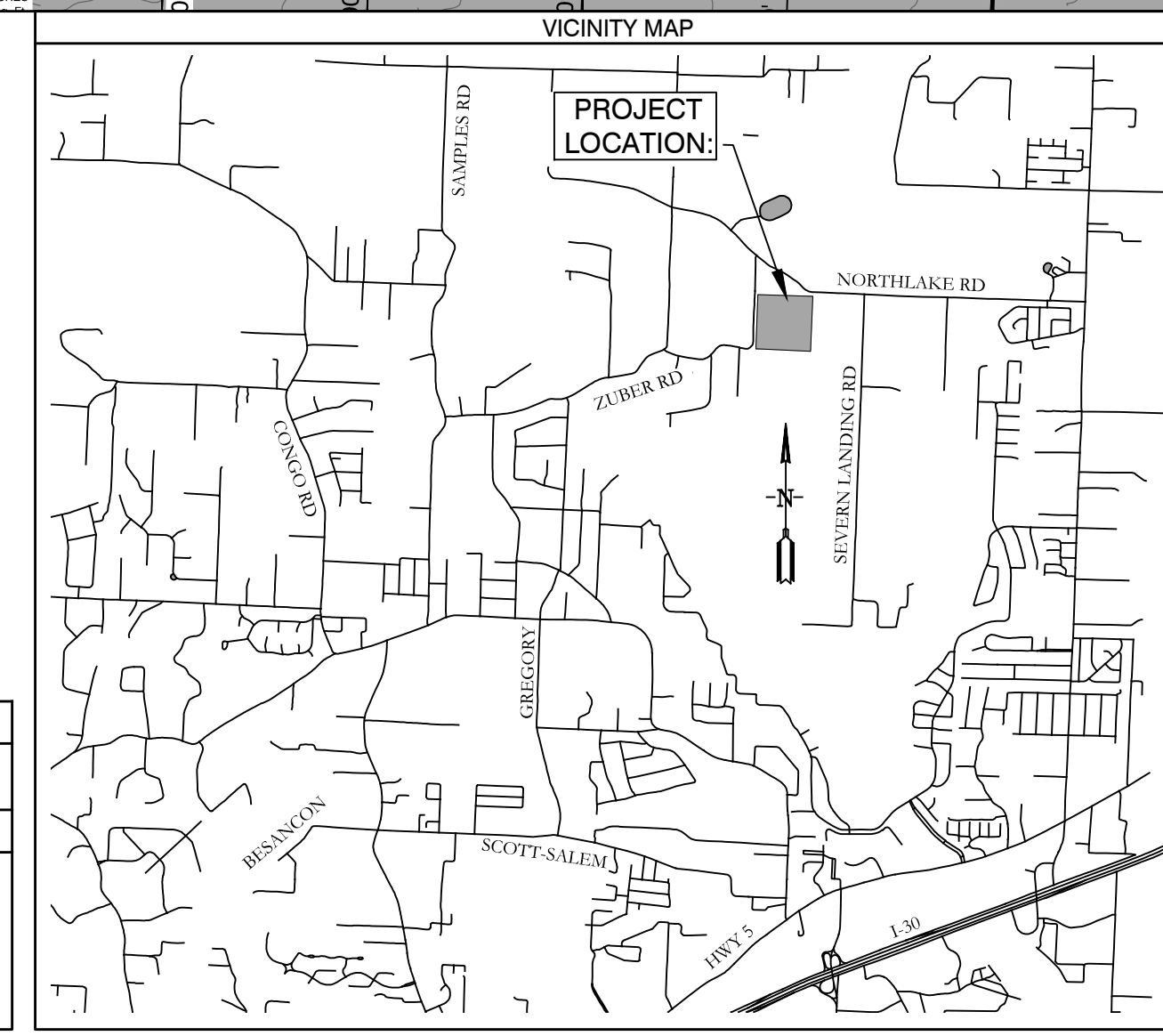
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C85	39.94'	25.00'	91°32'	S46°16'46"W	35.83'
C40	39.27'	25.00'	90°00'	N42°57'40"W	35.36'
C87	39.27'	25.00'	90°00'	S42°57'40"E	35.36'
C41	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C89	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C19	38.61'	25.00'	88°28'	S43°43'44"E	34.88'
C23	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C36	39.27'	25.00'	90°00'	N42°57'40"W	35.36'
C39	38.94'	25.00'	89°15'	S47°25'03"W	35.12'
C84	39.52'	25.00'	90°34'	N42°40'27"W	35.53'
C88	70.34'	170.69'	23°37'	N12°19'02"E	69.84'

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 to 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 herein does lie within the 100 year flood hazard boundary.



OWNER:
 Name: Thomas D.B. Collins, LTD
 Address: 39 Walnut Valley Drive, Little Rock, AR 72211

DEVELOPER:
 Name: Thomas D.B. Collins, LTD
 Address: 39 Walnut Valley Drive, Little Rock, AR 72211

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: Phillip Pengelly, 39 Walnut Valley Dr., Little Rock, AR 72211

CERTIFICATE OF PRELIMINARY 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 PRELIMINARY SURVEYING ACCURACY:
 I, George P. Wooden, hereby certify that this proposed preliminary plat correctly represents a boundary survey made by me or under my supervision on 8/18/2020; 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 PRELIMINARY PLAT APPROVAL:
 All requirements of the City of Bryant Subdivision Rules and Regulations relative to the preparation and submittal of a Preliminary Plat having been fulfilled, approval of this plat is hereby granted, subject to further provisions of said Rules and Regulations.

Date: _____ Signed: Rick Johnson, Chairman, Bryant Planning Commission

GNE Designing our client's success
GarNat Engineering, LLC
 P.O. Box 116
 Benton, Arkansas 72018
 Ph (501) 408-4650
 garnatengr@gmail.com

STATE OF ARKANSAS REGISTERED PROFESSIONAL ENGINEER
 VERNON J. WILLIAMS
 No. 9551

STATE OF ARKANSAS REGISTERED LAND SURVEYOR
 GEORGE P. WOODEN
 No. 1573

REVISION
 DATE: 9/22/2021
 REVISION PER CITY OF BRYANT

CONTENTS:
 PRELIMINARY PLAT

PROJECT NO: 16044
DATE: AUGUST 2021
SHEET NO: 1

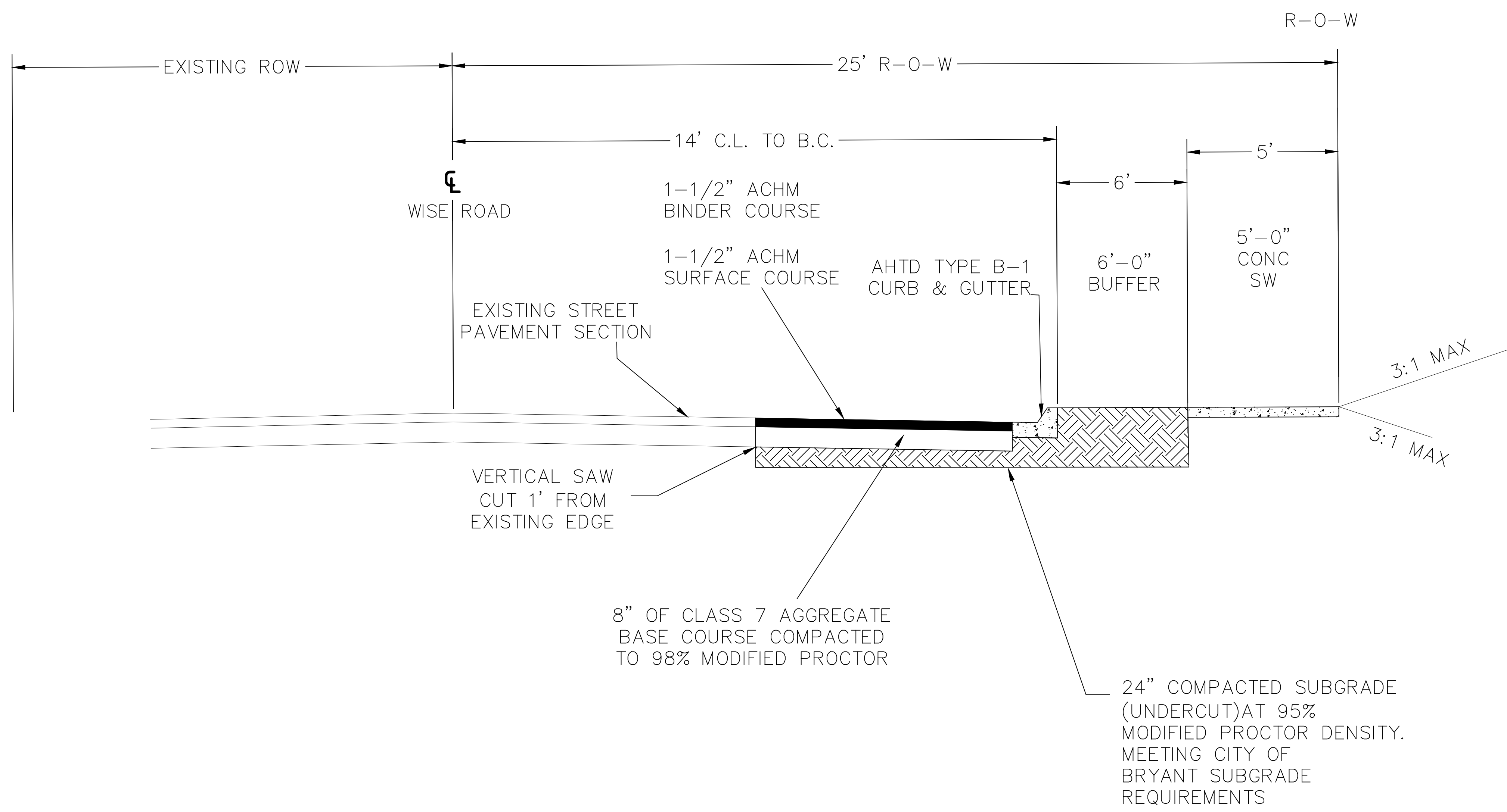
A B C D E F

1

2

3

4



HALF-WIDENING CROSS SECTION - WISE ROAD
N.T.S.

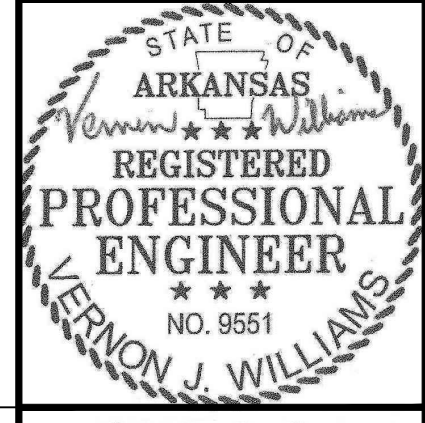
WISE ROAD NOTES:

1. IN AREAS TO RECEIVE BITUMINOUS PAVING, CONCRETE DRIVEWAYS OR CURB AND GUTTER, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF NOT LESS THAN 95% OF MAXIMUM MODIFIED DENSITY OBTAINED AT OPTIMUM MOISTURE CONTENT.
2. FOR AREAS OF SUBGRADE PREPARATION TO RECEIVE CONCRETE SIDEWALKS, SUBGRADE SHALL BE COMPACTED TO A DENSITY OF 90% MAXIMUM MODIFIED DENSITY.
3. CRUSHED STONE - MATERIAL IN EACH COURSE SHALL BE COMPACTED TO A DENSITY OF 98% MAXIMUM MODIFIED DENSITY.
4. CONCRETE SHALL HAVE A 28 DAY COMPRESSIVE STRENGTH OF 4000 PSI.

REVISION	DATE	BY

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 3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph: (501) 408-4650

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



8-22-2020

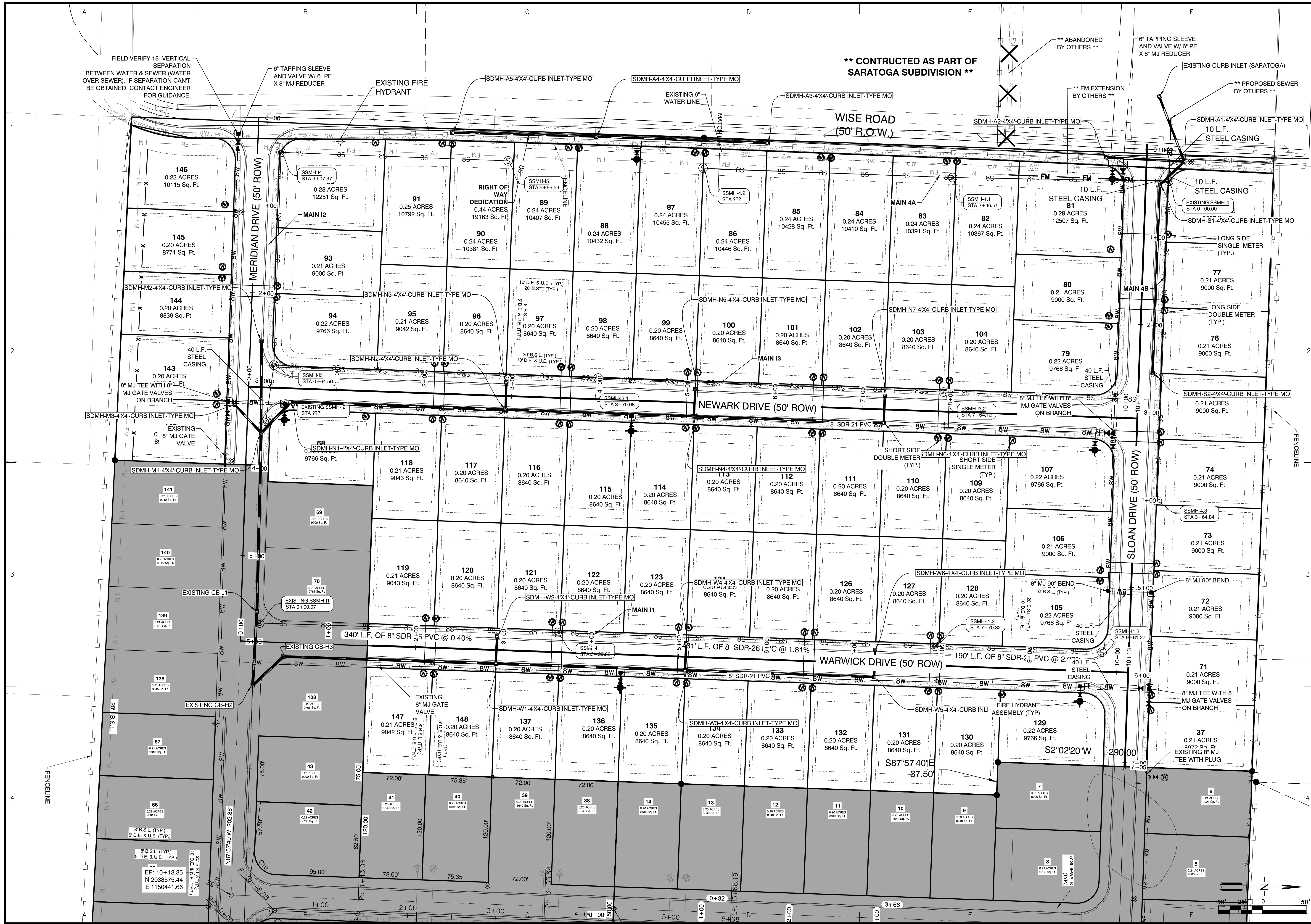
CONTENTS:
HALF STREET IMPROVEMENTS - WISE ROAD

PROJECT NO:
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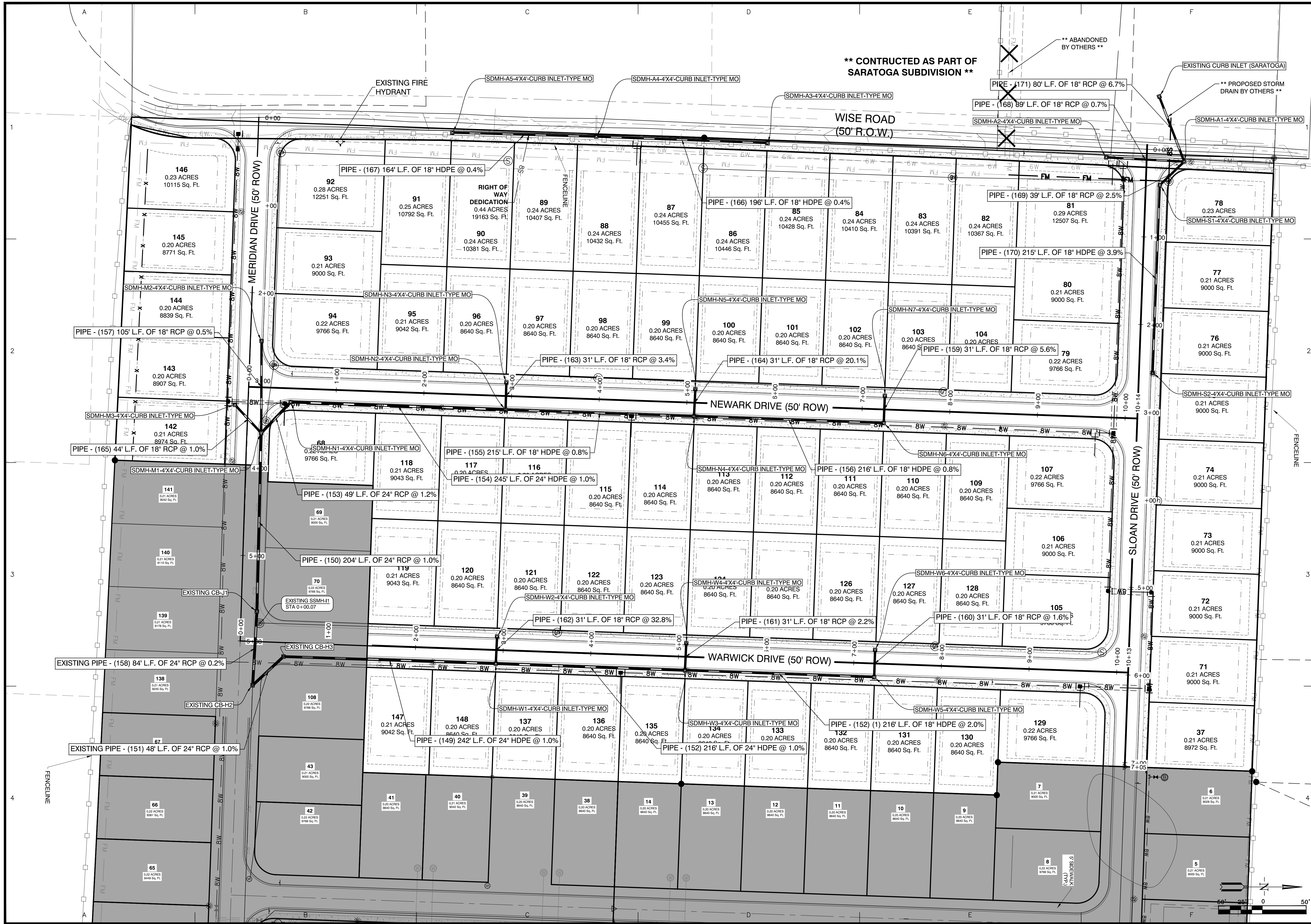
DATE:
08/20/20

SHEET NO:
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A B C D E F



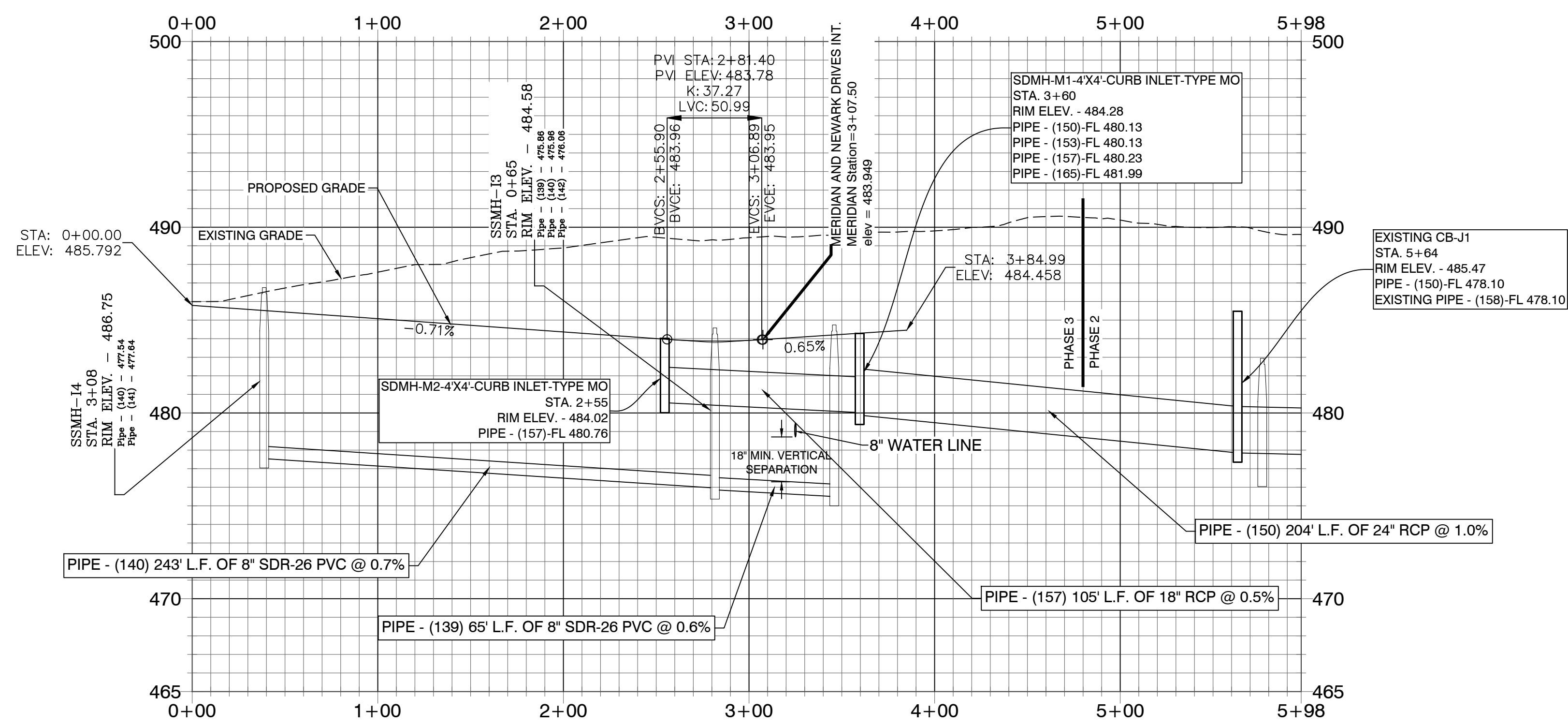
BY	SM
REVISION	REVISED PER CITY OF BRYANT
DATE	9/22/2021
<p>Designing our client's success</p> <p>GNE GarNat Engineering, LLC</p> <p>3825 Mt Carmel Rd Bryant, AR 72022 gamnatengineering@gmail.com</p>	
<p>KENSINGTON PLACE SUBDIVISION</p> <p>PHASE 3</p> <p>CITY OF BRYANT</p> <p>SALINE COUNTY, ARKANSAS</p>	
<p>STATE OF ARKANSAS</p> <p><i>Vernon J. Williams</i></p> <p>REGISTERED PROFESSIONAL ENGINEER</p> <p>NO. 9551</p> <p>8-22-2020</p>	
<p>CONTENTS:</p> <p>OVERALL WATER AND SEWER PLAN</p>	
PROJECT NO:	16044
DATE:	08/20/20
SHEET NO:	3



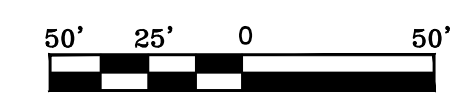
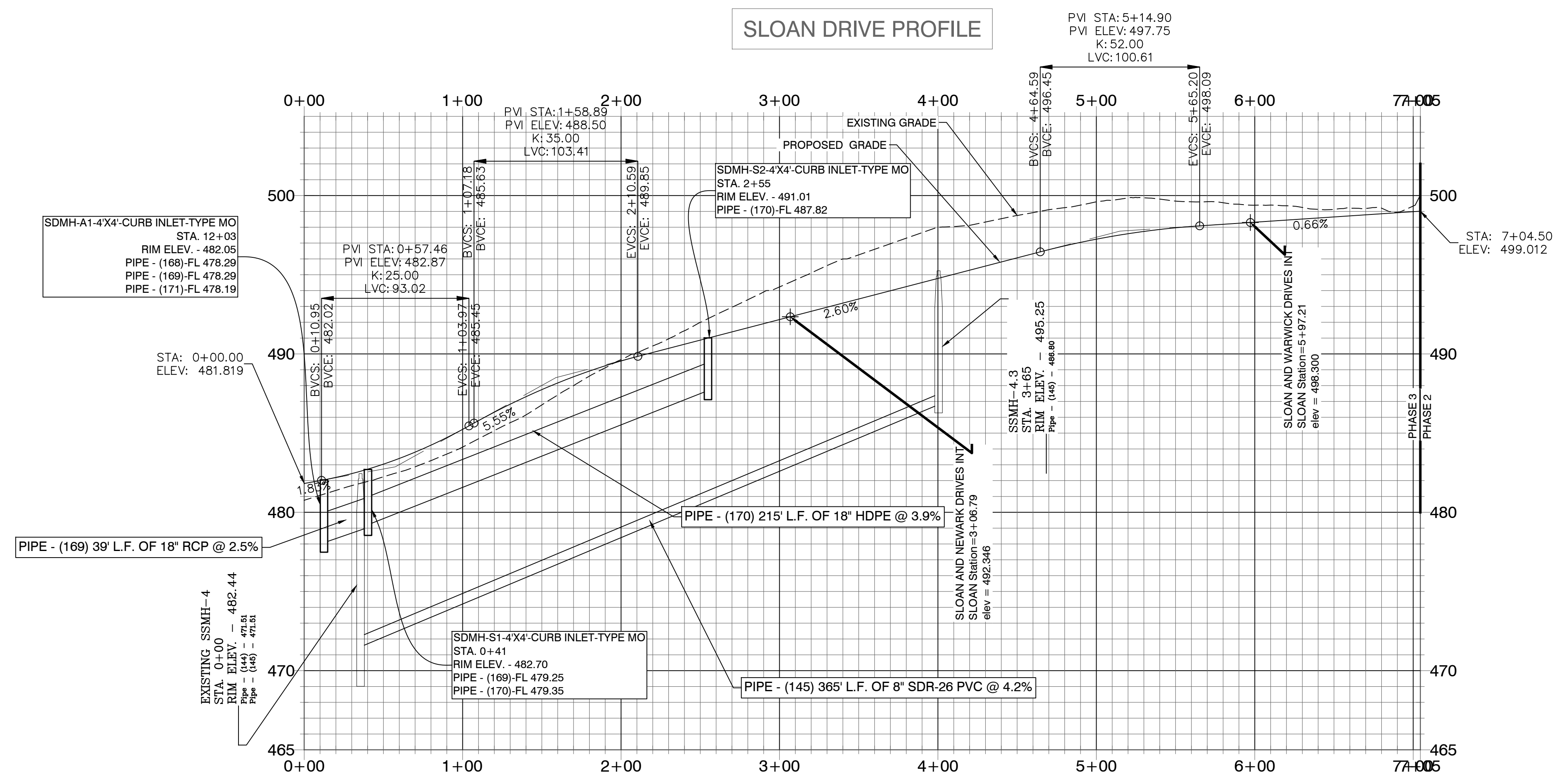
BY	SM
REVISION	REVISED PER CITY OF BRYANT
DATE	9/22/2021
<p align="center">Designing our client's success</p> <p align="center">GarNat Engineering, LLC</p> <p align="center">P.O. Box 116 Benton, AR 72018 Ph (501) 408-4650 garnatengineering@gmail.com</p>	
<p align="center">KENSINGTON PLACE SUBDIVISION</p> <p align="center">PHASE 3</p> <p align="center">CITY OF BRYANT</p> <p align="center">SALINE COUNTY, ARKANSAS</p>	
<p align="center">STATE OF ARKANSAS</p> <p align="center"><i>Vernon J. Williams</i></p> <p align="center">REGISTERED PROFESSIONAL ENGINEER</p> <p align="center">NO. 9551</p> <p align="center">8-22-2020</p>	
<p>CONTENTS:</p> <p align="center">STREET & DRAINAGE PLAN</p>	
PROJECT NO:	16044
DATE:	08/20/20
SHEET NO:	4

A:\Projects\2018 Projects\16044_Kensington Place Subdivision.dwg
 Project: Kensington Place Subdivision
 Date: 8/20/2020
 User: jwilliams
 Title: Registered Professional Engineer
 No. 9551
 State: Arkansas
 Project: Kensington Place Subdivision, Phase 3
 Date: 8-22-2020

MERIDIAN DRIVE PROFILE



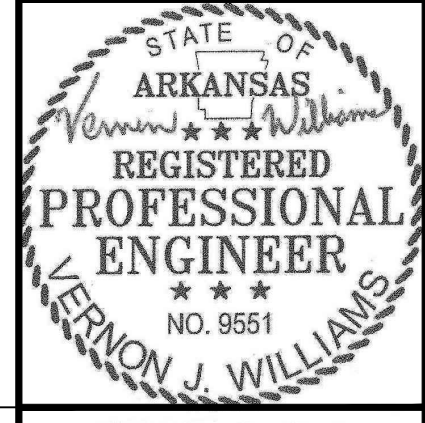
SLOAN DRIVE PROFILE



DATE	REVISION	BY
9/22/2021	REVISED PER CITY OF BRYANT	SM

Designing our client's success
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 Benton, AR 72018
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 3825 Mt Carmel Rd
 Bryant, AR 72022
 gamatengineering@gmail.com

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



8-22-2020

CONTENTS:
**PROFILES FOR
 MERIDIAN AND
 SLOAN DRIVES**

PROJECT NO:
16044

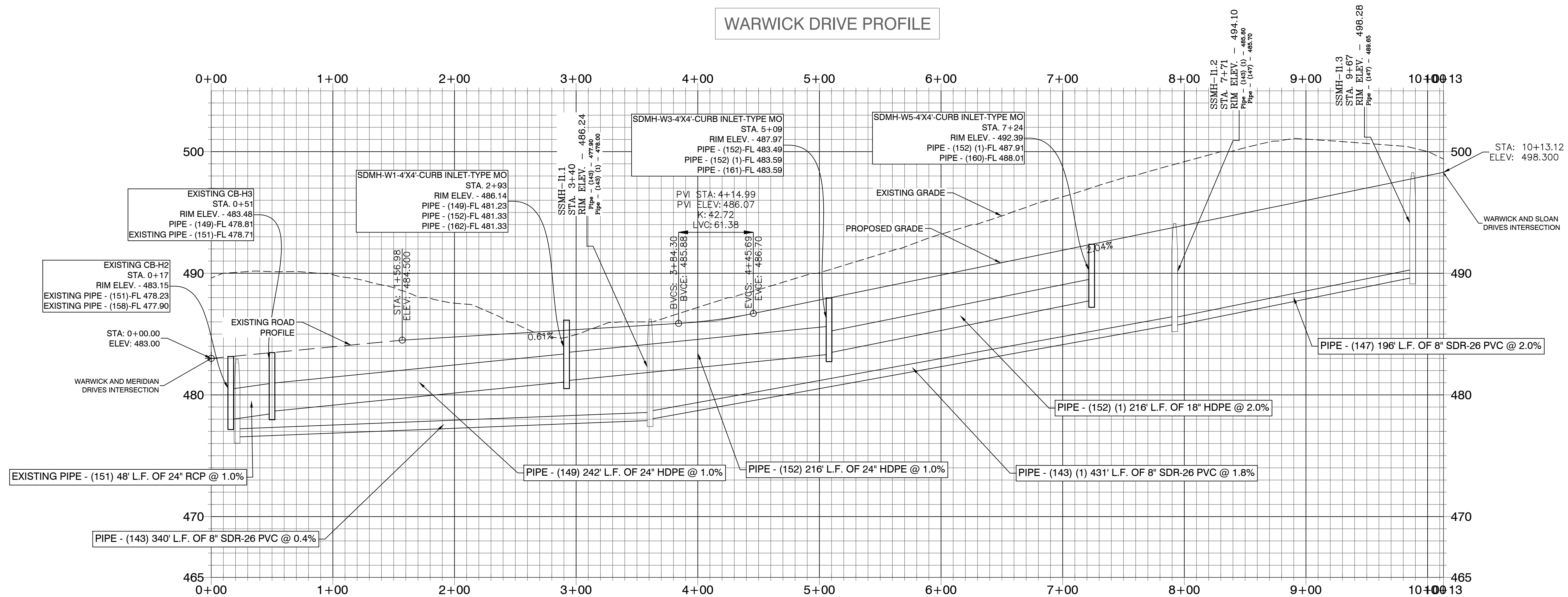
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08/20/20

SHEET NO:

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WARWICK DRIVE PROFILE



REVISION	DATE	BY

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 3825 Mt Carmel Rd
 Bryant, AR 72022
 garnatengineering@gmail.com
 P.O. Box 116
 Benton, AR 72018
 Ph (501) 408-4650

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



8-22-2020

CONTENTS:
WARWICK DRIVE PROFILE

PROJECT NO:
 16044

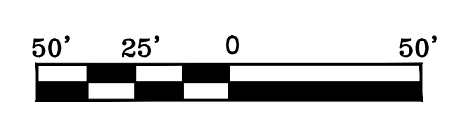
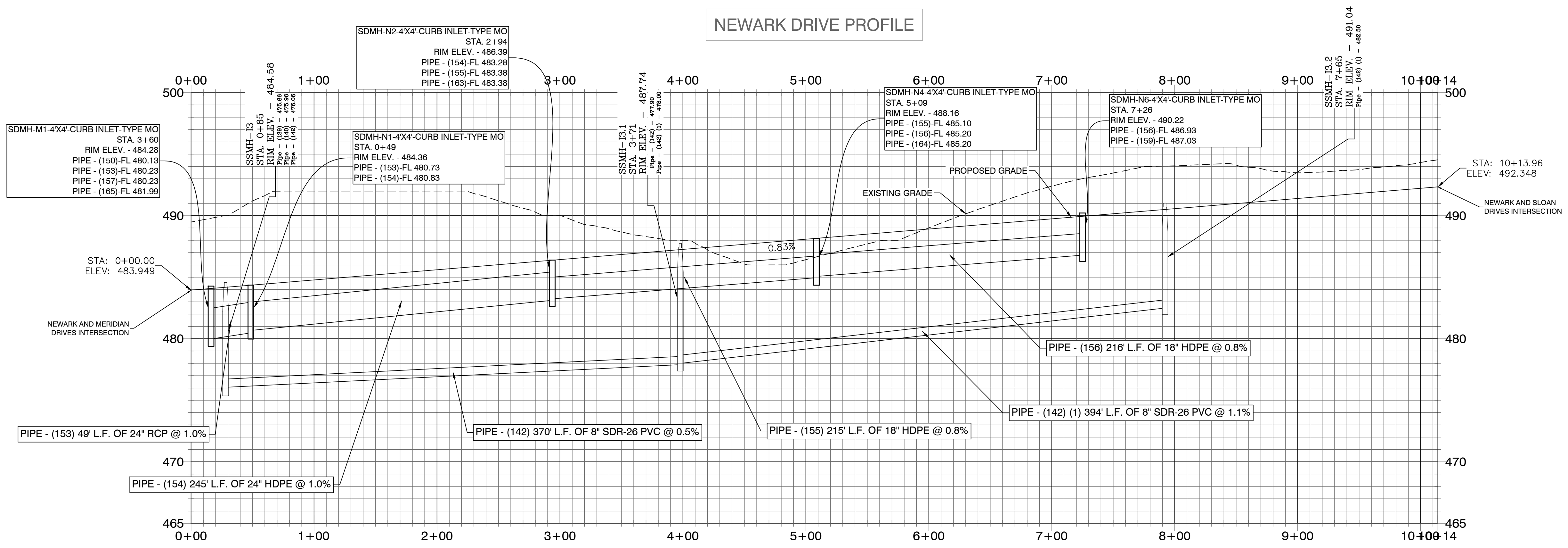
DATE:
 08/20/20

SHEET NO:

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J:\Projects\2018 Projects\16044_Kensington Place Subdivision.dwg Project: 16044_Kensington Place Subdivision Phase 3 Drainage - 8/20/20

NEWARK DRIVE PROFILE



BY	REVISION	DATE

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GarNat Engineering, LLC
 P.O. Box 116
 Benton, AR 72018
 PH (501) 408-4650
 3825 Mt Carmel Rd
 Bryant, AR 72022
 garmatengineering@gmail.com

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



8-22-2020

CONTENTS:
**NEWARK
 DRIVE
 PROFILE**

PROJECT NO:
16044

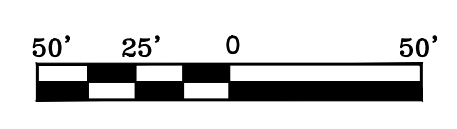
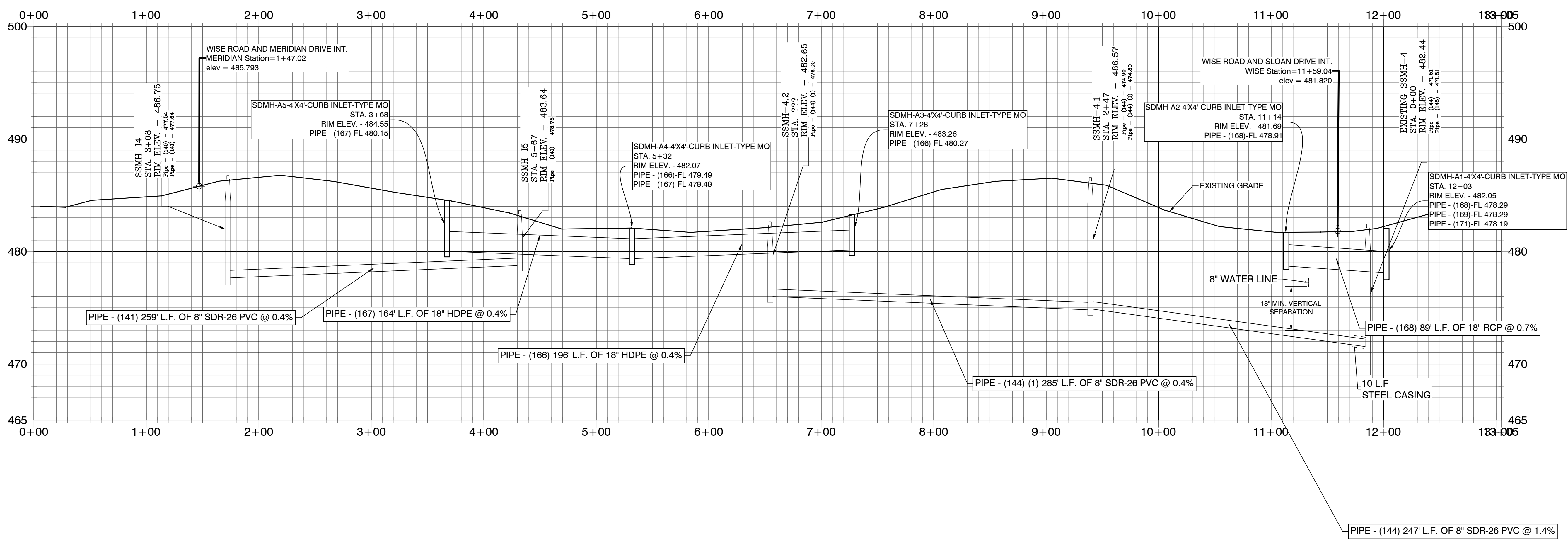
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08/20/20

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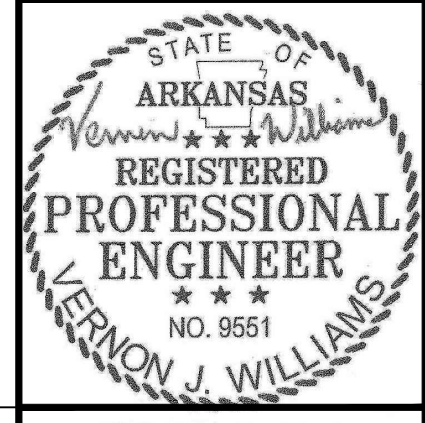
WISE ROAD PROFILE



DATE	REVISION	BY
9/22/2021	REVISED PER CITY OF BRYANT	SM

GN Designing our client's success
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**KENSINGTON PLACE SUBDIVISION
 PHASE 3
 CITY OF BRYANT
 SALINE COUNTY, ARKANSAS**



8-22-2020

CONTENTS:
WISE ROAD PROFILE

PROJECT NO:
16044

DATE:
08/20/20

SHEET NO:
8

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