

PROPERTY DESCRIPTION:
 PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)
 PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW4 SE4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 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 NW4 SE4 OF SECTION 7, THENCE N87°12'45"W, ALONG THE SOUTH LINE OF SAID NW4 SE4, 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 SAID NW4 SE4 OF SECTION 7, THENCE N87°12'45"W, ALONG THE WEST LINE OF SAID NW4 SE4, A DISTANCE OF 653.35 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE S87°57'40"E, LEAVING 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 384.78 SQUARE FEET, MORE OR LESS.

ALL OF TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW4 SE4) 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 NW4 SE4 OF SECTION 7, THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW4 SE4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID NORTH LINE OF SAID NW4 SE4, 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 NW4 SE4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW4 SE4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW4 SE4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW4 SE4, 1303.35 FEET TO THE POINT OF BEGINNING, CONTAINING 0.44 ACRES, OR 19,163 SQUARE FEET, MORE OR LESS.

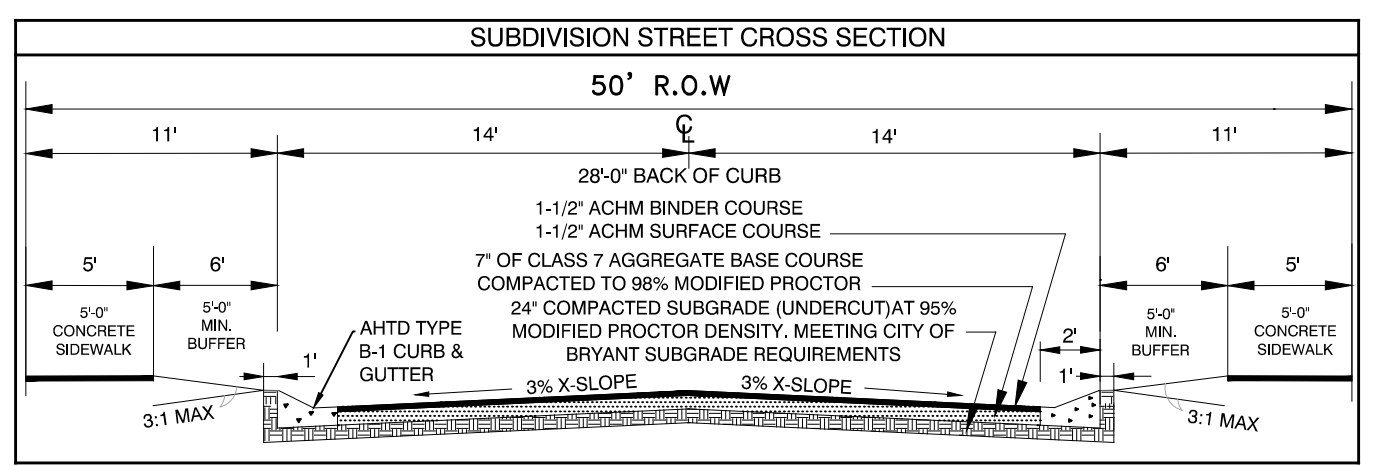
RIGHT OF WAY DEDICATION DESCRIPTION:
 RIGHT OF WAY DEDICATION DESCRIPTION: (KENSINGTON PLACE PHASE 3)
 PART OF TRACT 2A AND TRACT 2B LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW4 SE4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 AND DEED BOOK 2018 PAGE 003206 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 NW4 SE4 OF SECTION 7, THENCE S87°57'40"E, ALONG NORTH LINE OF SAID NW4 SE4, A DISTANCE OF 17.48 FEET TO A SET 1/2" REBAR WITH CAP #1573; THENCE LEAVING SAID NORTH LINE OF SAID NW4 SE4, 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 NW4 SE4; THENCE N87°12'45"W, ALONG SOUTH LINE OF SAID NW4 SE4, 8.84 FEET TO A FOUND 1/2" REBAR AND CAP LOCATED AT THE SOUTHWEST CORNER OF SAID NW4 SE4; THENCE N2°03'22"E, ALONG WEST LINE OF SAID NW4 SE4, 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 - 8' 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' 800 TO BOG 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



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



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

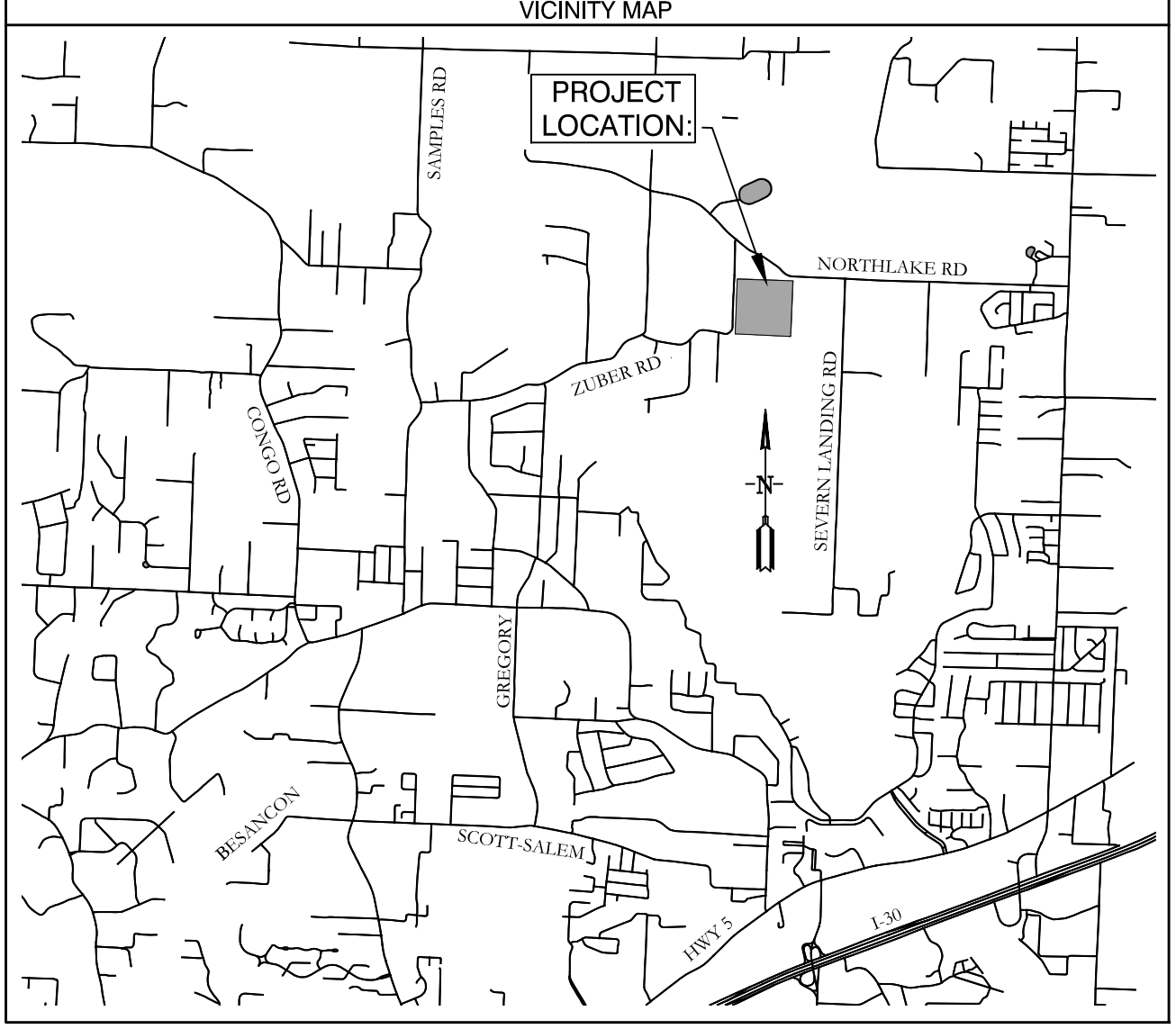
Curve Table

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
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'
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'

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 8/18/2023.
 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 hereon does lie within the 100 year flood hazard boundary.



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

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 December 11, 2023. All of the document is hereby accepted, and this certificate executed under the authority of said rules and regulations.
 Date: _____ Signed: _____
 Rick Johnson, Chairman
 Bryant Planning Commission

REVISION

NO.	DATE	REVISION
1		
2		
3		
4		

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

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

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

CONTENTS:
 PROJECT NO: 16044
 DATE: NOV. 2023
 SHEET NO: 1

J:\Projects\2023\Projects\16044_Kensington Place Subdivision Phase 3\Drawings\Subdivision\Phase 3\Final\PLAT 10023223.dwg