

# KENSINGTON PLACE SUBDIVISION PHASE 3 BRYANT, ARKANSAS

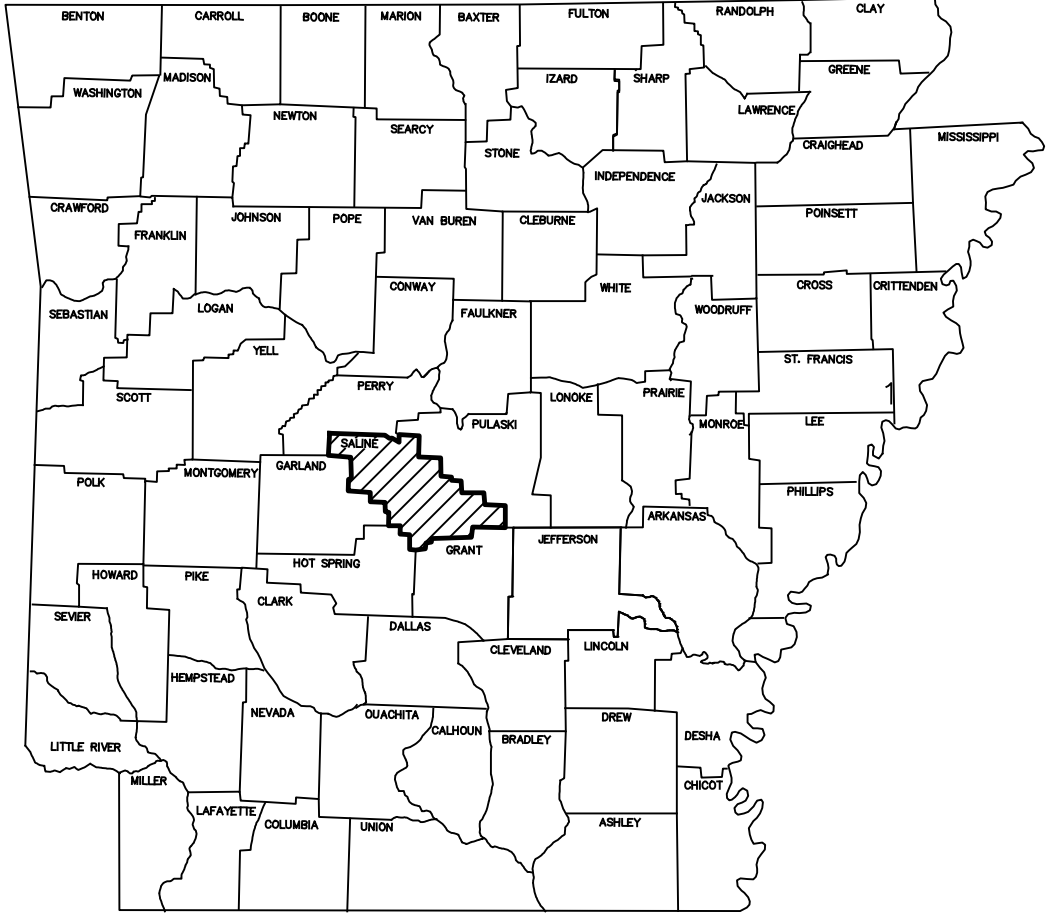
Prepared by:  
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REVISED AS CONSTRUCTED 02/21/2024



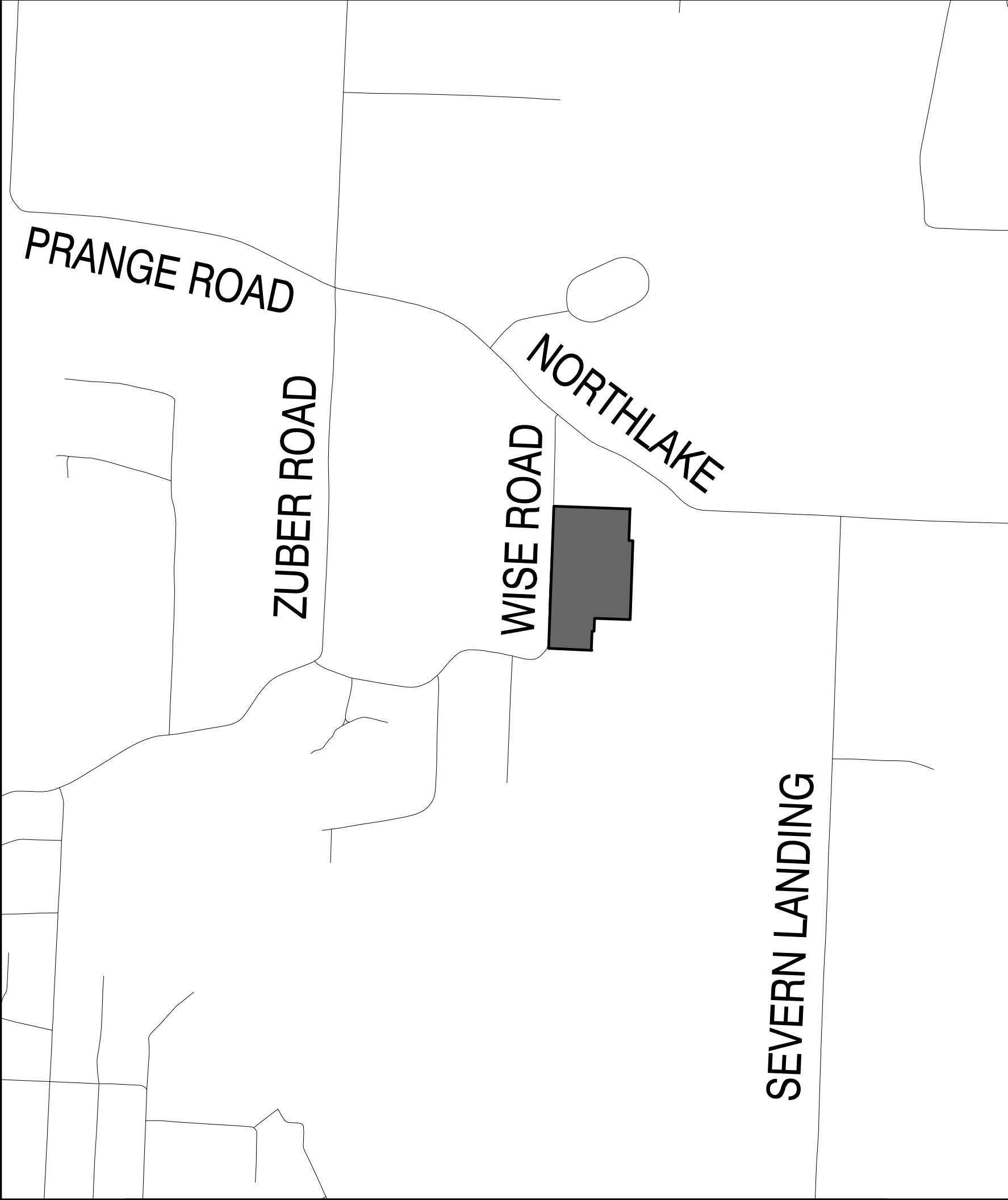
ARKANSAS

**RECORD  
DRAWING**



DRAWING INDEX:

- 1 FINAL PLAT
- 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



VICINITY MAP - SALINE COUNTY, AR

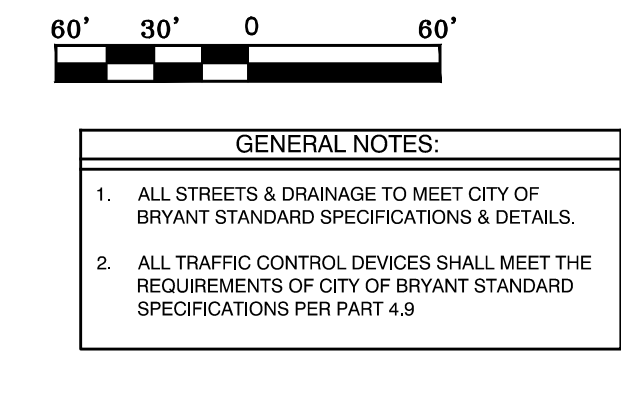
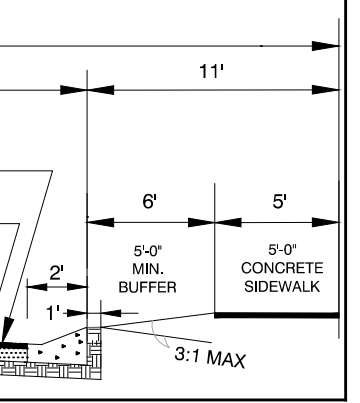
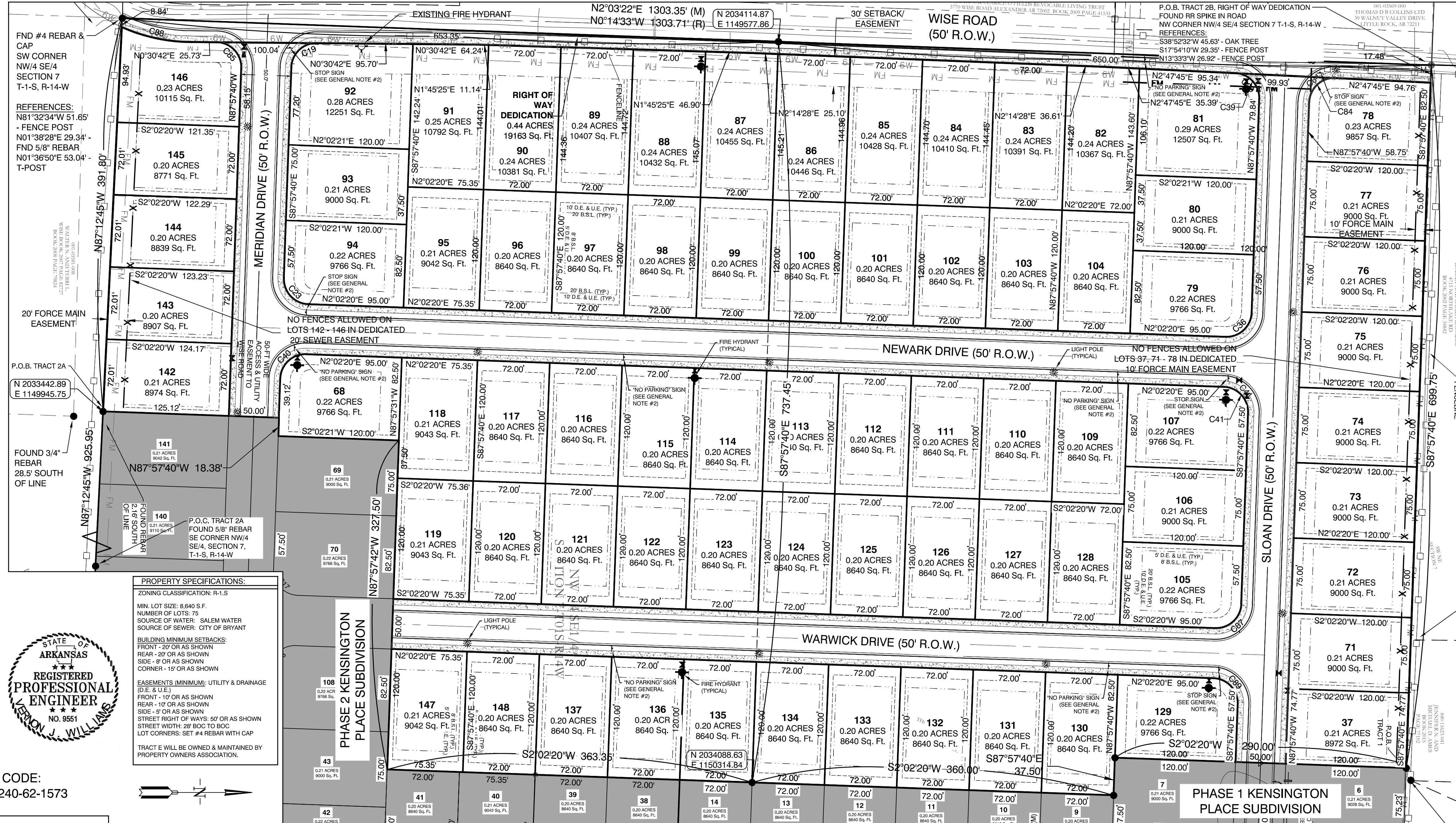


**PROPERTY DESCRIPTION:**  
**PROPERTY DESCRIPTION: (KENSINGTON PLACE PHASE 3)**  
 PART OF TRACT 2A LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW4 SE4) OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 14 WEST, DEED BOOK 2017 PAGE 02436 OF THE SALINE COUNTY, ARKANSAS CIRCUIT CLERK'S RECORDS MORE 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 N2°02'20"E, 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 WEST LINE, 737.50 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°57'40"E, 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"E, 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 (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: 8,840 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.



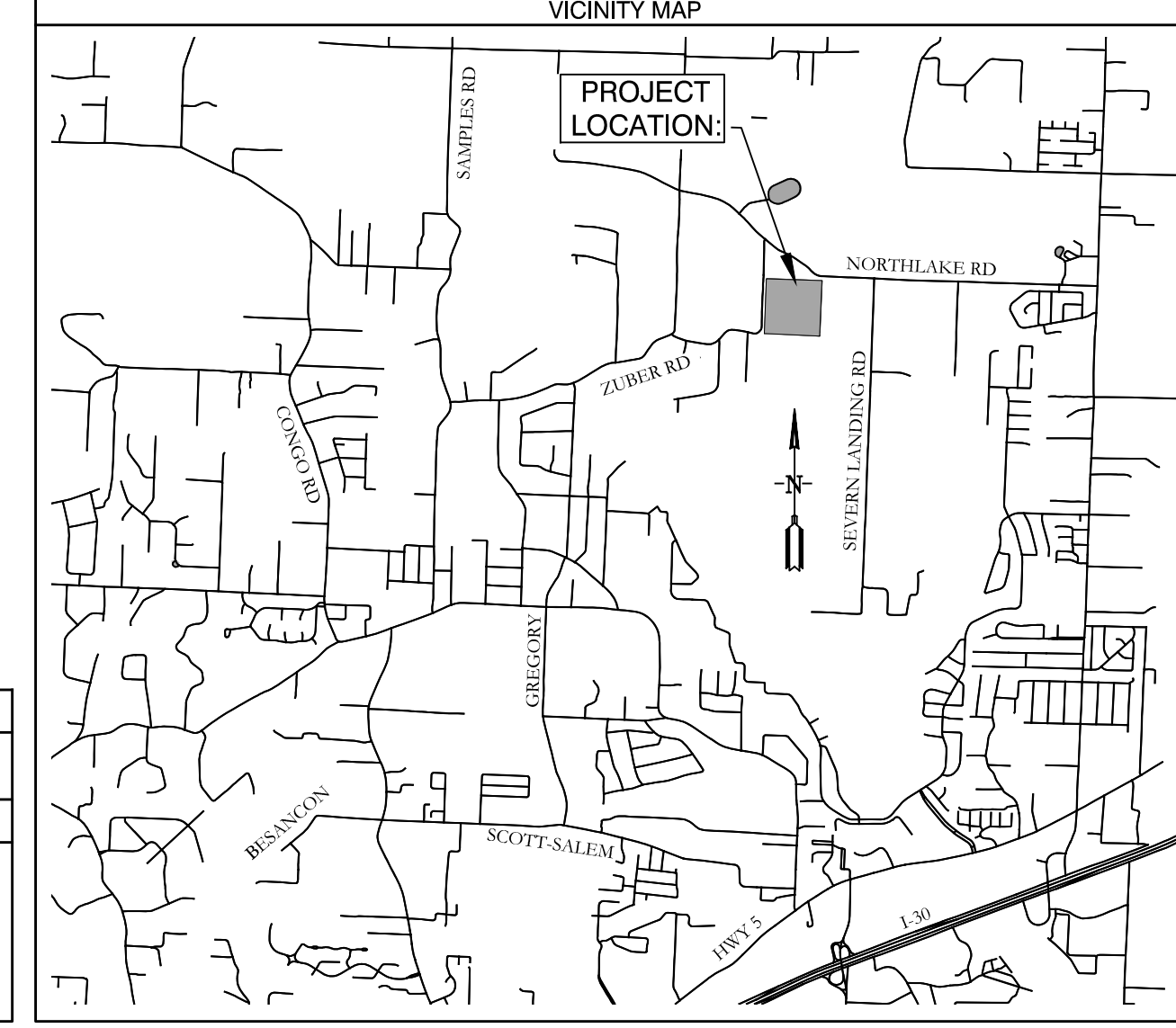
**Curve Table**

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C88	39.98'	25.00'	90°33'	S46°40'00"W	35.63'
C89	20.24'	120.00'	90°00'	N42°59'00"W	69.84'
C88	39.98'	25.00'	90°00'	S48°58'40"E	35.88'
C40	39.27'	25.00'	90°00'	N42°02'00"W	35.36'
C89	39.27'	25.00'	90°00'	S42°02'00"E	35.36'
C89	39.27'	25.00'	90°00'	S42°02'00"E	35.36'
C89	39.27'	25.00'	90°00'	N47°02'20"E	35.36'
C38	38.87'	25.00'	80°00'	S42°32'40"W	38.88'
C29	39.98'	25.00'	80°00'	S47°02'00"W	35.38'
C38	39.82'	25.00'	90°00'	N42°00'00"W	35.58'
C38	39.84'	120.00'	89°33'	S42°29'00"W	69.88'

**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, P.L.S. No. 1573, hereby certify that this drawing correctly depicts a survey compiled under my supervision dated 8/18/2024.  
 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 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**

NO.	DATE	DESCRIPTION
1		
2		
3		
4		

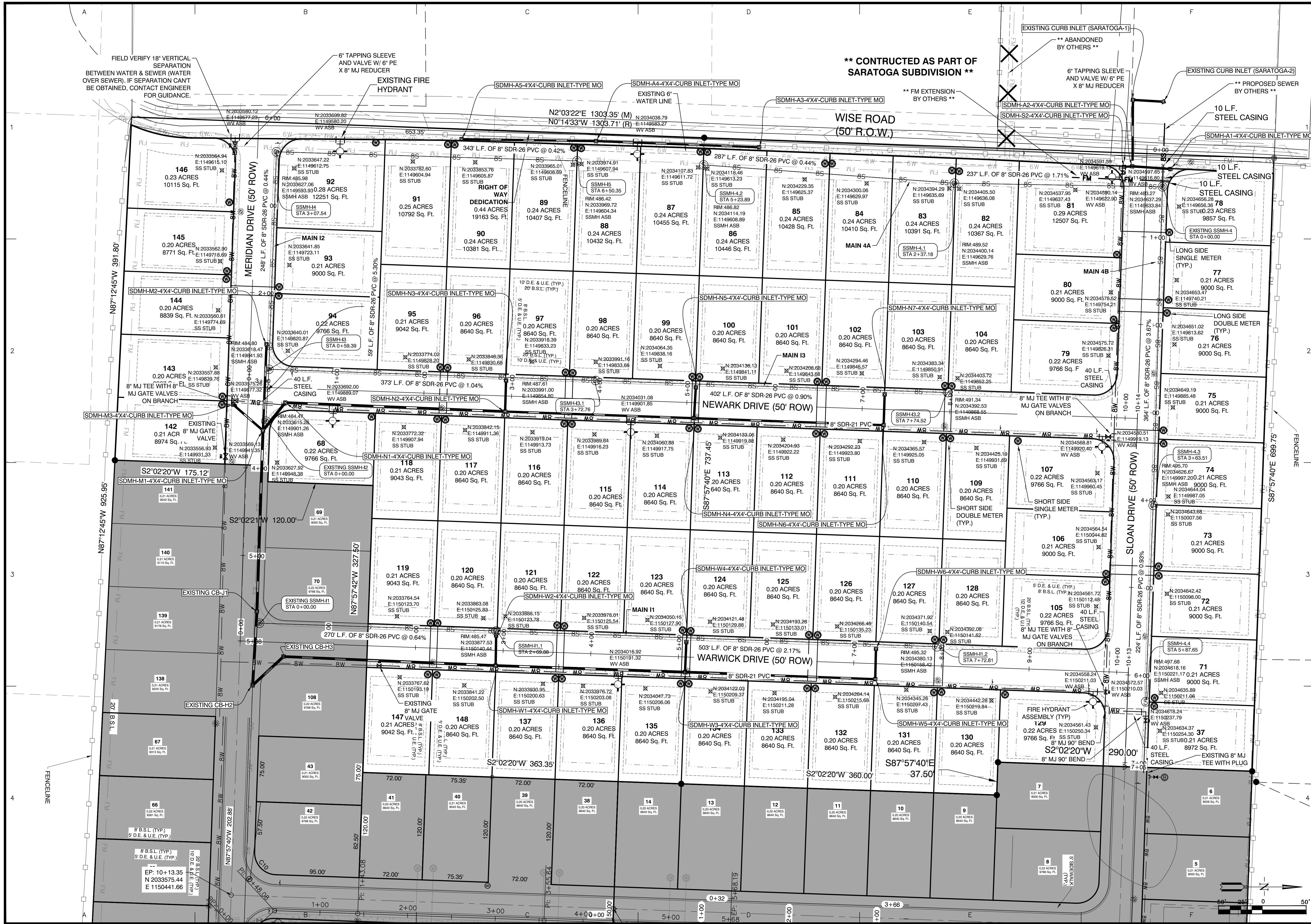
**GNE** Designing our client's success  
**GarNat Engineering, LLC**  
 3825 Mt Carmel Road  
 Bryant, Arkansas 72022  
 P.O. Box 116  
 Benton, Arkansas 72018  
 Ph (501) 408-4650  
 garmatengr@gmail.com

**REGISTERED PROFESSIONAL ENGINEER**  
 STATE OF ARKANSAS  
 NO. 9551  
 I, **VERNON J. WILLIAMS**

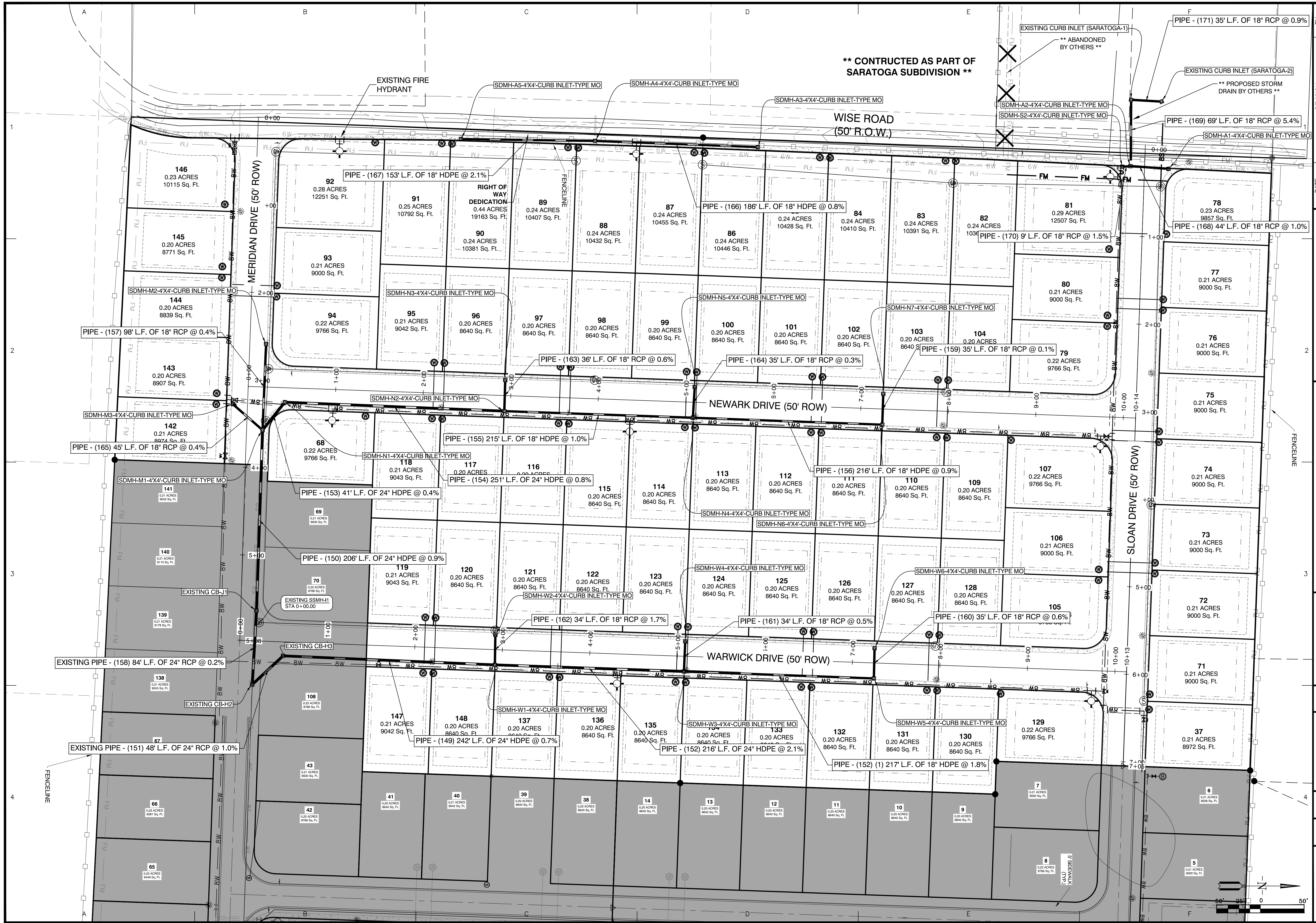
**REGISTERED PROFESSIONAL SURVEYOR**  
 STATE OF ARKANSAS  
 NO. 1573  
 SIGNATURE  
**GEORGE P. WOODEN**

**CONTENTS:**  
**FINAL PLAT**

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



BY	SM
REVISION	REVISED PER CITY OF BRYANT
DATE	9/22/2021
<p>Designing our client's success</p> <p><b>GarNat Engineering, LLC</b></p> <p>P.O. Box 116 Bryant, AR 72022</p> <p>garnatengineering@gmail.com Ph: (501) 408-4650</p>	
<p><b>KENSINGTON PLACE SUBDIVISION</b></p> <p><b>PHASE 3</b></p> <p><b>CITY OF BRYANT</b></p> <p><b>SALINE COUNTY, ARKANSAS</b></p>	
<p><b>RECORD DRAWING</b></p>	
<p>CONTENTS:</p> <p><b>OVERALL WATER AND SEWER PLAN</b></p>	
PROJECT NO:	16044
DATE:	08/20/20
SHEET NO:	3



**\*\* CONSTRUCTED AS PART OF SARATOGA SUBDIVISION \*\***

EXISTING CURB INLET (SARATOGA-1)  
\*\* ABANDONED BY OTHERS \*\*

EXISTING CURB INLET (SARATOGA-2)  
\*\* PROPOSED STORM DRAIN BY OTHERS \*\*

NO.	REVISION	DATE

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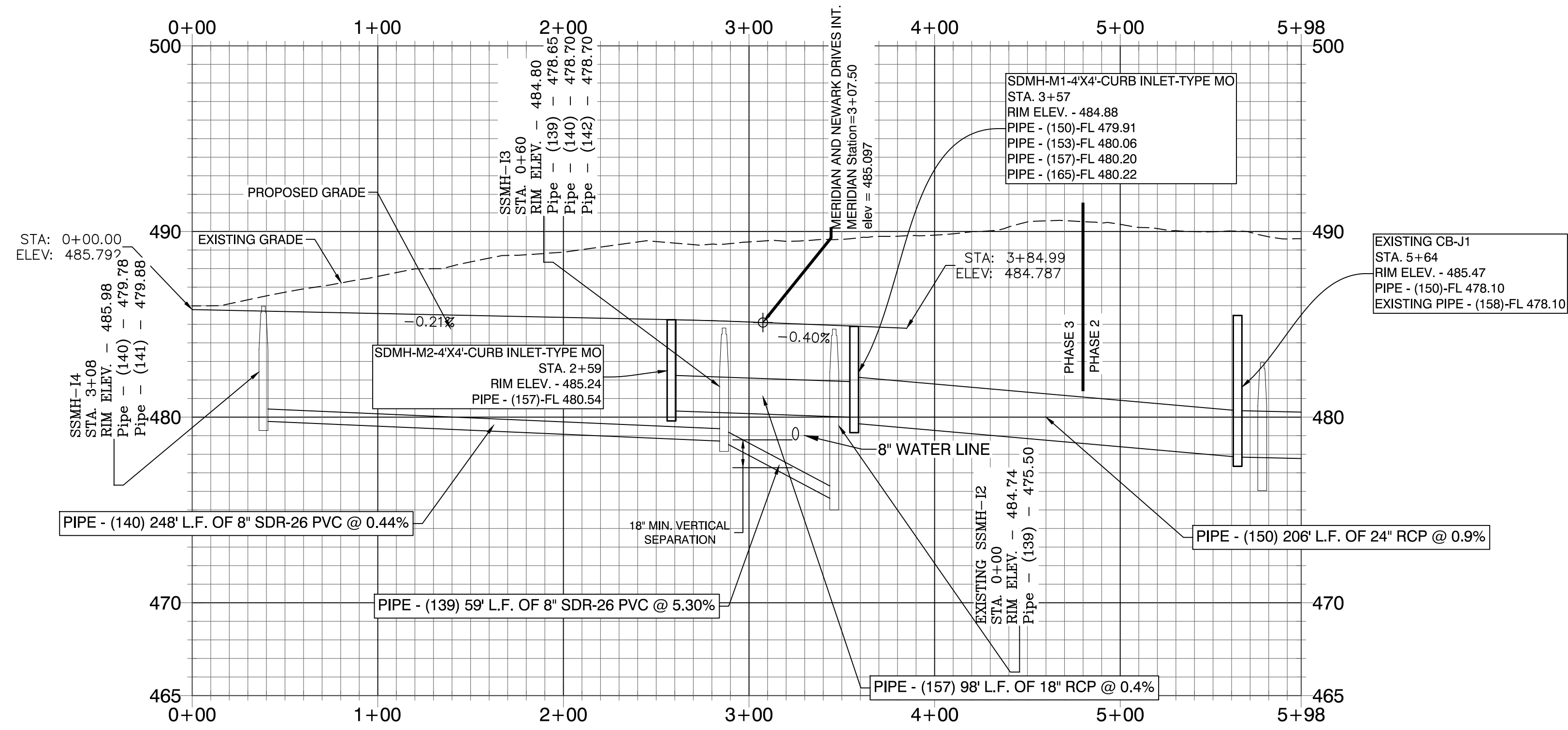
**KENSINGTON PLACE SUBDIVISION  
 PHASE 3  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS**

**RECORD  
 DRAWING**

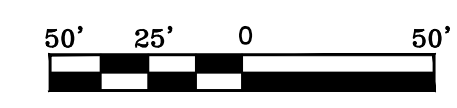
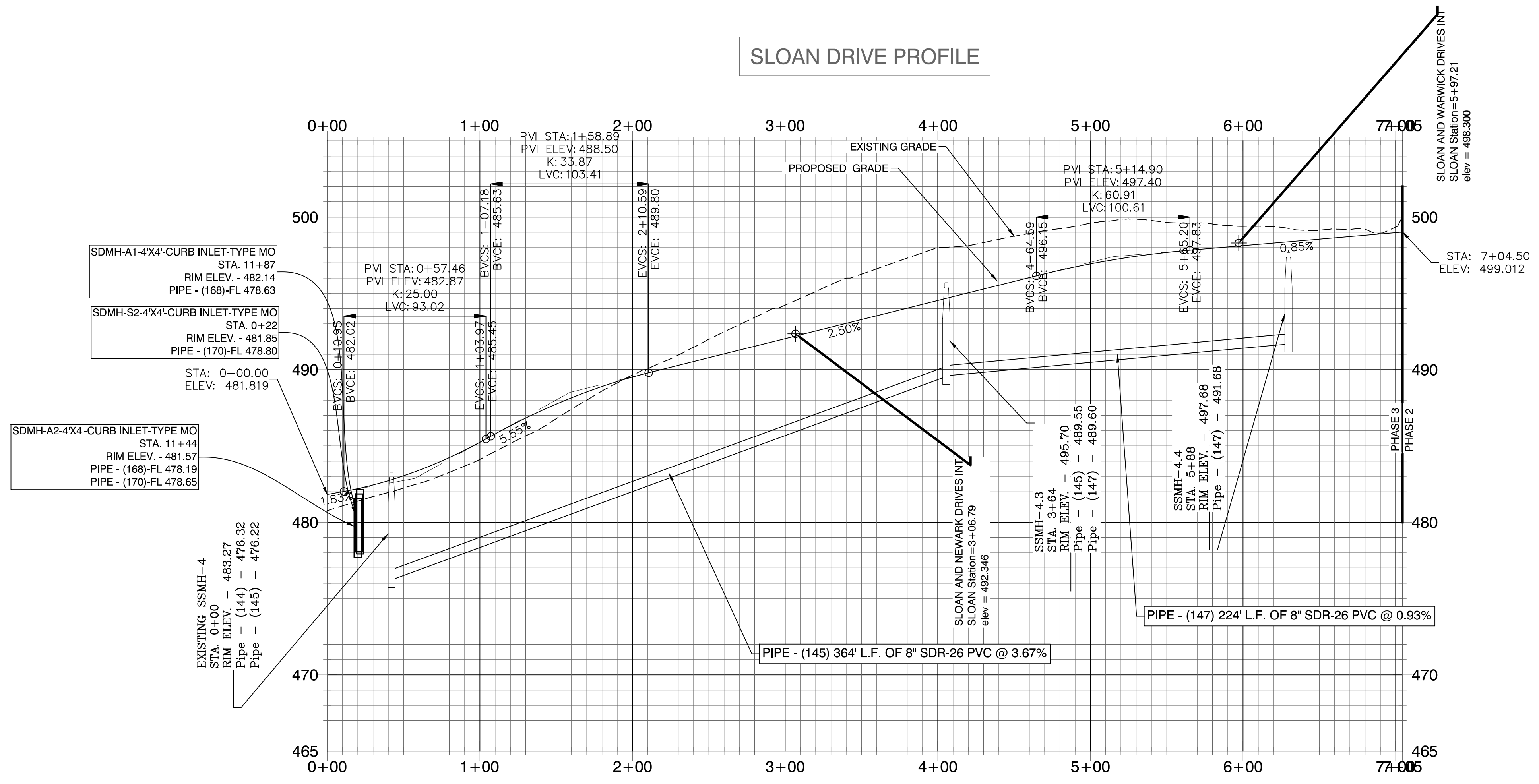
CONTENTS:

PROJECT NO:	16044
DATE:	08/20/20
SHEET NO:	4

MERIDIAN DRIVE PROFILE



SLOAN DRIVE PROFILE



REVISION	DATE	BY

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

**RECORD  
 DRAWING**

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

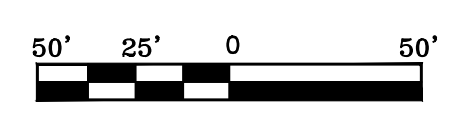
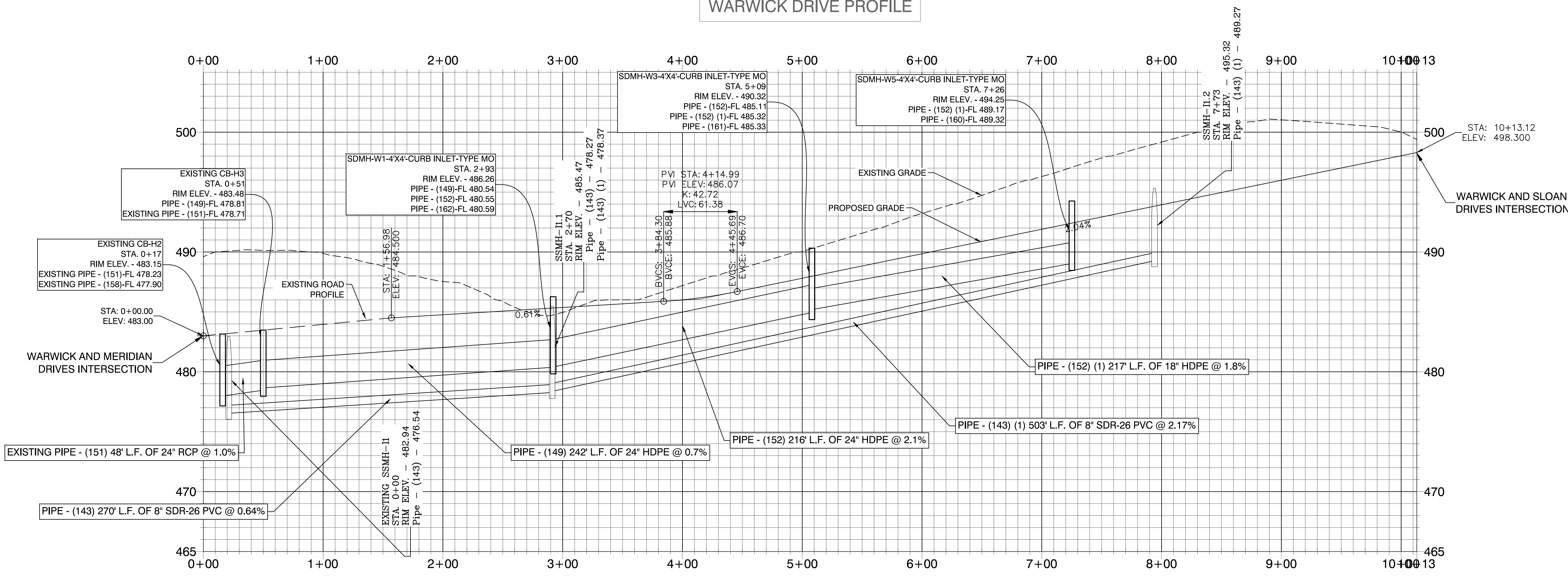
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**16044**

DATE:  
**08/20/20**

SHEET NO:  
**5**

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### WARWICK DRIVE PROFILE



REVISION	DATE	BY

**Designing our client's success**

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 3825 Mt Carmel Rd  
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 garnatengineering@gmail.com

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**KENSINGTON PLACE SUBDIVISION  
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**RECORD  
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CONTENTS:  
**WARWICK  
 DRIVE PROFILE**

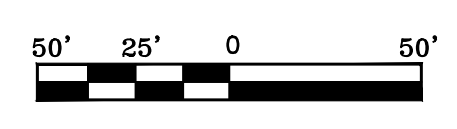
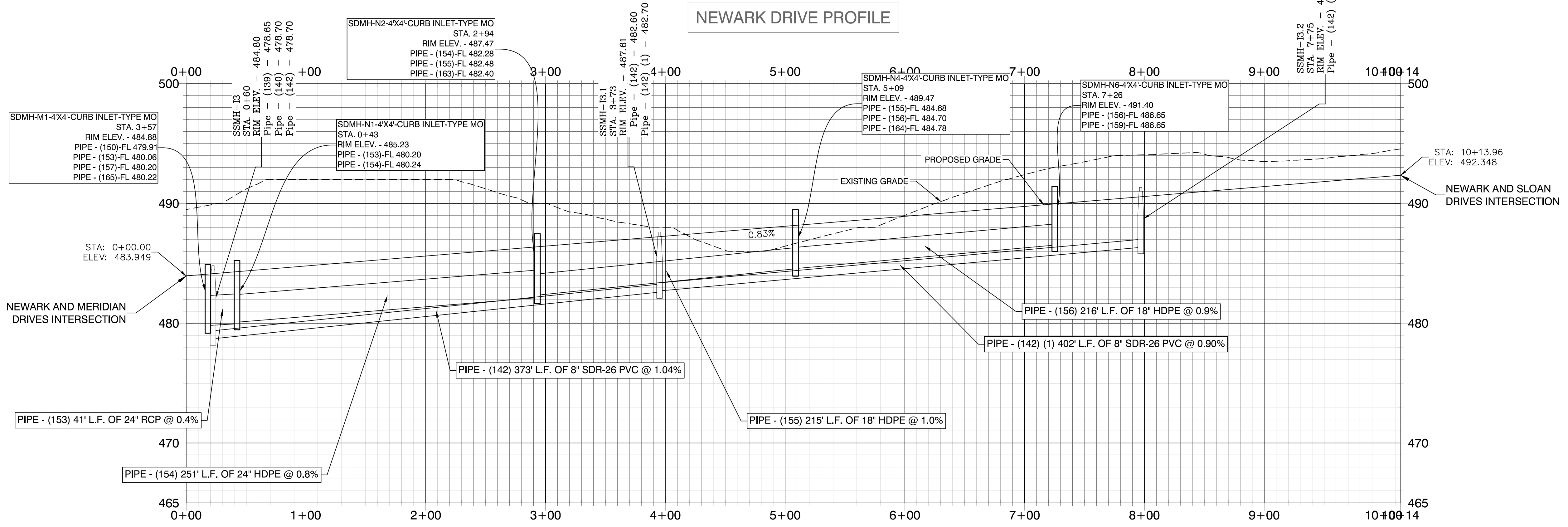
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**16044**

DATE:  
**08/20/20**

SHEET NO:  
**6**

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NEWARK DRIVE PROFILE



BY	DATE	REVISION

**GNE** Designing our client's success  
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 Bryant, AR 72022  
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KENSINGTON PLACE SUBDIVISION  
 PHASE 3  
 CITY OF BRYANT  
 SALINE COUNTY, ARKANSAS

**RECORD  
 DRAWING**

CONTENTS:  
 NEWARK  
 DRIVE  
 PROFILE

PROJECT NO:  
 16044

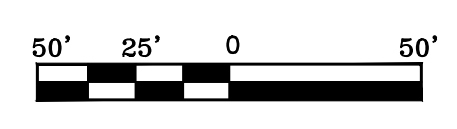
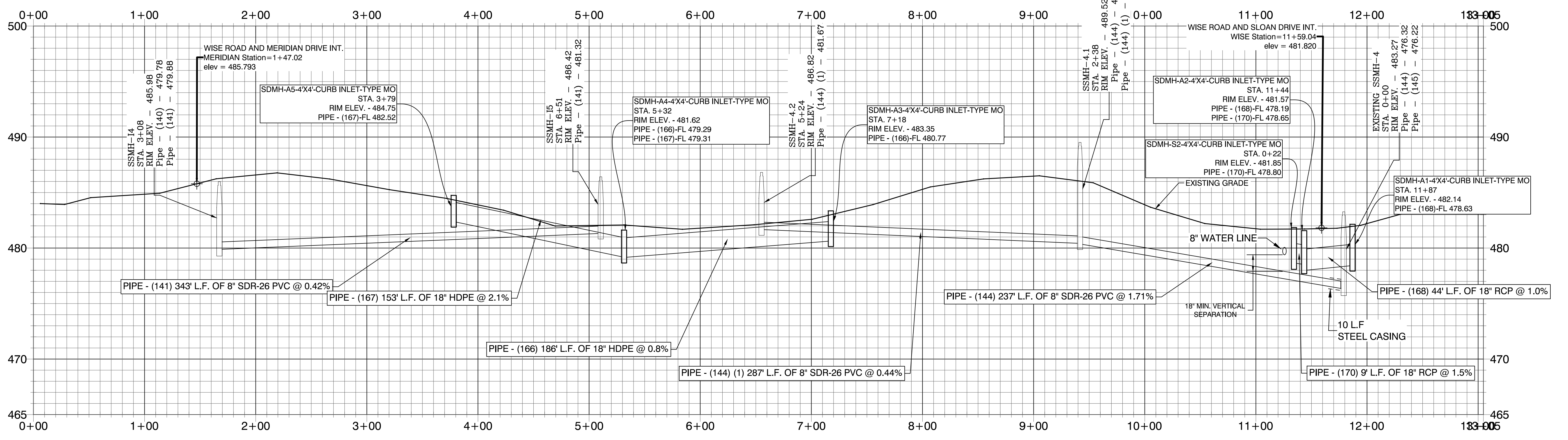
DATE:  
 08/20/20

SHEET NO:

7

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WISE ROAD PROFILE



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

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**RECORD  
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CONTENTS:  
**WISE ROAD PROFILE**

PROJECT NO:  
**16044**

DATE:  
**08/20/20**

SHEET NO:  
**8**

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