

Browning Creek
Schedule of Utility Easements

The following easements are hereby reserved on, over, and across all lots.

1. Twenty foot (20') easement off of and across each side of a lot which is adjacent to a street right-of-way, with the exception of lots 83, 84, 85, 86, 87, 88, 89, 109A, 110, 111, 112, 113, and 114, where easement is reduced to ten feet (10') in order to preserve existing trees. 4-County Electric Power Association shall occupy the last four (4) feet (closest to the dwelling), as measured from the roadside, to the front lot lines of the areas designated as the 20' (10') non-exclusive road and utility easement.
2. A ten foot (10') easement adjacent to each interior lot line.
3. All waterfront lots are subject to a shoreline maintenance easement which shall extend 10' away from the lake measured from the shoreline stakes. Easement to include all land and water from the shoreline stakes to the outside line in the water as shown on the plat. This easement is expressly intended to guarantee width of 10' from the static waterline at and all points along the lake.
4. Road right-of-way to be 30' right and left of centerline of road as shown on the plat.
5. All lots to be conveyed with road and water lot description included as shown on the plat. The 30' right-of-way and cul-de-sac right-of-way to be excepted off of the front of each lot.