



NOTES:

COVENANTS, CONDITIONS AND RESTRICTIONS APPLICABLE TO EASEMENTS OVER LOTS 3A THROUGH 8 IN BLOCK 11 AND LOTS 5 THROUGH 9 IN BLOCK 14:

Easements provide the easement holder the right to operate, maintain, use, construct, and reconstruct their electrical transmission line or high pressure gas line. The following activities are prohibited within the easement, unless reviewed and approved in writing by easement holder.

1. Lot Owner shall not erect permanent or place temporary metal, wood, concrete, or cement structures within the easement that will interfere with the flow of maintenance or emergency vehicles and personnel. Structures by way of example, not by limitation, shall mean Buildings, Storage Shed, Playground Fixtures, Patio, Swimming Pool, Brick BBQ Grill, or similar structures, fixtures or facilities.
2. Owner shall not appreciably change the character of existing topography.
3. Owner shall not plant any trees within the transmission line easement. Trees encroaching within the transmission line easement are subject to trimming or removal. Removal shall mean trees that are planted or located within the easement area. Trimming shall mean branches or limbs growing and encroaching within the easement area by trees planted or located outside the easement area.
4. Owner shall not erect or install fences on or across the easement area without first submitting the fence plans to easement holder and obtaining their written approval.

BRIARWOOD ESTATES



336-6000
www.ronningcompanies.com

ABBREVIATIONS

MGE Minimum Recommended Ground Elevation
 SF Square Feet
 UE Utility Easement
 SSE Sanitary Sewer Easement



[1496.4] Lot Corner Elevation
 (2021) House Number

CENTERLINE CURVE DATA					
CURVE NO.	DEFLECTION	CHORD DIST.	CH. BEARING	ARC	RADIUS
C1	33°27'52"	172.74'	N74°44'53"W	175.22'	300.00'
C2	33°36'59"	173.50'	N74°49'27"W	176.01'	300.00'

All Dimensions on Curves are CHORD Distances
 See Recorded Plat for Complete Details