



Plat Info – Bauman property

From Chase Alvord <CALvord@Tousley.com>
Date Thu 5/22/2025 9:19 AM
To Regan McClellan <regan@mctarch.com>

Regan,

I see no requirement anywhere for a 10' foot setback from the access easement other than the depiction on the Lot Line Revision (20011108900001). It does not appear in either of the recorded easement documents referenced (20001206001392 or 20001206000694). It does not benefit neighboring Parcel B (tax parcel 6156000040) in anyway and so there is no reason for the Baumans to enforce it against themselves. It appears to be a misreading of the applicable City setback requirements by the surveyor, or the application of an old setback requirement that is no longer in force. See the 20' front yard setback that is part of the same line.

Chase C. Alvord | [Of Counsel](#)
Tousley Brain Stephens PLLC
1200 5th Avenue, Suite 1700
Seattle, WA 98101
T: 206.330.5862 | F: 206.682.2992 | www.tousley.com

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