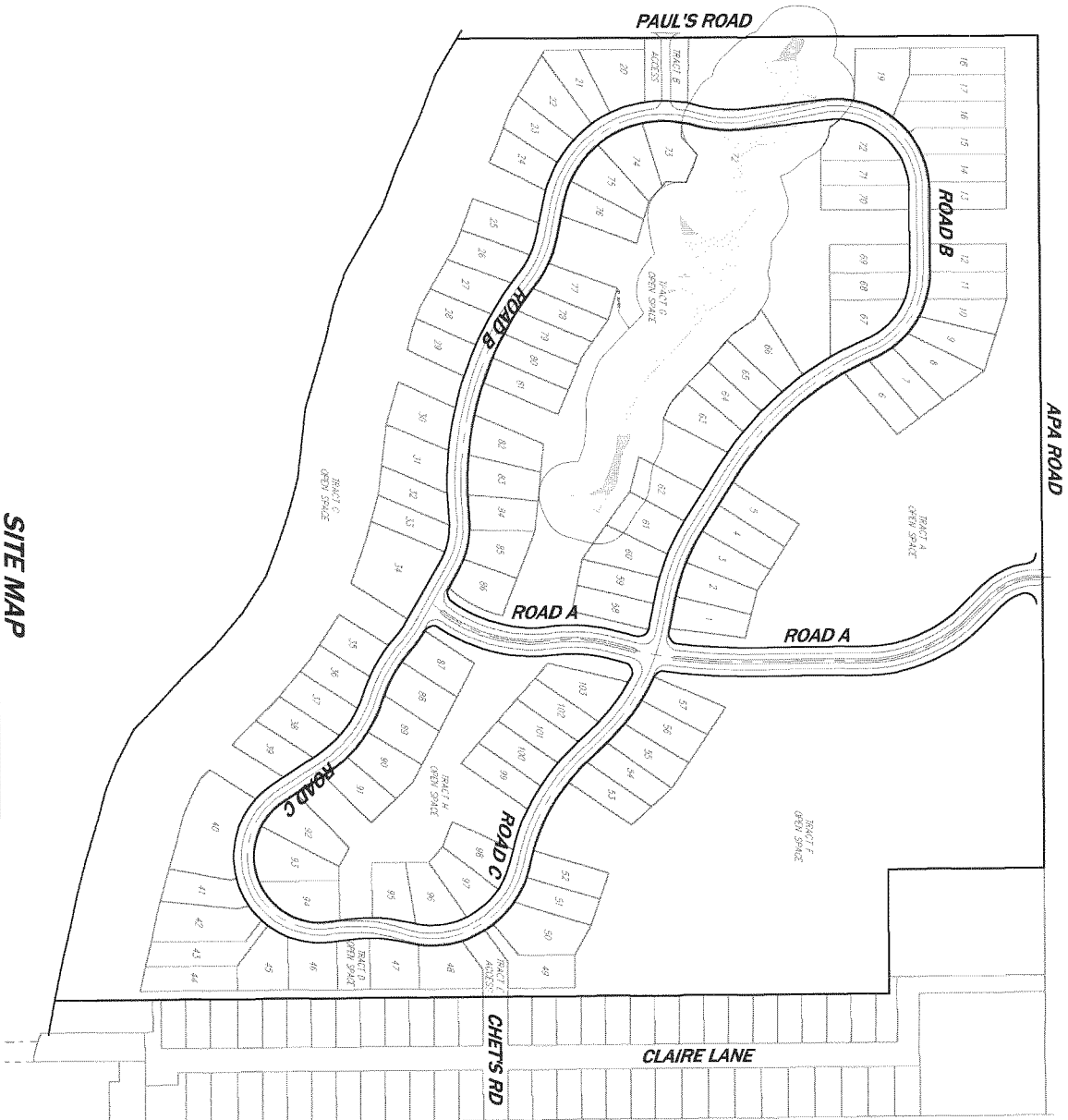


# POINT ROBERTS BEACH CLUB

## FOR STANTON LAND HOLDINGS, LLC



**SITE MAP**  
SCALE: 1" = 200'

**CLUSTER STANDARDS**  
MAXIMUM LOTS PER CLUSTER: 10 (20.37:31.0(7))  
SPACING BETWEEN CLUSTERS: 80' (20.37:31.0(8))

**TRACT BREAKDOWN**

| TRACT   | USE                | SIZE          |
|---------|--------------------|---------------|
| TRACT A | OPEN SPACE         | 523,402± S.F. |
| TRACT B | ACCESS             | 16,424± S.F.  |
| TRACT C | OPEN SPACE         | 582,079± S.F. |
| TRACT D | OPEN SPACE         | 9,824± S.F.   |
| TRACT E | ACCESS             | 9,833± S.F.   |
| TRACT F | OPEN SPACE         | 714,402± S.F. |
| TRACT G | OPEN SPACE         | 468,114± S.F. |
| TRACT H | OPEN SPACE         | 138,488± S.F. |
| TRACT I | ACCESS & UTILITIES | 400,774± S.F. |

**SITE STATISTICS**

|                                  |  |
|----------------------------------|--|
| TOTAL SITE AREA                  | 4,391,498 SF OR 103 AC   |
| TAX PARCEL NO.                   | 4053125084270000<br>4053120854770000<br>4053120144200000             |
| CURRENT ZONING                   | TZ - TRANSITION R54/RH1  |
| COMPREHENSIVE PLAN DESIGNATION   | RECREATION/RECREATIONAL SUBDIVISION                                  |
| SITE ADDRESS                     | 2200 APA ROAD, POINT ROBERTS   |
| BUILDING SETBACKS AND SPERMINION | 20' FRONT YARD SETBACK<br>5' SIDE YARD SETBACK<br>20' STREET SETBACK |
| WATER PROVIDER                   | POINT ROBERTS WATER DISTRICT #4                                      |
| SEWAGE DISPOSAL                  | PANINAE - SEPTIC SYSTEM  |

**LEGAL DESCRIPTION**

**PANEL A:**  
GOVERNMENT LOT 4, SECTION 11, TOWNSHIP 40 NORTH, RANGE 3 WEST OF WM, EXCEPT COUNTY ROADS ALONG THE NORTH AND WEST LINE, THEREOF, TOGETHER WITH THE TOWNSHIPS OF THE SECOND CLASS STATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT 4, WITH A FRONTAGE OF 21.72 LINEAL CHAINS MORE OR LESS.

**PANEL B:**  
STAKE IN WHATCOM COUNTY, WASHINGTON

**PANEL C:**  
STAKE IN WHATCOM COUNTY, WASHINGTON

ALL OF GOVERNMENT LOT 1 AND THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 3 WEST OF WM, EXCEPT COUNTY ROADS ALONG THE NORTH AND WEST LINE, THEREOF, TOGETHER WITH THE TOWNSHIPS OF THE SECOND CLASS STATE IN FRONT OF, ADJACENT TO, OR ABUTTING UPON SAID LOT 1, WITH A FRONTAGE OF 21.72 LINEAL CHAINS MORE OR LESS.

**OWNER/APPLICANT**

STANTON LAND HOLDINGS, LLC  
11410 NE 122ND WAY, SUITE 102  
KIRKLAND, WASHINGTON 98034  
CONTACT: RANDY FORSYTH

**ENGINEER/SURVEYOR/PLANNER**

DORE DESIGN INC.  
10011 NORTH PLACE, SUITE 101  
BELLEVUE, WASHINGTON 98007  
PHONE: (425) 885-7877  
FAX: (425) 885-7953  
CONTACT: KENNETH SHIBROY, P.E. - ENGINEER  
KENNETH SHIBROY, P.L.S. - SURVEYOR  
LAKE HERMANSEN - PROJECT MANAGER

**ARCHITECT/LAND PLANNER**

BOYDERS DESIGN INC.  
60581 WEST BIRCH AVENUE  
VANCOUVER, BRITISH COLUMBIA  
V6L 1T5 CANADA  
PHONE: (604) 739-7326  
FAX: (604) 739-7326  
CONTACT: PAUL FORSKO

**TRAFFIC ENGINEER**

THE TRANSD GROUP NE SUITE 600  
13000 15TH AVENUE  
KIRKLAND, WASHINGTON 98034  
PHONE: (425) 821-5865  
FAX: (425) 821-5864  
CONTACT: KEVIN JONES, P.E.

**SEPTIC DESIGNER**

D. R. STRONG  
17004 NE 38TH PLACE, SUITE 101  
KIRKLAND, WASHINGTON 98033  
PHONE: (425) 827-2423  
FAX: (425) 827-2423  
CONTACT: DAVID JENSEN

**WETLAND BIOLOGIST**

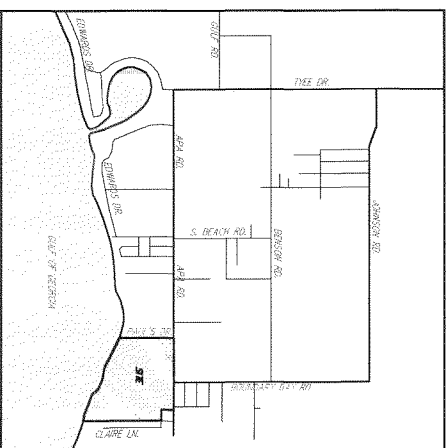
TALASKA CONSULTANTS, LLC  
15020 BEAR CREEK ROAD NE  
WOODINVILLE, WASHINGTON 98072  
PHONE: (425) 861-7550  
FAX: (425) 861-7549  
CONTACT: WILLIAM SHRETS

**HYDROLOGIST/GEOLOGIST**

GALEER ASSOCIATES  
9520 N.E. WILSON HILL ROAD, SUITE 200  
REDMOND, WASHINGTON 98073  
PHONE: (425) 883-0777  
FAX: (425) 882-5488  
CONTACT: SCOTT DANIELLIAN

**ARCHAEOLOGIST**

EDINCOX RESEARCH AND CONSULTING INTERNATIONAL, INC.  
41507 SOUTH SPACOT HIGHWAY  
CONCRETE, WASHINGTON 98237  
PHONE: (509) 826-4830  
FAX: (509) 826-4830  
CONTACT: KELLY R. BUSH, M.A.



**VICINITY MAP**  
SCALE: 1" = 2000'

**TITLE SHEET**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
11410 NE 122ND WAY, SUITE 102  
KIRKLAND, WASHINGTON 98034

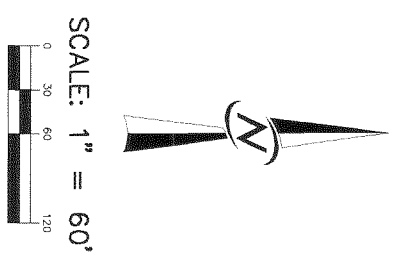
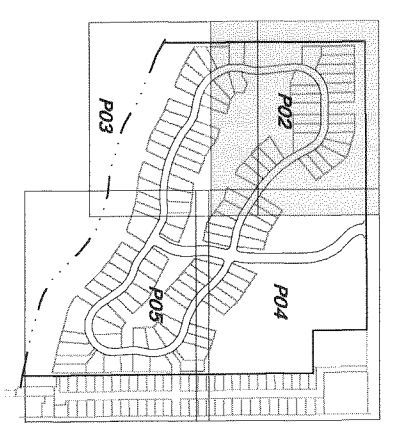


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Bellevue, Washington 98007  
425.885.7877 Fax 425.885.7963



5-29-07

|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| IN CHARGE      | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAKE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | 6                                 |
| OF             | 6                                 |
| PROJECT NUMBER | 06093                             |

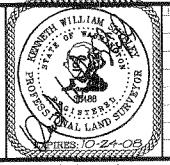


|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| DRAWN          | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAFE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | P02                               |
| OF             | 6                                 |
| PROJECT NUMBER | 08093                             |

**PRELIMINARY PLAT**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
 11410 NE 122ND WAY, SUITE 102  
 KIRKLAND, WASHINGTON 98034

**CORE DESIGN**  
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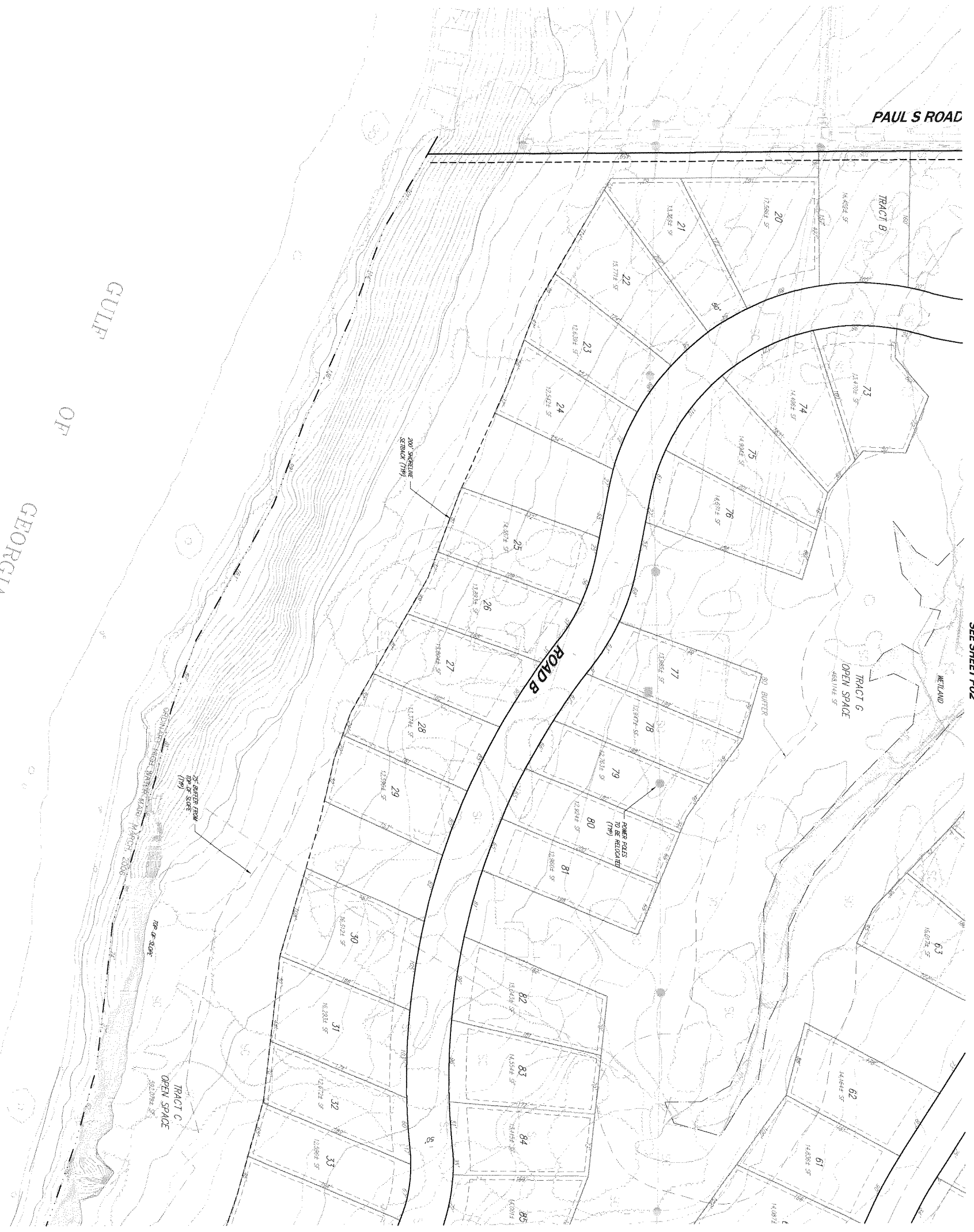
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| NO. | REVISIONS | DATE |
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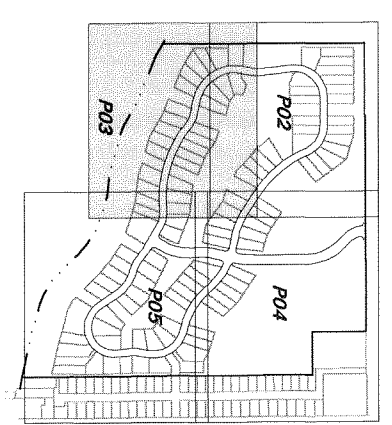
GULF OF GEORGIA

PAUL S ROAD

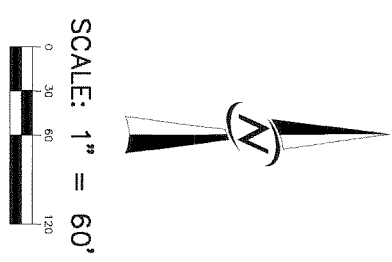


SEE SHEET P02

SEE SHEET P05



KEY MAP  
NO SCALE

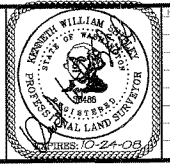


SCALE: 1" = 60'

|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| DRAWN          | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAFE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | P03                               |
| OF             | 6                                 |
| PROJECT NUMBER | 06093                             |

**PRELIMINARY PLAT**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
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 KIRKLAND, WASHINGTON 98034

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| NO. | REVISION | DATE |
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|     |          |      |

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SEE SHEET P02

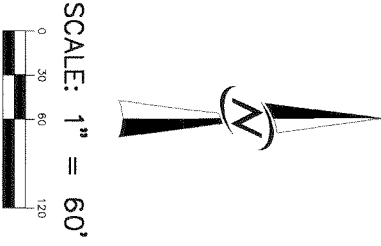
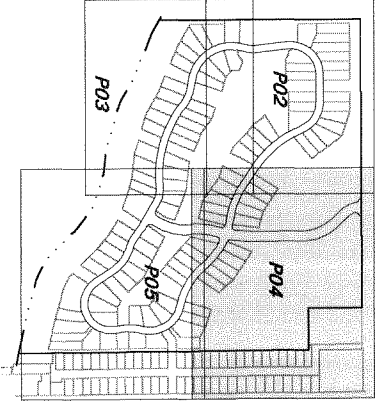


BOUNDARY HEIGHTS PLAT  
A.F.N. 1065613

CLAIRE LANE

15' RIGHT-OF-WAY  
RELOCATION  
20.0000' ST

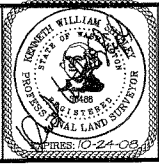
SEE SHEET P05



|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| DRAWN          | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAFE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | OF                                |
| P04            | 6                                 |
| PROJECT NUMBER | 06093                             |

**PRELIMINARY PLAT**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
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 KIRKLAND, WASHINGTON 98034

**CORE DESIGN**  
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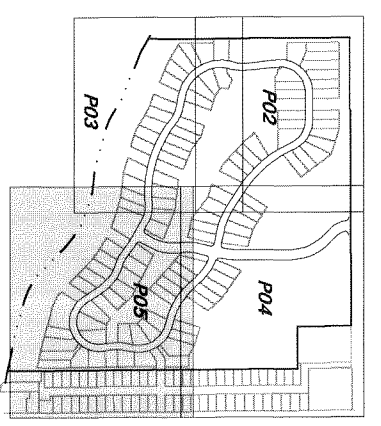
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GULF OF GEORGIA

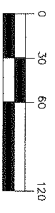
SEE SHEET P03



SEE SHEET P04



SCALE: 1" = 60'



|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| DRAWN          | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAFE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | 6                                 |
| PROJECT NUMBER | 06093                             |

**PRELIMINARY PLAT**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
 11470 NE 122ND WAY, SUITE 102  
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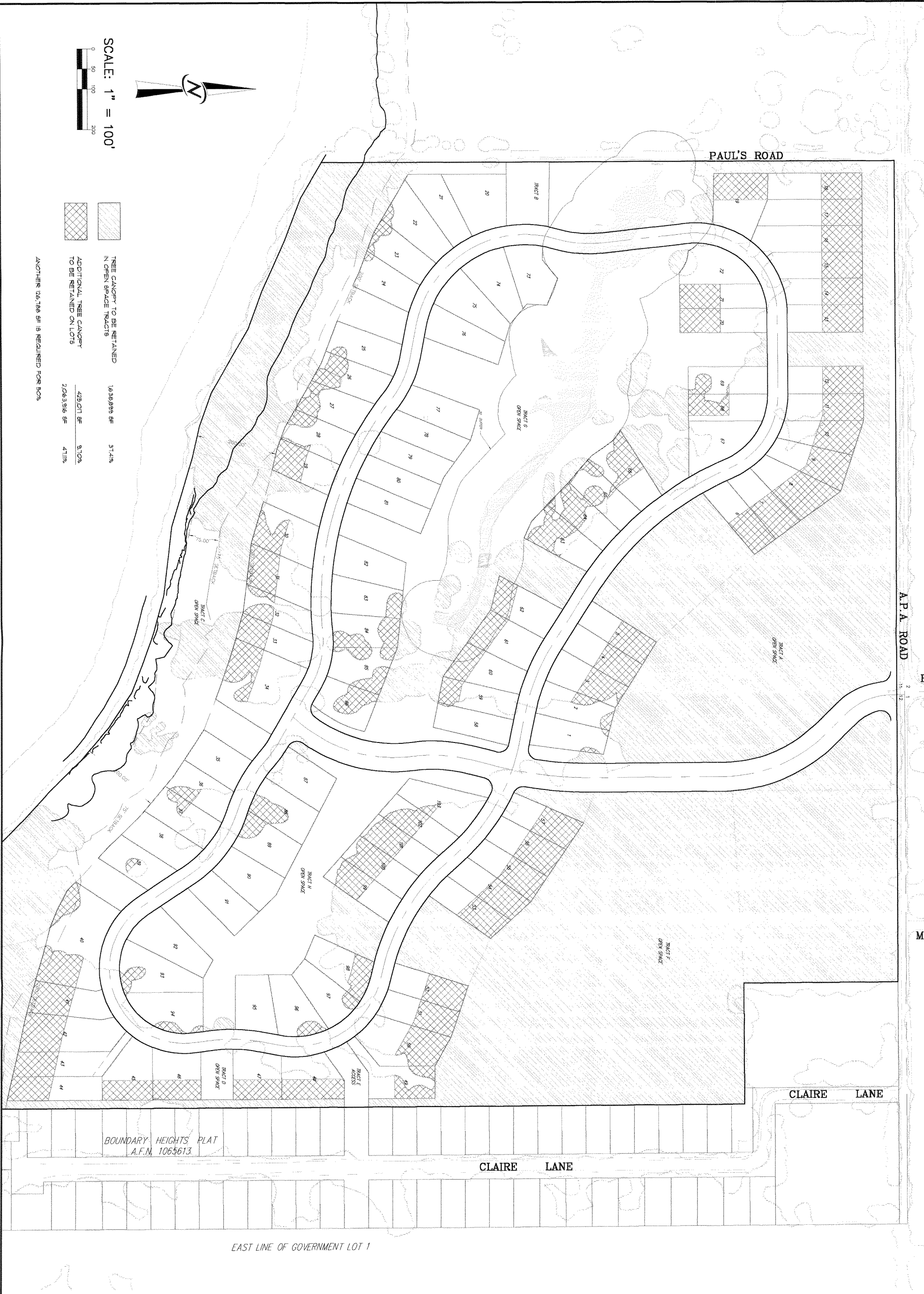
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| REVISION | DATE |
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5-29-07

SCALE: 1" = 100'



|  |   |              |        |
|--|---|--------------|--------|
|  | TREE CANOPY TO BE RETAINED IN OPEN SPACE TRACTS | 1,638,899 SF | 31.41% |
|  | ADDITIONAL TREE CANOPY TO BE RETAINED ON LOTS   | 475,011 SF   | 9.10%  |
|  | ANOTHER 126,198 SF IS REQUIRED FOR BOA          | 2,063,916 SF | 41.1%  |



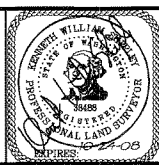
BOUNDARY HEIGHTS PLAT  
A.F.N. 1065613

EAST LINE OF GOVERNMENT LOT 1

|                |                                   |
|----------------|-----------------------------------|
| DATE           | MAY 29, 2007                      |
| DESIGNED       | LBH                               |
| DRAWN          | LRB / SDM                         |
| APPROVED       | LBH                               |
|                | LAFE HERMANSEN<br>PROJECT MANAGER |
| SHEET          | 6 OF 6                            |
| PROJECT NUMBER | 06093                             |

**TREE CANOPY EXHIBIT**  
**POINT ROBERTS BEACH CLUB**  
**STANTON LAND HOLDINGS, LLC**  
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| DATE      |  |
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| DATE      |  |
| REVISIONS |  |