

**SITE INFORMATION**

- RECORD OWNER: LAKESTAR, LLC
- TAX MAP 36, LOT 83
- ZONE - RESOURCE PROTECTION, RURAL, SHORELAND RESIDENTIAL
- MIN. LOT SIZE = 40,000 S.F.
- MIN. LOT ROAD FRONTAGE = 200' / 150'
- MIN. LAKE FRONTAGE = 200' AT THE 100' SETBACK
- FRONT BUILDING SETBACK = 50'
- SIDE AND REAR BUILDING SETBACK = 20'
- MAXIMUM BUILDING HEIGHT = 20'
- BASE FLOOD ELEVATION = 172.0'
- 100 YEAR FLOOD ELEVATION = 173.0'

REV.	APP'D	DATE	STATUS
6	JLA	03-13-2024	SITE LOCATION PERMIT
5	JLA	03-11-2024	NRPA ADDITIONAL IMPACT REVISED LOT LINES
4	JLA	01-11-2024	ISSUED FOR MDEP PERMITTING
3	JLA	10-12-2023	REVISED BUILDING LOCATION
2	JLA	02-28-2023	SUBMIT FOR LOT DIVISION
1	JLA	02-15-2023	STATUS

THIS PLAN SHALL NOT BE MOVED WITHOUT WRITTEN PERMISSION FROM A.E. HODSDON CONSULTING ENGINEERS. ANY ALTERATIONS AUTHORIZED OR OTHERWISE SHALL BE AT THE USER'S SALES RISK AND WITHOUT LIABILITY TO A.E. HODSDON CONSULTING ENGINEERS.

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

**SUBDIVISION PLAN**  
OF  
**LAKESTAR SUBDIVISION**  
533 ROUTE 135  
MONMOUTH, MAINE  
FOR  
**LAKESTAR, LLC**  
160 FAIRFIELD WOODS ROAD #27  
FAIRFIELD, MAINE

DRAWN	CHECKED
PLS	JLA
SCALE	DATE
AS NOTED	09-06-2022

**C0.1**  
PROJECT#: 210-22

**PROPERTY LINE TABLE**

Line #	Length	Direction
L1	60.57	S10° 19' 21" W
L2	66.82	S27° 03' 24" W
L3	25.00	S62° 56' 36" E
L4	50.00	S27° 03' 24" W
L5	25.00	S62° 56' 36" E
L6	174.49	S27° 03' 24" W
L7	50.00	S62° 56' 36" E
L8	35.14	S57° 34' 32" E
L9	42.09	S74° 58' 35" E
L10	42.09	S74° 58' 35" E
L11	19.97	S10° 19' 21" W
L12	51.15	N71° 00' 23" E
L13	37.92	S71° 00' 23" W
L14	74.90	N41° 22' 21" W
L24	65.25	N32° 03' 01" W

**PROPERTY LINE TABLE**

Line #	Length	Direction
L25	50.00	N57° 56' 59" E
L26	25.00	S32° 03' 01" E
L27	30.00	N57° 56' 59" E
L28	50.00	N32° 03' 01" W
L29	30.00	S57° 56' 59" W
L30	53.33	S12° 09' 57" W
L31	50.02	N81° 19' 38" W

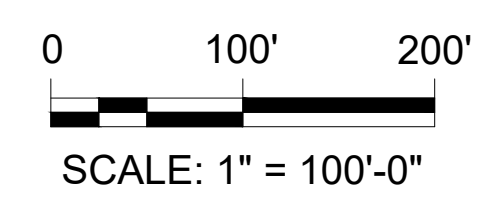
**PROPERTY LINE CURVE TABLE**

Curve #	Length	Radius	Delta
C1	38.55	25.00	088.35
C2	191.94	1000.00	011.00
C3	187.62	1050.00	010.24
C4	119.05	1050.00	006.50
C5	100.12	1000.00	005.74
C6	39.27	25.00	090.00
C7	39.27	25.00	090.00
C8	39.27	25.00	090.00
C9	39.27	25.00	090.00
C10	102.64	175.00	033.60
C11	131.96	225.00	033.60
C12	25.03	150.00	009.56
C13	152.00	150.00	058.06
C14	118.02	100.00	067.62

**PROPERTY LINE CURVE TABLE**

Curve #	Length	Radius	Delta
C15	33.57	25.00	076.94
C16	42.82	25.00	098.14
C17	14.96	225.00	003.81
C18	119.87	225.00	030.53
C19	135.85	275.00	028.30
C20	80.84	275.00	016.84
C21	177.29	225.00	045.15
C22	39.27	25.00	090.00
C23	39.27	25.00	090.00
C24	141.21	275.00	029.42
C25	39.27	25.00	090.00
C26	39.27	25.00	090.00
C27	114.66	2897.93	002.27

LOT NUMBERS FROM PLANS OF ANNABESSACOOK LAKE SHORES INC.  
RECORDED IN  
PLAN BOOK 30 PAGE 40  
PLAN BOOK 30 PAGE 41  
PLAN BOOK 30 PAGE 42  
PLAN BOOK 40 PAGE 65



**LEGEND**

	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
	EXISTING		PROPOSED
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