WESTFIELD NORTH, LLC – Job# 10803.002
MINOR SUBDIVISION – LOT CLOSURE REPORT
June 22, 2026

LOT 1:

Segment #1 : Line
Course: S 9° 40' 08" E Length: 98.25'

Segment #2 : Curve
Length: 178.22' Radius: 160.00'
Delta: 63.4913 (dms) Tangent: 99.63'
Chord: 169.14' Course: S 22° 14' 26" W
Course In: S 80° 19' 49" W Course Out: S 35° 50' 57" E

Segment #3 : Line
Course: S 54° 08' 59" W Length: 248.71'

Segment #4 : Line
Course: S 83° 51' 36" W Length: 424.76'

Segment #5 : Line
Course: N 33° 27' 05" W Length: 970.64'

Segment #6 : Line
Course: S 88° 57' 05" E Length: 15.40'

Segment #7 : Line
Course: S 63° 33' 47" E Length: 570.98'

Segment #8 : Curve
Length: 699.22' Radius: 1166.28'
Delta: 34.2102 (dms) Tangent: 360.47'
Chord: 688.79' Course: S 80° 44' 17" E
Course In: N 26° 26' 13" E Course Out: S 7° 54' 49" E

Perimeter: 3206.18' Area: 419243.62 Sq. Ft. (9.62 ACRES)
Error Closure: 0.0043 Course: S 63° 43' 25" W
Error North: -0.00190 East: -0.00385

Precision 1: 741088.37

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LOT 2:

Segment #1 : Line
Course: S 43° 45' 24" E Length: 97.79'

Segment #2 : Line
Course: S 46° 14' 36" W Length: 55.95'

Segment #3 : Curve
Length: 179.05' Radius: 1297.50'
Delta: 7.5424 (dms) Tangent: 89.67'
Chord: 178.91' Course: S 50° 11' 47" W
Course In: N 43° 45' 25" W Course Out: S 35° 51' 01" E

Segment #4 : Line
Course: S 54° 08' 59" W Length: 86.99'

Segment #5 : Curve
Length: 37.69' Radius: 155.00'
Delta: 13.5556 (dms) Tangent: 18.94'
Chord: 37.60' Course: S 28° 07' 13" W
Course In: N 68° 50' 45" W Course Out: S 54° 54' 49" E

Segment #6 : Line
Course: S 54° 09' 02" W Length: 50.62'

Segment #7 : Line
Course: N 35° 50' 56" W Length: 16.50'

Segment #8 : Line
Course: S 54° 08' 59" W Length: 214.09'

Segment #9 : Line
Course: S 83° 51' 36" W Length: 67.59'

Segment #10 : Line
Course: N 54° 08' 59" E Length: 248.71'

Segment #11 : Curve
Length: 178.22' Radius: 160.00'
Delta: 63.4913 (dms) Tangent: 99.63'
Chord: 169.14' Course: N 22° 14' 26" E
Course In: N 35° 50' 57" W Course Out: N 80° 19' 49" E

Segment #12 : Line
Course: N 9° 40' 08" W Length: 98.25'

Segment #13 : Curve
Length: 176.07' Radius: 1166.27'
Delta: 8.3859 (dms) Tangent: 88.20'
Chord: 175.90' Course: N 77° 45' 43" E
Course In: N 7° 54' 48" W Course Out: S 16° 33' 47" E

Segment #14 : Line
Course: N 73° 26' 13" E Length: 71.85'

Perimeter: 1579.37' Area: 60166.59 Sq. Ft. (1.38 ACRES)
Error Closure: 0.0033 Course: S 10° 29' 18" W
Error North: -0.00322 East: -0.00060

Precision 1: 475727.27

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UTRS
Civil & Environmental Engineering

June 24, 2026
Project No. 10803.002

Lot 1

All of Tax Parcel No. 16.92932
Part of Tax Parcel No. 16.7.2.57

All that certain piece or parcel of land situate in Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows to wit:

BEGINNING at a point on the southern right of way of Independence Road, SR 0447, thence along the southern right of way of Independence Road, SR 0447, the following two (2) courses:

1. South 63 degrees 33 minutes 47 seconds East, a distance of 570.98 feet to a point,
2. by a curve to the left with a radius of 1,166.28 feet, an arc length of 699.21 feet, the chord of which bears South 80 degrees 44 minutes 17 seconds East, a distance of 688.79 feet to a point;

thence along Proposed Lot 2, the following three (3) courses:

1. South 09 degrees 40 minutes 08 seconds East, a distance of 98.25 feet to a point,
2. by a curve to the right with a radius of 160.00 feet, an arc length of 178.22 feet, the chord of which bears South 22 degrees 14 minutes 26 seconds West, a distance of 169.14 feet to a point
3. South 54 degrees 08 minutes 59 seconds West, a distance of 248.71 feet to a point,

Thence along the lands now or formerly of Marianne Bridges, South 83 degrees 51 minutes 36 seconds West, a distance of 424.76 feet to a found rebar, thence along the subdivision of lands from map titled "Final Plan Subdivision Plan Stone Gate" as prepared by RKR Hess Associates, dated 2-3-1995, as recorded in Map Book 67 Page 196, North 33 degrees 27 minutes 05 seconds West, a distance of 970.64 feet to a point, thence along lands now or formerly The Borough of East Stroudsburg, South 88 degrees 57 minutes 05 seconds East, a distance of 15.40 feet to point of beginning.

Containing 419,244 square feet or 9.62 acres, more or less

Being all of Proposed Lot 1, as shown on a plan entitled "Minor Subdivision Plan, Lands of Westfield North LLC and Smithfield Sewer Authority", dated June 28, 2026, as prepared by RKR Hess a Division of UTRS, and recorded in Monroe County Plot Book __ Page ___;

And Being all of Parcel 1 (Tax ID# 16.92932), and a part of Parcel 3 (Tax ID# 16.7.2.57):
Westfield North LLC
RB 2393 Pg 370

UTRS
Civil & Environmental Engineering

June 26, 2026
Project No. 10803.002

Lot 2

Tax Parcel No. 16.119143
Part of Tax Parcel No. 16.7.2.57
Part of Tax Parcel No. 16.7.2.57

All that certain piece or parcel of land situate in Smithfield Township, County of Monroe and Commonwealth of Pennsylvania, being bounded and described as follows to wit:

BEGINNING at a point on the southerly right of way of Independence Road, SR 0447, thence along the right of way of Independence Road, SR 0447, by a curve to the left with a radius of 1,166.27 feet, an arc length of 176.07 feet, the chord of which bears North 77 degrees 45 minutes 43 seconds East, a distance of 175.90 feet, thence continuing along the right of way of Independence Road, SR 0447, North 73 degrees 26 minutes 13 seconds East, a distance of 71.85 feet to a point, thence along lands now or formerly of Smithfield Sewer Authority, South 43 degrees 45 minutes 24 seconds East, a distance of 97.79 feet, passing over a found rebar at 81.17 feet to a point on the centerline of Franklin Hill Road, T-523, thence along the centerline of Franklin Hill Road, T-523 the following three (3) courses:

1. South 46 degrees 14 minutes 36 seconds West, a distance of 55.95 feet to a point,
2. by a curve to the right with a radius of 1,297.50 feet, an arc length of 179.05 feet, the chord of which bears South 50 degrees 11 minutes 47 seconds West, a distance of 178.91 feet to a point
3. South 54 degrees 08 minutes 59 seconds West, a distance of 86.99 feet to a point,

Thence through the right of way of Franklin Hill Road, T-523, by a curve to the right with a radius of 155.00 feet,
an arc length of 37.69 feet, the chord of which bears South 28 degrees 07 minutes 13 seconds West, a distance of 37.60 feet to a point on the southern right of way of Franklin Hill Road, T-523,thence South 54 degrees 09 minutes 02 seconds West, a distance of 50.62 feet to a point, thence through the right of way of Franklin Hill Road, T-523, North 35 degrees 50 minutes 56 seconds West, a distance of 16.50 feet to a point on the centerline of Franklin Hill Road, thence along the centerline of Franklin Hill Road, T-523, South 54 degrees 08 minutes 59 seconds West, a distance of 214.09 feet to a point, thence through the right of way of Franklin Hill Road, T-523, South 83 degrees 51 minutes 36 seconds West, a distance of 67.59 feet to a point of the northern right of way of Franklin Hill Road, T-523, thence along proposed Lot 1, the following three (3) courses:

1. North 54 degrees 08 minutes 59 seconds East, a distance of 248.71 feet to a point,
2. by a curve to the left with a radius of 160.00 feet, an arc length of 178.22 feet, the chord of which bears North 22 degrees 14 minutes 26 seconds East, a distance of 169.14 feet

3. North 09 degrees 40 minutes 08 seconds West, a distance of 98.25 feet to the point of beginning.

Containing 60,167 square feet or 1.38 acres, more or less

Being all of Proposed Lot 2, as shown on a plan entitled "Minor Subdivision Plan, Lands of Westfield North LLC and Smithfield Sewer Authority", dated June 28, 2026, as prepared by UTRS Civil & Environmental Engineering, and recorded in Monroe County Plot Book __ Page ___;

And Being all of (Tax ID# 16.119143): Smithfield Sewer Authority
RB 2088 Page 393

And Being part of (Tax ID# 16.7.2.57 and Part of Tax ID# 16.7.2.57):
Westfield North LLC
RB 2393 Pg 370

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