

# Planning Report

City of Verona

Plan Commission 9-5-2023

## ***Epic Systems Corporation***

Zoning Map Amendment

**Summary:** The applicant is requesting a zoning map amendment for four (4) parcels located at 1979 Milky Way.

**Property Location:** 1979 Milky Way

**Property Owner:** Epic Systems Corporation  
1979 Milky Way  
Verona, WI 53593

**Applicant:** Same

**Existing Zoning:** Rural Agriculture (RA)  
**Proposed Zoning:** Suburban Industrial (SI)  
**Existing Land Use:** Vacant  
**Proposed Land Use:** Future campus expansion

**Figure 1 – Location Map**



## **Background:**

Epic plans to grow their campus over the next several years. The Application is for a zoning map amendment consisting of four (4) parcels.

Below is a summary of Epic's office campus construction and expansion in the City:

- **June 2003** – Campus 1 – City grants Epic a conditional use permit (CUP), group development, to construct Epic's corporate headquarters with multiple buildings and structured parking.
- **February 2005** – CUP amended to allow construction of the "Learning Center".
- **March 2007** – Campus 2 – CUP amendment to construct four (4) office buildings and structured parking.
- **March 2011** – Deep Space Auditorium – CUP amended to allow for the construction of an 11,000 – 13,000 seat auditorium.
- **December 2011** – Campus 3 – CUP amendment to allow for the construction of the Farm Campus, containing three (3) office buildings and structured parking.
- **May 2013** – Campus 4 – CUP amendment to allow for the construction of a 1,500 vehicle underground parking structure.
- **September 2013** – Food Service Building – CUP amendment to allow for the construction of a 64,000 square foot food service building.
- **November 2013** – Campus 4 – CUP amendment to allow for the construction of five (5) office buildings containing 1,580 offices known as the Wizards Academy.
- **February 2014** – Food Service Building – Site plan amendment reducing the size of the food service building to 48,250 square feet.
- **May 2014** – Campus 5 – CUP amendment to allow for the construction of the Campus 5 underground parking structure.
- **February 2015** – Campus 5 – CUP amendment to allow for the construction of five (5) office buildings containing 1,600 new offices.
- **January 2020** – Campus 5 – Phase 2 – CUP amendment and site plan to allow for the construction of two (2) office buildings (Mystery and original location of Castaway) containing 700 new offices.
- **April 2021** – Campus 5 – Phase 3 – CUP amendment and site plan to allow for the construction of one (1) office building containing 350 offices called Castaway.
- **August 2021** – Campus 5 - Temporary contractor office – Site plan to allow for the temporary contractor building to be relocated in Campus 5.
- **April 2022** – Campus 5 – Phase 4 – Site plan to allow for the construction of one (1) office building, a private restaurant, and bakery.
- **January 2023** – Campus 4 expansion – Site plan to allow for the construction of two (2) office buildings (Creatures and Guilds).

- **April 2023** – Temporary Parking Lots – Site plan to allow for the construction of two (2) temporary parking lots called North Lot of approximately 676 parking stalls and Farmyard Lot of approximately 376 parking stalls.
- **May 2023** – Temporary Parking Lot – Site plan to allow for the construction of approximately 1,012 parking stalls in a temporary west parking lot.
- **June 2023** – Campus 6 – Site plan to allow for the construction of an underground parking structure containing 2,050 parking stalls.

### **Rezoning Findings:**

The Applicant proposes to rezone four (4) parcels consisting of a total of 439 acres from Rural Agriculture (RA) to Suburban Industrial (SI).

The City's Zoning Ordinance, per Section 13-1-216(d)(2), requires the Zoning Administrator review the proposed rezoning to ensure the request is in harmony with the recommendations of the City of Verona Comprehensive Master Plan.

- a. Which of the following factors has arisen that are not properly addressed on the current Official Zoning Map?*
  - 1. The designations of the Official Zoning Map should be brought into conformity with the Comprehensive Plan;*
  - 2. A mistake was made in mapping on the Official Zoning Map. (That is, an area is developing in a manner and purpose different from that for which it is mapped.);*
  - 3. Factors have changed, (such as the availability of new data, the presence of new roads or other infrastructure, additional development, annexation, or other zoning changes), making the subject property more appropriate for a different zoning district;*
  - 4. Growth patterns or rates have changed, thereby creating the need for an Amendment to the Official Zoning Map.*

The current Zoning Map needs to be amended due to above numbers 3 and 4. The Applicant is requesting this change in order to continue to plan for campus expansion into the future. Some of the property was annexed into the City in April of 2023.

- b. How does the proposed amendment to the Official Zoning Map maintain the desired consistency of land uses, land use intensities, and land use impacts as related to the environs of the subject property?*

The proposed zoning map amendment maintains the desired consistency of land uses and land use impacts. The proposed zoning change is consistent with the existing campus zoning district.

**Recommendation:**

Staff recommends the Plan Commission recommend the Common Council approve the zoning map amendment for Epic Systems Corporation to rezone 439-acres of land from Rural Agricultural (RA) to Suburban Industrial (SI).

**Prepared by:** Katherine Holt *KH*  
Community Development Specialist

**Submitted by:** Adam Sayre, AICP *AS*  
Director of Planning and Development

# Plan Commission Application

## City of Verona – Planning & Development Department

111 Lincoln Street  
Verona, WI 53593-1520  
(608) 848-9941

X	Description	Administrative Fee
	Annexation	\$ 350.00 + Taxes
	Conditional Use Permit	\$ 350.00
	Site Plan	\$ 350.00
	Variance	\$ 350.00
X	Zoning Map Amendment (From <u>RA</u> To <u>SI</u> )	\$ 350.00
	Zoning Text Amendment	\$ 350.00
	Planned Development	Optional Pre-Application Review
		Step 1: Preliminary Plan
		Step 2: Final Plan
	Certified Survey Map (CSM)	\$ 150.00 + \$100/lot
	Preliminary Plat Review / Condo Plat Review	\$ 300.00 + \$50/lot
	Final Plat Review	\$ 300.00 + \$25/lot

**\*NOTE: Administrative filing fees are due at the time an application is filed with the City and are not refundable. In addition to the Administrative fees, City staff time (City Engineer and City Attorney) will be charged back to the applicant. The Applicant will receive monthly invoices of payments due.**

Date:

8/3/23

Project/Business Name:

EPIC

Address/Location:

1979 Milky Way

City, State, Zip Code:

Verona, WI 53593

Proposed Use of Property:

Corporate Campus

Applicant:

DKA c/o Nathan Lockwood, P.E.

Property Owner:

Epic Systems Corp. c/o Bernie Coughlin

Address:

7530 Westward Way

Address

1979 Milky Way

City/State/Zip

Madison, WI 53717

City/State/Zip:

Verona, WI 53593

Phone:

608-833-7530

Phone:

608-271-9000

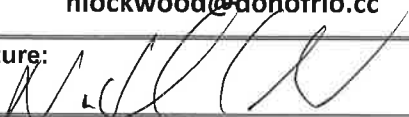
E-mail:

nlockwood@donofrio.cc

E-mail:

bernie@epic.com

Signature:



Signature:



By filing the application that results in a public hearing, the applicant agrees and consents to the placement of a sign on his or her property. The applicant also agrees that the sign shall be left in the location(s) chosen by the Zoning Administrator until after the public hearing occurs, unless the application is formally withdrawn by the applicant prior to the public hearing. The applicant shall periodically check the sign to verify that the sign has not been removed and has not been modified or vandalized. The applicant shall immediately notify the Zoning Administrator if the sign was removed or if the sign was modified or vandalized.



# City of Verona

Planning and Development  
111 Lincoln Street  
Verona, WI 53593-1520

Phone: (608) 845-848-9941 Fax: (608) 845-8613  
[www.ci.verona.wi.us](http://www.ci.verona.wi.us)

## Official Plan Commission submittal includes:

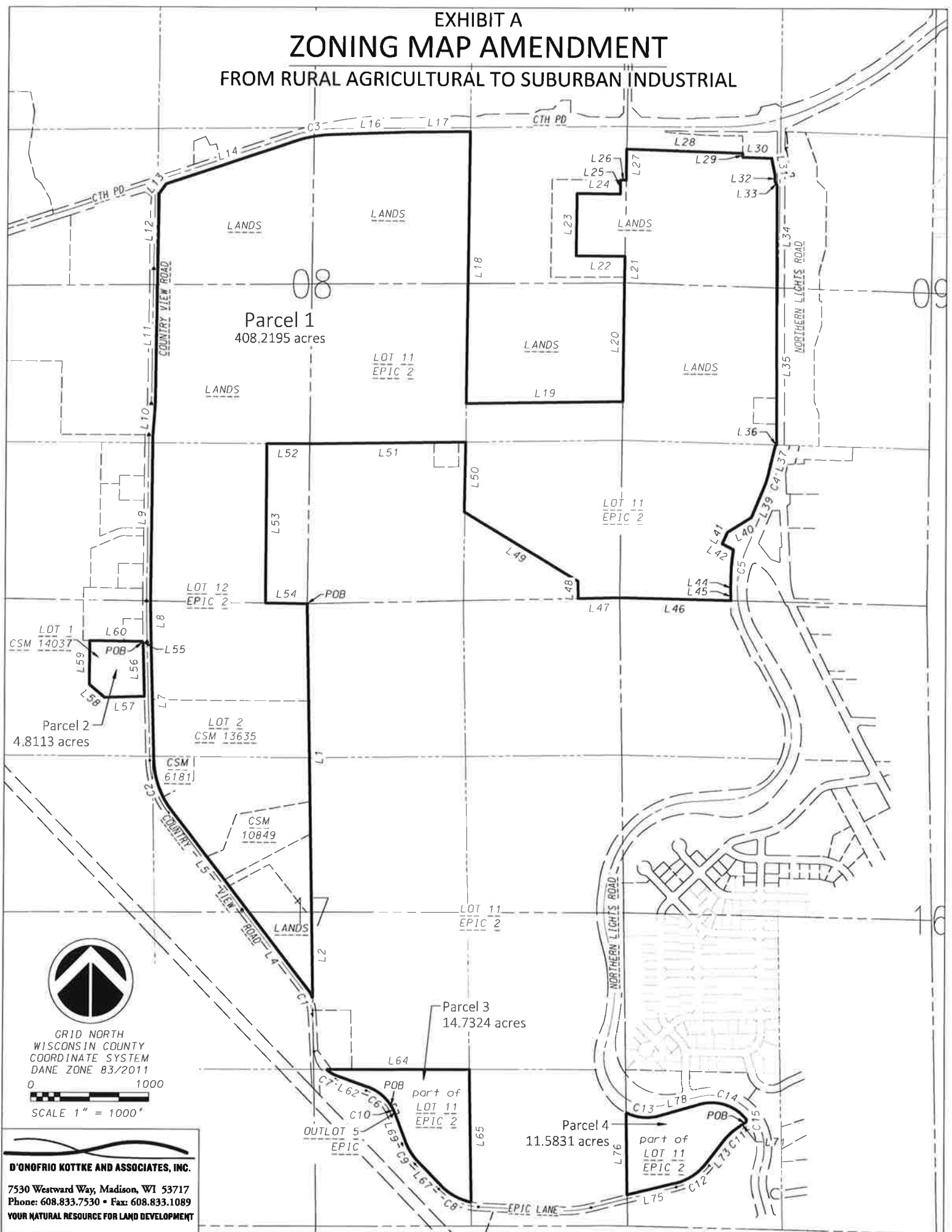
### To begin review process:

1. 1 copy of the completed application form with property owner's signature;
2. Submittal fee, check payable to the City of Verona. Additional charges may be billed to the applicant as the City Engineer's review time is charged back to the applicant. An initial review is free; and
3. Email or flash drive with below plans in digital format; and
4. 1 digital copy of the stormwater management plans.

### After Staff's review and comments are sent to the applicant, the following items need to be submitted by the requested Staff deadline.

1. 3 collated copies at 8 ½" x 11" of a written description describing details of your project submitted after Staff's review and comments sent to applicant.
2. 3 collated copies at 11" x 17" of the following plans, which are submitted after Staff's review and comments to applicant:
  - Site Plan – Showing existing and proposed buildings & parking.
  - Landscaping Plan – Showing existing and proposed plantings noting natives to Wisconsin. Any trees that are planted due to removal of other trees must be marked on the plans as replacement trees.
  - Lighting Plan – Showing light locations, light levels and fixture details.
  - Grading, Drainage, Erosion Control Plans – With contours & flow arrows.
  - Utility Plans – Showing the location of existing and proposed utility lines.
  - Floor Plans – Showing the size and use of the existing & proposed buildings.
  - Elevation drawings – Scaled drawings identifying materials and heights.
  - Stormwater calculations – Engineering calculations.
  - Project detail sheets – Any details may be included in separate sheets such as dumpster enclosures, charging stations, bicycle racks, or signage.
3. See Development Checklist for more information.

# EXHIBIT A ZONING MAP AMENDMENT FROM RURAL AGRICULTURAL TO SUBURBAN INDUSTRIAL



GRID NORTH  
WISCONSIN COUNTY  
COORDINATE SYSTEM  
DANE ZONE 83/2011  
0 1000  
SCALE 1" = 1000'

**D'ONOFRIO KOTTKE AND ASSOCIATES, INC.**  
7530 Westward Way, Madison, WI 53717  
Phone: 608.833.7530 • Fax: 608.833.1089  
YOUR NATURAL RESOURCE FOR LAND DEVELOPMENT

# EXHIBIT A

## ZONING MAP AMENDMENT

### FROM RURAL AGRICULTURAL TO SUBURBAN INDUSTRIAL

LINE TABLE

LINE#	DIRECTION	LENGTH
L1	S1°03'04"E	2604.89'
L2	S1°03'04"E	726.33'
L4	N37°42'22"W	852.69'
L5	N37°42'22"W	1081.25'
L7	N1°36'27"W	1003.83'
L8	N0°59'23"W	344.48'
L9	N0°27'08"E	1403.60'
L10	N4°02'47"E	263.81'
L11	N0°40'27"E	1143.06'
L12	N0°39'59"E	636.46'
L13	N36°08'59"E	101.09'
L14	N71°37'14"E	1161.27'
L16	N87°53'31"E	602.71'
L17	N89°17'47"E	551.17'
L18	S0°38'45"W	2301.09'
L19	N89°11'18"E	1330.26'
L20	N0°44'18"E	1004.58'
L21	N0°44'20"E	223.59'
L22	N89°22'12"W	420.01'
L23	N0°44'20"E	527.30'
L24	S89°22'12"E	371.54'
L25	N0°44'20"E	117.73'

LINE TABLE

LINE#	DIRECTION	LENGTH
L26	S89°22'12"E	48.47'
L27	N0°44'20"E	264.59'
L28	S88°02'20"E	984.24'
L29	S0°49'33"E	33.04'
L30	S88°02'20"E	248.39'
L31	S11°43'57"E	152.22'
L32	S0°00'04"E	50.00'
L33	S27°54'45"E	39.67'
L34	S0°09'36"W	863.39'
L35	S0°08'35"E	1327.21'
L36	N89°01'42"W	9.94'
L37	S13°47'44"W	240.99'
L39	S23°02'40"W	261.53'
L40	S58°21'02"W	239.79'
L41	S23°44'26"W	106.85'
L42	S62°59'49"E	106.62'
L44	S0°19'01"E	74.36'
L45	S0°20'27"E	70.24'
L46	N88°38'40"W	943.39'
L47	S88°42'56"W	354.68'
L48	N1°17'12"W	146.50'
L49	N58°48'30"W	1126.95'

LINE TABLE

LINE#	DIRECTION	LENGTH
L50	N0°55'08"E	589.66'
L51	S89°09'53"W	1329.75'
L52	N89°46'36"W	364.15'
L53	S0°10'04"W	1347.91'
L54	S89°09'53"E	355.00'
L55	S0°59'23"E	2.39'
L56	S1°36'27"E	461.54'
L57	S88°26'46"W	336.24'
L58	N49°40'58"W	170.10'
L59	N0°25'37"E	369.45'
L60	S89°09'22"E	450.12'
L62	N70°19'16"W	278.37'
L64	N89°51'08"E	1216.11'
L65	S0°59'34"E	1123.47'
L67	N44°16'32"W	294.19'
L69	N21°03'37"W	255.04'
L71	S58°12'09"W	50.39'
L73	S37°08'35"W	229.88'
L75	S76°18'50"W	421.94'
L76	N0°56'08"W	695.18'
L78	N73°45'21"E	340.78'

CURVE TABLE

CURVE NO.	ARC LENGTH	CURVE RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH
C1	56.23'	433.00'	7°26'25"	N25°11'02"W	56.19'
C2	454.89'	722.00'	36°05'55"	N19°39'25"W	447.40'
C3	343.15'	1095.92'	17°56'24"	N80°24'54"E	341.75'
C4	147.31'	993.00'	8°30'00"	S18°02'44"W	147.18'
C5	287.84'	1754.42'	9°24'01"	S4°22'17"W	287.52'
C6	258.21'	399.00'	37°04'44"	N51°46'54"W	253.73'
C7	101.07'	239.84'	24°08'39"	N58°14'57"W	100.32'
C8	289.30'	468.31'	35°23'41"	N61°57'37"W	284.72'
C9	189.97'	468.86'	23°12'55"	N32°40'05"W	188.68'
C10	84.83'	399.00'	12°10'54"	N27°09'05"W	84.67'
C11	196.57'	533.00'	21°07'50"	S47°42'30"W	195.46'
C12	319.27'	467.00'	39°10'15"	S56°43'42"W	313.09'
C13	296.93'	410.00'	41°29'39"	S85°29'49"E	290.48'
C14	438.76'	385.00'	65°17'44"	S73°35'47"E	415.39'
C15	42.95'	25.00'	98°25'41"	S9°03'34"W	37.86'

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**EXHIBIT B**  
**ZONING MAP AMENDMENT**  
**FROM RURAL AGRICULTURAL TO SUBURBAN INDUSTRIAL**

**LEGAL DESCRIPTIONS**

Parcel 1

All of Lot 1 Certified Survey Map 6181; All of Lot 1, All of Lot 2, All of Lot 3, and All of Lot 4 of Certified Survey Map 10849; All of Lot 2 Certified Survey Map 13635; Part of Lot 11, EPIC 2; All of Lot 12, EPIC 2; Part of the NE 1/4, Part of the SE 1/4, Part of the SW 1/4 and Part of the NW 1/4 of Section 8; Part of the SW 1/4 and Part of the NW 1/4 of Section 9; Part of the SW 1/4 and Part of the NW 1/4 of Section 17; ALL in Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 408.2195 acres, described as follows:

BEGINNING at the South 1/4 Corner of said Section 8; thence along the East line of the NW 1/4 of said Section 17, S01°03'04"E, 2604.89 feet to the Center of said Section 17; thence along the East line of the SW 1/4 of said Section 17, S01°03'04"E, 726.33 feet to the East right-of-way line of Country View Road; thence along said East right-of-way line, 56.23 feet along the arc of a curve to the left with a radius of 433.00 feet and chord of N25°11'02"W, 56.19 feet; thence continuing along said East right-of-way line, N37°42'22"W, 852.69 feet; thence continuing along said East right-of-way line, N37°42'22"W, 1081.25 feet; thence continuing along said East right-of-way line, 454.89 feet along the arc of a curve to the right with a radius of 722.00 feet and chord of N19°39'25"W, 447.40 feet; thence continuing along said East right-of-way line, N01°36'27"W, 1003.83 feet; thence continuing along said East right-of-way line, N00°59'23"W, 344.48 feet; thence continuing along said East right-of-way line, N00°27'08"E, 1403.60 feet; thence continuing along said East right-of-way line, N04°02'47"E, 263.81 feet; thence continuing along said East right-of-way line, N00°40'27"E, 1143.06 feet; thence continuing along said East right-of-way line, N00°39'59"E, 636.46 feet; thence continuing along said East right-of-way line, N36°08'59"E, 101.09 feet to the South right-of-way line of CTH PD; thence along said South right-of-way line, N71°37'14"E, 1161.27 feet; thence continuing along said South right-of-way line, 343.15 feet along the arc of a curve to the right with a radius of 1095.92 feet and chord of N80°24'54"E, 341.75 feet; thence continuing along said South right-of-way line, N87°53'31"E, 602.71 feet; thence continuing along said South right-of-way line, N89°17'47"E, 551.17 feet to the East line of the SW 1/4 of the NE 1/4 of said Section 8; thence along said East line continued along an eastern line of said Lot 11, S00°38'45"W, 2301.09 feet; thence along a northern line of said Lot 11, N89°11'18"E, 1330.26 feet to the East line of the SE 1/4 of said Section 8; thence the East line of the SE 1/4 of said Section 8, N00°44'18"E, 1004.58 feet to the NE corner of the SE 1/4 of said Section 8; thence along the East line of the NE 1/4 of said Section 8, N00°44'20"E, 223.59 feet; thence along the eastern line of Lot 1 of Certified Survey Map 9782, N89°22'12"W, 420.01 feet; thence continuing along said eastern line, N00°44'20"E, 527.30 feet; thence continuing along said eastern line, S89°22'12"E, 371.54 feet; thence continuing along said eastern line, N00°44'20"E, 117.73 feet to the Northeast corner of Lot 1 of said CSM 9782; thence S89°22'12"E, 48.47 feet; to the East line of the NE 1/4 of said Section 8; thence along the East line of the NE 1/4 of said Section 8, N00°44'20"E, 264.59 feet; thence S88°02'20"E, 984.24 feet to the West right-of-way line of Northern Lights Road; thence along said West right-of-way line of Northern Lights Road, S00°49'33"E, 33.04 feet; thence continuing along said West right-of-way line, S88°02'20"E, 248.39 feet; thence continuing along said West right-of-way line, S11°43'57"E, 152.22 feet; thence continuing along said West right-of-way line, S00°00'04"E, 50.00 feet; thence continuing along said West right-of-way line, S27°54'45"E, 39.67 feet; thence continuing along said West right-of-way line, S00°09'36"W, 863.39 feet; thence continuing along said West right-of-way line, S00°08'35"E, 1327.21 feet; thence continuing along said West right-of-way line, N89°01'42"W, 9.94 feet; thence continuing along said West right-of-way line, S13°47'44"W, 240.99 feet; thence continuing along said West right-of-way line, 147.31 feet along the arc of a curve to the right with a radius of 993.00 feet and chord of S18°02'44"W, 147.18 feet; thence continuing along said West right-of-way line, S23°02'40"W, 261.53 feet; thence continuing along said West right-of-way line, S58°21'02"W, 239.79 feet; thence continuing along said West right-of-way line, S23°44'26"W, 106.85 feet; thence continuing along said West right-of-way line, S62°59'49"E, 106.62 feet; thence continuing along said West right-of-way line, 287.84 feet along the arc of a curve to the left with a radius of 1754.42 feet and chord of S04°22'17"W, 287.52 feet; thence continuing along said West right-of-way line, S00°19'01"E, 74.36 feet; thence continuing along said West right-of-way line, S00°20'27"E, 70.24 feet to the South line of the SW 1/4 of said Section 9; thence along the South line of the SE 1/4 of said Section 9, N88°38'40"W, 943.39 feet to the SE corner of said Section 8; thence along the South line of the SE 1/4 of said Section 8, S88°42'56"W, 354.68 feet; thence N01°17'12"W, 146.50 feet; thence N58°48'30"W, 1126.95 feet to the East line of the SW 1/4 of the SE 1/4 of said Section 8; thence along the East line of the SW 1/4 of the SE 1/4 of said Section 8, N00°55'08"E, 589.66 feet to the NE corner of the SW 1/4 of the SE 1/4 of said Section 8; thence along the North line of the SW 1/4 of the SE 1/4 of said Section 8, S89°09'53"W, 1329.75 feet to the NE corner of the SE 1/4 of the SW 1/4 of said Section 8; thence along the North line of the SE 1/4 of the SW 1/4 of said Section 8, N89°46'36"W, 364.15 feet to the NE corner of Lot 12 EPIC 2; thence along the East line of said Lot 12, S00°10'04"W, 1347.91 feet to the South line of the SW 1/4 of said Section 8; thence along the South line of the SW 1/4 of said Section 8, S89°09'53"E, 355.00 feet to the POINT OF BEGINNING.

  
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**EXHIBIT B**  
**ZONING MAP AMENDMENT**  
**FROM RURAL AGRICULTURAL TO SUBURBAN INDUSTRIAL**

*LEGAL DESCRIPTIONS (continued)*

Parcel 2

All of Lot 1 of Certified Survey Map 14037 being part of the NW 1/4 of Section 17, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 4.8113 acres, described as follows:

BEGINNING at the NE corner of Lot 1 of said CSM 14037; thence along the West right-of-way line of Country View Road, S00°59'23"E, 2.39 feet; thence continuing along the West right-of-way line of Country View Road, S01°36'27"E, 461.54 feet to the SE corner of said Lot 1; thence along the South line of said Lot 1, S88°26'46"W, 336.24 feet; thence continuing along said South line, N49°40'58"W, 170.10 feet to the West line of said Lot 1; thence along said West line, N00°25'37"E, 369.45 feet to the NW corner of said Lot 1; thence along the North line of said Lot 1, S89°09'22"E, 450.12 feet to the POINT OF BEGINNING.

Parcel 3

All of Outlot 5, EPIC; Part of Lot 11, EPIC 2; located in part of the SW 1/4 of the SE 1/4 of Section 17, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 14.7324 acres, described as follows:

BEGINNING at the NW corner of said Outlot 5; thence along the East right-of-way line of Country View Road, 258.21 feet along the arc of a curve to the left with a radius of 399.00 feet and chord of N51°46'54"W, 253.73 feet; thence continuing along the East right-of-way line of Country View Road, N70°19'16"W, 278.37 feet; thence continuing along the East right-of-way line of Country View Road, 101.07 feet along the arc of a curve to the right with a radius of 239.84 feet and chord of N58°14'57"W, 100.32 feet to the North line of the SW 1/4 of the SE 1/4 of said Section 17; thence along the North line of the SW 1/4 of the SE 1/4 of said Section 17, N89°51'08"E, 1216.11 feet to the NE corner of the SW 1/4 of the SE 1/4 of said Section 17; thence along the East line of the SW 1/4 of the SE 1/4 of said Section 17, S00°59'34"E, 1123.47 feet to the North right-of-way line of Epic Lane; thence along the North right-of-way line of Epic Lane, 289.30 feet along the arc of a curve to the right with a radius of 468.31 feet and chord of N61°57'37"W, 284.72 feet; thence continuing along the North right-of-way line of Epic Lane, N44°16'32"W, 294.19 feet; thence continuing along the North right-of-way line of Epic Lane, 189.97 feet along the arc of a curve to the right with a radius of 468.86 feet and chord of N32°40'05"W, 188.68 feet; thence continuing along the North right-of-way line of Epic Lane continued along the East right-of-way line of Country View Road, N21°03'37"W, 255.04 feet to the SW corner of said Outlot 5; thence along the East right-of-way line of Country View Road, 84.83 feet along the arc of a curve to the left with a radius of 399.00 feet and chord of N27°09'05"W, 84.67 feet to the POINT OF BEGINNING.

Parcel 4

Part of Lot 11, EPIC 2; located in part of the SW 1/4 of the SW 1/4 of Section 16, Township 6 North, Range 8 East, City of Verona, Dane County, Wisconsin, containing 11.5831 acres, described as follows:

BEGINNING at a SE corner of said Lot 11 at the south end point of the intersection radius of Northern Lights Road and Epic Lane; thence along the North right-of-way line of Epic Lane, S58°12'09"W, 50.39 feet; thence continuing along the North right-of-way line of Epic Lane, 196.57 feet along the arc of a curve to the left with a radius of 533.00 feet and chord of S47°42'30"W, 195.46 feet; thence continuing along the North right-of-way line of Epic Lane, S37°08'35"W, 229.88 feet; thence continuing along the North right-of-way line of Epic Lane, 319.27 feet along the arc of a curve to the right with a radius of 467.00 feet and chord of S56°43'42"W, 313.09 feet; thence continuing along the North right-of-way line of Epic Lane, S76°18'50"W, 421.94 feet to the West line of the SW 1/4 of said Section 16; thence along the West line of the SW 1/4 of said Section 16, N00°56'08"W, 695.18 feet to the South right-of-way line of Northern Lights Road; thence along the South right-of-way line of Northern Lights Road, 296.93 feet along the arc of a curve to the left with a radius of 410.00 feet and chord of S85°29'49"E, 290.48 feet; thence continuing along the South right-of-way line of Northern Lights Road, N73°45'21"E, 340.78 feet; thence continuing along the South right-of-way line of Northern Lights Road, 438.76 feet along the arc of a curve to the right with a radius of 385.00 feet and chord of S73°35'47"E, 415.39 feet; thence continuing along the South right-of-way line of Northern Lights Road, 42.95 feet along the arc of a curve to the right with a radius of 25.00 feet and chord of S09°03'34"W, 37.86 feet to the POINT OF BEGINNING.



