

CURVE TABLE			
NO.	CURVE DATA		
C1	L= 54.95	R= 50.00	Delta 62-57-52
	T= 30.62	LC= 52.22	Bears N 31-34-39 W
C2	L= 133.70	R= 60.00	Delta 127-40-11
	T= 122.12	LC= 107.70	Bears N 00-46-31 E
C3	L= 56.47	R= 50.00	Delta 64-42-19
	T= 31.67	LC= 53.51	Bears N 32-15-27 E
C4	L= 162.67	R= 60.00	Delta 155-20-34
	T= 2574.53	LC= 117.23	Bears S 14-36-42 W
C5	L= 28.98	R= 60.00	Delta -27-40-23
	T= 14.78	LC= 28.70	Bears N 78-26-48 E

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S 89-54-17 W	27.51
L2	S 00-05-43 E	69.40
L3	N 89-56-06 E	30.00



PLANNING AND LAND USE DIRECTOR'S CERTIFICATE

I CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN FOUND TO COMPLY WITH THE LAND SUBDIVISION REGULATIONS OF THE MATANUSKA-SUSITNA BOROUGH, AND THAT THE PLAT HAS BEEN APPROVED BY THE PLATTING AUTHORITY BY PLAT RESOLUTION NO. 999-105 DATED 11-4-1999, AND THIS PLAT HAS BEEN APPROVED FOR RECORDING IN THE PALMER RECORDING DISTRICT, IN WHICH THE PLAT IS LOCATED.

December 29, 1999
 DATE
 Cindy A. Alder
 PLANNING AND LAND USE DIRECTOR

ATTEST:
 Marilyn M. Suic
 PLATTING CLERK

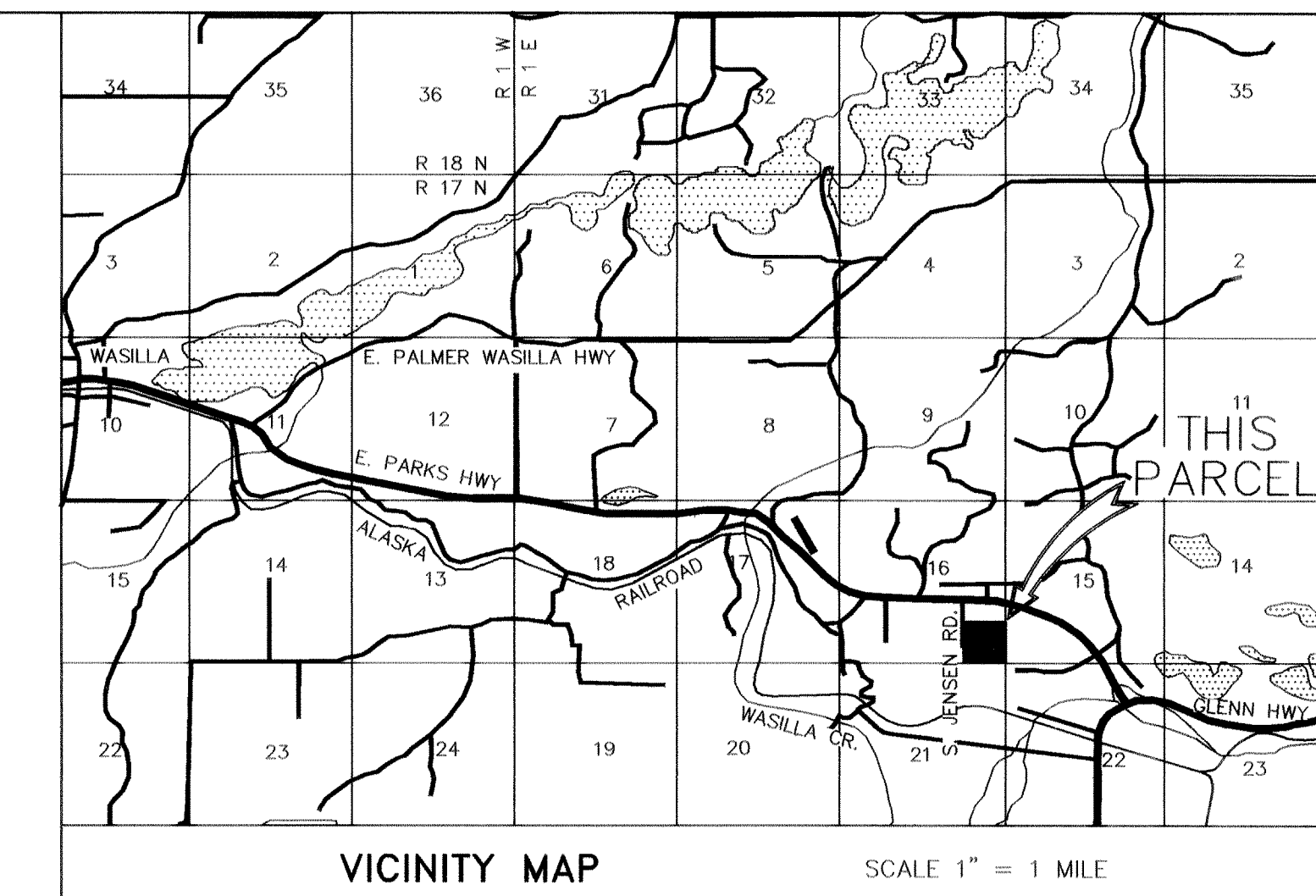
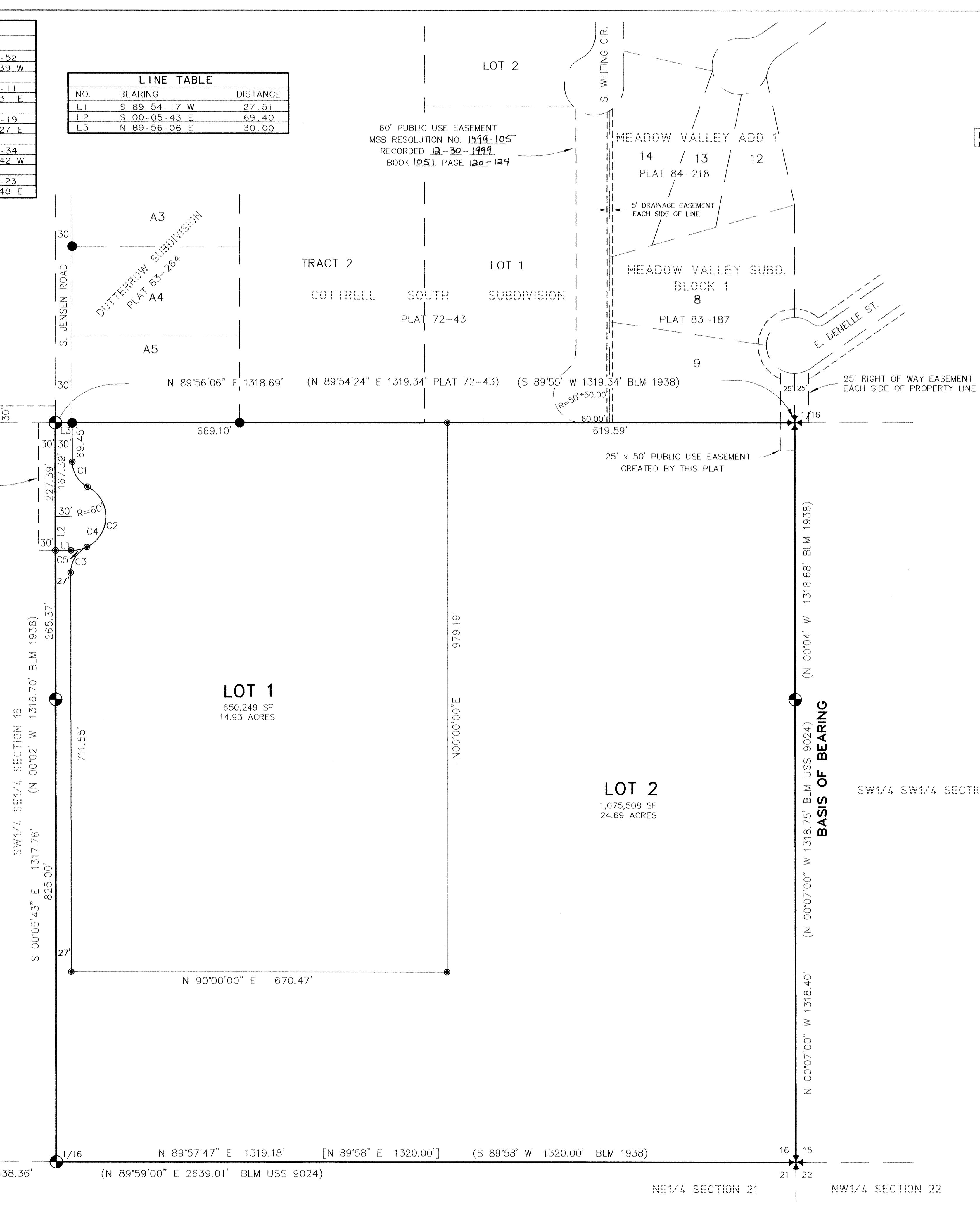
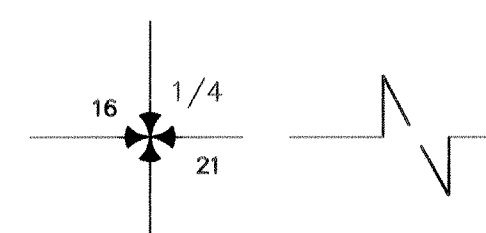
CERTIFICATE OF PAYMENT OF TAXES

I HEREBY CERTIFY THAT ALL CURRENT TAXES AND SPECIAL ASSESSMENTS THROUGH 12-31-1999, AGAINST THE PROPERTY INCLUDED IN THIS SUBDIVISION OR RESUBDIVISION, HAVE BEEN PAID.

Mary Jo Leahy
 BOROUGH TAX COLLECTION OFFICIAL
 December 27, 1999
 DATE

LEGEND

- ⊕ FOUND BLM MONUMENT
- ⊙ FOUND 2" ALUMINUM CAP ON 5/8" REBAR
- FOUND REBAR
- () RECORD DIMENSION (AS SHOWN)
- [] RECORD DIMENSION (BOOK 894, PAGE 764)
- 2" ALUMINUM CAP ON 5/8" REBAR TO BE SET



GENERAL NOTES

1. WATER SUPPLY AND SEWAGE DISPOSAL NOTE:
 NO INDIVIDUAL WATER SUPPLY SYSTEM OR SEWAGE DISPOSAL SYSTEM SHALL BE PERMITTED ON ANY LOT UNLESS THE SYSTEM IS LOCATED, CONSTRUCTED AND EQUIPPED IN ACCORDANCE WITH THE REQUIREMENTS, STANDARDS AND RECOMMENDATIONS OF THE STATE OF ALASKA, DEPARTMENT OF ENVIRONMENTAL CONSERVATION, WHICH GOVERNS THOSE SYSTEMS.
2. OTHER FEDERAL, STATE OR LOCAL REQUIREMENTS:
 THERE MAY BE FEDERAL, STATE AND LOCAL REQUIREMENTS GOVERNING LAND USE. THE INDIVIDUAL PARCEL OWNER SHALL OBTAIN A DETERMINATION WHETHER THESE REQUIREMENTS APPLY TO THE DEVELOPMENT OF PARCELS ON THE PLAT TO BE RECORDED.

CERTIFICATE OF OWNERSHIP AND DEDICATION

I CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED IN THIS PLAN AND THAT I ADOPT THIS PLAN OF SUBDIVISION BY MY FREE CONSENT AND DEDICATE ALL RIGHTS OF WAY TO THE MATANUSKA-SUSITNA BOROUGH.

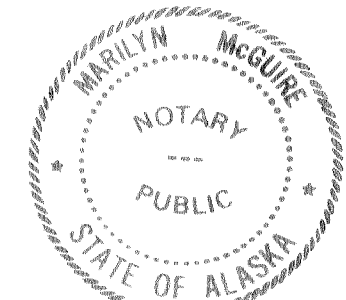
A.J. Schwichtenberg
 PRESIDENT
 NORTH CORP. INVESTMENTS
 HCO1 BOX 6195
 PALMER AK 99645
 DATE: 12-27-99

NOTARY'S ACKNOWLEDGMENT

THIS IS TO CERTIFY THAT ON THE 27th DAY OF December 1999 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF ALASKA, DULY COMMISSIONED AND SWORN, PERSONALLY APPEARED

A.J. SCHWICHTENBERG
 TO ME KNOWN TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE ABOVE INSTRUMENT; AND WHO ACKNOWLEDGED TO ME THAT THEY SIGNED THE SAME FREELY AND VOLUNTARILY FOR THE USES AND PURPOSES THEREIN MENTIONED.
 WITNESS MY HAND AND OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

Marilyn M. Suic
 NOTARY FOR THE STATE OF ALASKA
 MY COMMISSION EXPIRES 2-22-2001



SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF ALASKA AND THAT THIS PLAN IS BASED ON SURVEYS PERFORMED BY ME OR UNDER MY DIRECTION, AND THAT ALL DIMENSIONS AND DETAILS ARE TRUE AND CORRECT.

Lenle C. Story
 LENLE C. STORY, L.S. 7843
 DATE: 12-23-99



99-136 20 acc
 RECORDED & FILED
 Palmer, RES. DIST.
 DATE 12-30-99
 TIME 12:08 P.M.
 Requested by North Corp. Invest.
 Address: Corp. Invest.

PLAT OF
HAPPY VALLEY SUBDIVISION
 CONSISTING OF
 PARCEL 1
 MSB SUBDIVISION WAIVER RESOLUTION NO. 95-12
 RECORDED BOOK 811 PAGE 373
 AND A DEED PARCEL
 RECORDED IN BOOK 894 PAGE 764 ON 5/23/1997
 PALMER RECORDING DISTRICT
 CONTAINING 39.91 ACRES, MORE OR LESS
 AND LOCATED WITHIN THE
 SE1/4 SE1/4 SECTION 16, T17N, R1E, SM, AK

PREPARED FOR:
 NORTH CORP. INVESTMENTS
 HCO1 BOX 6195
 PALMER, AK 99645

R&M CONSULTANTS, INC.
 9101 Vanguard Drive, Anchorage, Alaska 99507
 DRAWN: SS SCALE: 1"=100' PROJECT: 851086 GRID: WA-10
 CHECKED: LCS FIELD BK: 5-367 DATE: 12/22/99 SHEET: 1 OF 1

Project: 851086 HAPPYVAL, 1"=100', 12/22/99 at 18:42 by aw
 HAPPY VALLEY
 PR # 99-105 AFFIDAVITS (0) 2 PUE



Palmer Recording District
PG 99-136

AFFIDAVIT

(I)(We) hereby certify that (I)(we) hold the herein specified property interest in the property shown and described hereon and that (I)(we) hereby adopt this plan of subdivision by (my)(our) free consent,~~(,)(dedicate)(all rights of way) (and public areas) (to the Matanuska-Susitna Borough) and (grant all easements to the use shown).~~ *(delete inapplicable phrases)*

SE 1/4 SE 1/4 S16 T17N R13E 34 D9 & D10
Current Legal Description or
Book & Page of Document

Happy Valley (Parcel Land 2)
Proposed Subdivision Name or
Public Use Easement

Business Leaders LLC
Name

Lienholder
Interest in Property

437 Madison Avenue, 38th Floor
Address

New York, NY 10022

NOTARY ACKNOWLEDGMENT

Personally appeared [Signature] V.P. Business Leaders LLC

Subscribed and sworn before me this 23rd day of September, 1999.

[Signature]
Notary Public in and for the
State of New York

My commission expires: 2/20/2000

Notary Public in and for the State of New York
Qualified in New York County
Commission Expires Feb 20, 2000