CERTIFICATE OF SURVEY No. 3186

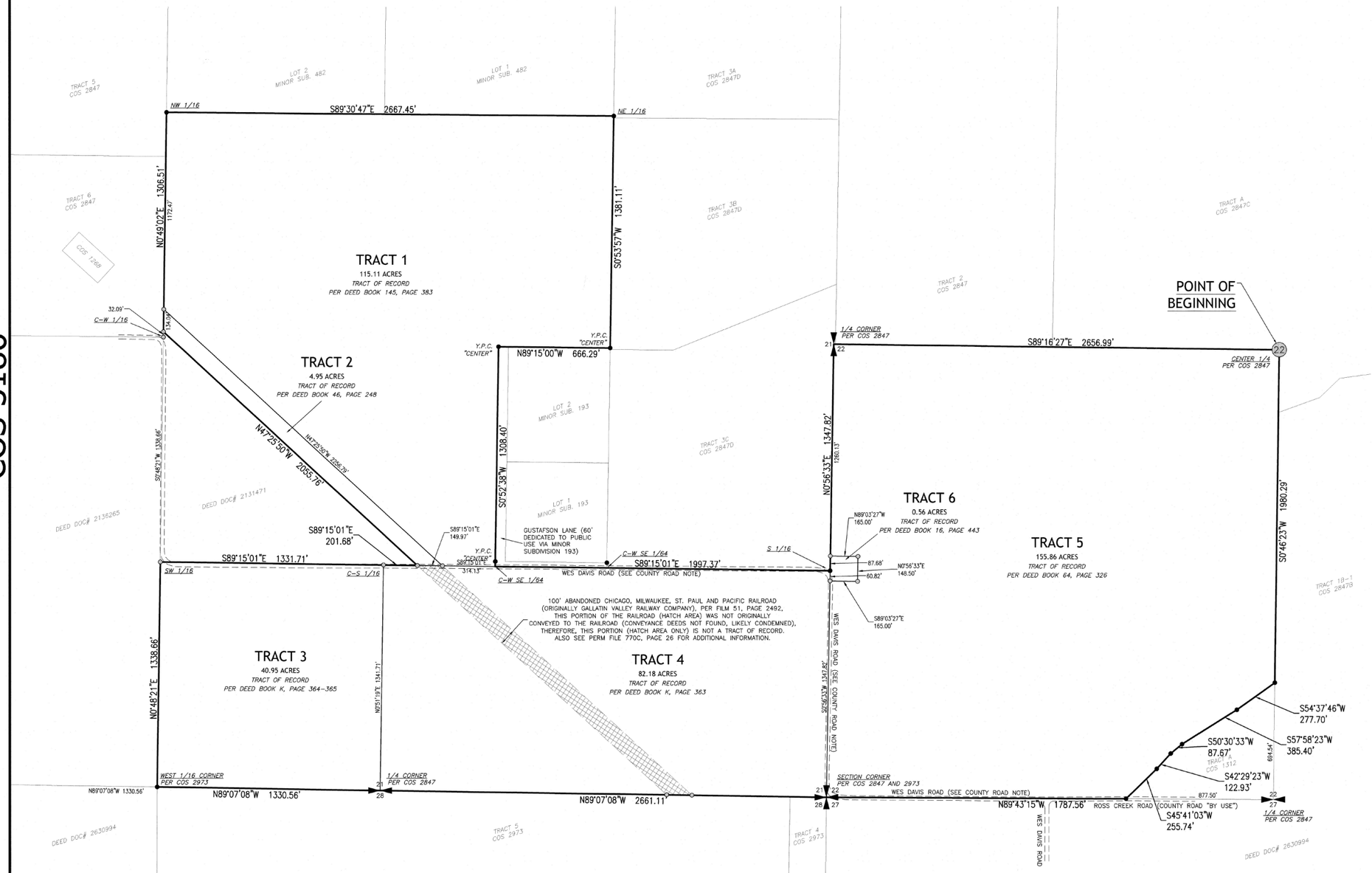
A RETRACEMENT SURVEY FOR THE IDENTIFICATION OF EXISTING TRACTS OF RECORD, SITUATED IN SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA.

OWNER AND COMMISSIONER OF SURVEY: MOONBEAM ENTERPRISES, LLC

OWNER (TRACT 6): TRUSTEES OF THE EAST GALLATIN BAPTIST CHURCH, NOW DRY CREEK BIBLE CHURCH

PURPOSE: TO SHOW EXISTING TRACTS OF RECORD

COS 3186



LEGAL DESCRIPTION

A RETRACEMENT SURVEY FOR THE IDENTIFICATION OF EXISTING TRACTS OF RECORD, SITUATED IN SECTION 21 AND THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA. THE EXTERIOR BOUNDARY BEING FURTHER DESCRIBED AS FOLLOWS;

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST; THENCE S00°46'23"W, A DISTANCE OF 1980.29 FEET; THENCE S54°37'46"W, A DISTANCE OF 277.70 FEET; THENCE S57°58'23"W, A DISTANCE OF 385.40 FEET; THENCE S50°30'33"W, A DISTANCE OF 87.67 FEET; THENCE S42°29'23"W, A DISTANCE OF 122.93 FEET; THENCE S45°41'03"W, A DISTANCE OF 255.74; THENCE N89°43'15"W, A DISTANCE OF 1787.56 FEET; THENCE N89°07'08"W, A DISTANCE OF 2661.11 FEET; THENCE N89°07'08"W, A DISTANCE OF 1330.56 FEET; THENCE N00°48'12"E, A DISTANCE OF 1338.66 FEET; THENCE S89°15'01"E, A DISTANCE OF 1331.71 FEET; THENCE S89°15'01"E, A DISTANCE OF 201.68 FEET; THENCE N47°25'50"W, A DISTANCE OF 2055.76 FEET; THENCE N00°49'02"E, A DISTANCE OF 1306.51 FEET; THENCE S89°30'47"E, A DISTANCE OF 2667.45 FEET; THENCE S00°53'57"W, A DISTANCE OF 1381.11 FEET; THENCE N89°15'00"W, A DISTANCE OF 666.29 FEET; THENCE S00°52'38"E, A DISTANCE OF 1308.40 FEET; THENCE S89°15'01"E, A DISTANCE OF 1997.37; THENCE N00°56'33"E, A DISTANCE OF 1347.82 FEET; THENCE S89°16'27"E, A DISTANCE OF 2656.99 FEET TO THE POINT OF BEGINNING.

SAID METES AND BOUNDS DESCRIPTION IS FOR STATUTORY REQUIREMENTS PER ARM 24.183.1104(1)(d)(xiii)(A)(IV) WHICH STATES;

> ***IF THE SURVEY CREATES OR RETRACES ONE OR MORE PARCELS, THE NARRATIVE LEGAL DESCRIPTION MAY BE EITHER THE METES-AND-BOUNDS DESCRIPTION OF EACH INDIVIDUAL PARCEL CREATED BY THE SURVEY OR THE METES-AND-BOUNDS DESCRIPTION OF THE PERIMETER BOUNDARY OF THE PARCELS SURVEYED;***

SAID LEGAL DESCRIPTION SHOULD NOT BE SEPARATED FROM THIS PLAT AND INFORMATION PROVIDED ON THE FACE OF THIS PLAT.

Said tracts of land being 399.62 acres, along with and subject to any existing easements and adverse title claims.

CERTIFICATE OF SURVEYOR

I, the undersigned, Ryan J. Dee, Professional Land Surveyor, do hereby certify that this Certificate of Survey was surveyed under my direct supervision, and platted the same as shown on the accompanying Certificate of Survey and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 17th day of APRIL, 2026.

Ryan J. Dee
Montana Registration No. 32875 LS

MONTANA — RYAN J. DEE — No. 32875LS — LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF CLERK AND RECORDER

I, _____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing instrument was filed in my office at 3:30 o'clock (AM / PM) this 17th day of April, 2026, and recorded as Certificate of Survey No. 3186, Records of the Clerk and Recorder, Gallatin County, Montana.

Clerk and Recorder

2875025
Page 1 of 1 04/17/2026 03:30:53 PM Fee $20.00
E-16 General - Gallatin County, MT COS

COUNTY ROAD NOTE

THIS PORTION OF WES DAVIS ROAD IS A COUNTY ROAD "BY USE" (NOT BY PETITION), PER COMMISSIONER JOURNAL BOOK (VOLUME) 8, PAGE 151; PLAT BOOK A, PAGES 176-187; COUNTY SURVEYOR NOTES BOOK 33, PAGES 1, AND 24-31); AND ROAD RECORDS BOOK 3, PAGES 6-7 (ROAD NUMBER 106). THE SAID 1896 COUNTY SURVEY ESTABLISHED THE OCCUPATION LINES (FENCES) IN RELATION TO THE PLSS LINES (OR APPROXIMATE PLSS LINES, AS IT DOES NOT APPEAR THE SECTION WAS SUBDIVIDED AS PART OF THE COUNTY ROAD SURVEY, THEREFORE POINTS 63-65 AS CITED IN THE SAID ROAD BOOK AND NOTES WERE NOT FOUND, NOR INTENDED TO BE THE TRUE 1/16 CORNERS DUE TO LACK OF DOCUMENTATION OF SECTION SUBDIVISION). THEREFORE, THE WIDTH OF THE COUNTY ROAD VARIES COMPARED WITH THE CURRENT OCCUPATION (FENCES) AND IS UNKNOWN, AND IS NOT ESTABLISHED AS A PART OF THIS SURVEY. THE DASHED LINES SHOWN HEREON REPRESENT THE APPROXIMATE LOCATION OF THE CURRENT TRAVELED GRAVEL SURFACE, FOR REFERENCE ONLY. THIS STATEMENT IS BASED ON COURT CASE STATE OF MONTANA V. PORTMANN, 149 MONT. 91, 423 P.2D 56 (1967), WHICH MAY OR MAY NOT BE APPLICABLE.

PREVIOUS RECORD DIMENSION NOTE

MEASURED DISTANCES=RECORD DISTANCES UNLESS AS SHOWN TO SATISFY ARM 24.183.110 ADDITIONALLY, PLEASE REFER TO CERTIFICATES OF SURVEY 2487 (A,B,C), 2973, MINOR SUB. 193, AND 2855 FOR PREVIOUS RECORD DIMENSIONS TO SATISFY ARM 24.183.1104(1)(D)(XII).

LEGEND

- OVERALL PROPERTY BOUNDARY
- TRACT BOUNDARY
- EXISTING EASEMENT
- ADJOINING PROPERTY BOUNDARY
- FOUND 5/8 IN. REBAR ALUM. CAP "ALLIED" OR AS NOTED
- SET A 5/8 REBAR WITH ORANGE PLASTIC CAP "32875LS"
- FOUND PUBLIC LAND SURVEY SYSTEM CORNER AS NOTED

BASIS OF BEARING

BEARINGS SHOWN ARE MONTANA STATE PLANE GRID, DERIVED FROM GPS OBSERVATIONS WITH SURVEY-GRADE RECEIVERS AND REFERENCED TO THE MONTANA COORDINATE SYSTEM, SINGLE ZONE, NAD 83.

DISTANCES SHOWN ARE GROUND, INTERNATIONAL FEET.

TRUE NORTH SURVEYING, LLC
7130 SADDLE MOUNTAIN ROAD
BOZEMAN, MT 59715
406.579.6255
WWW.TRUENORTHSURVEYING.NET

RETRACEMENT SURVEY

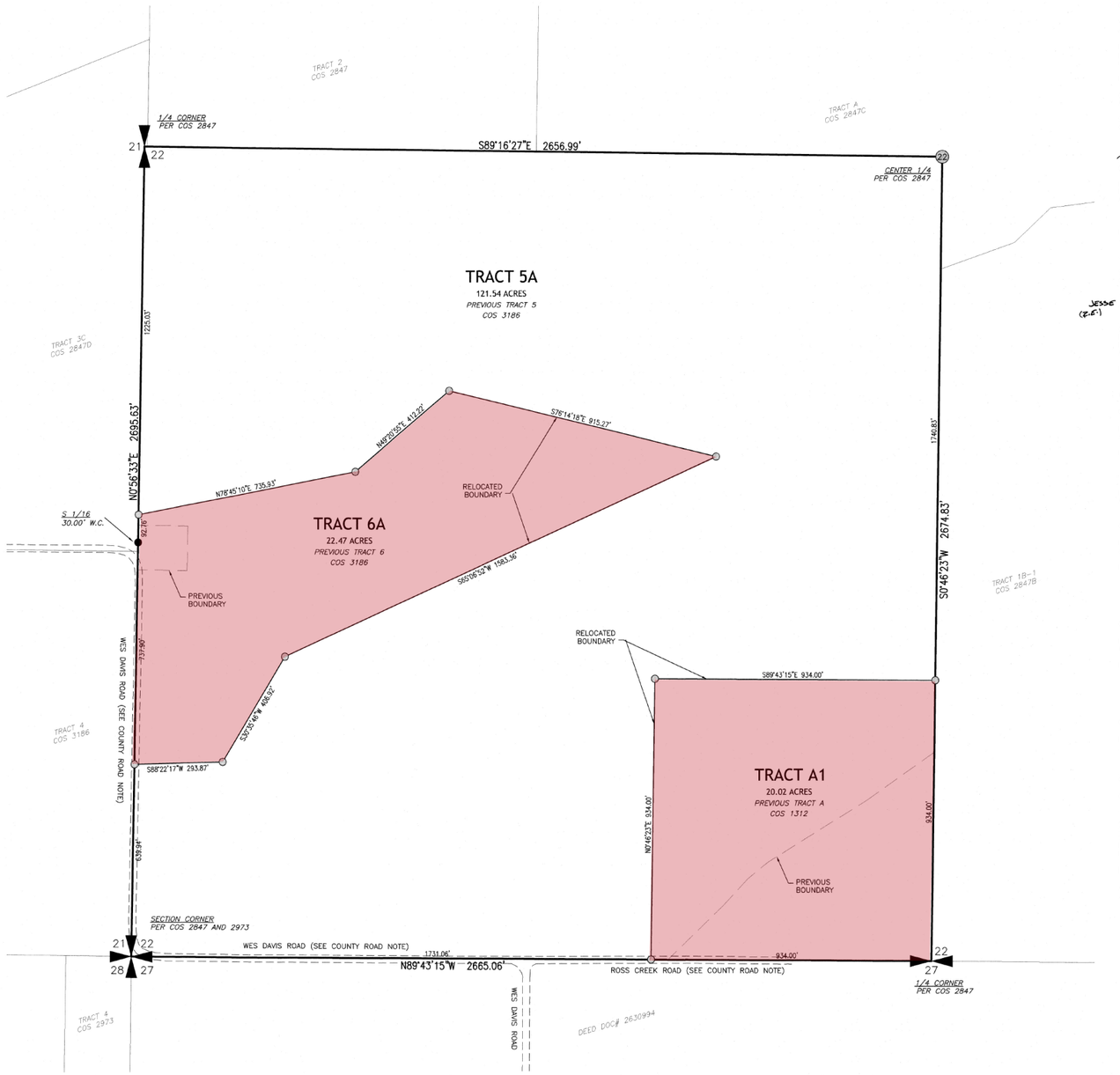
SURVEYOR: RJD	SCALE: 1"=300'
DRAWN BY: RJD	SHEET SIZE: 36.00 X 24.00 INCHES-HORIZ.
LOCATION: BELGRADE, MT	PROJECT NUMBER: 25-297
LEGAL: SEC'S 21 AND 22	DRAWING NAME: 25-297-BNDY.DWG
DATE: APRIL 30, 2025	SHEET 1 OF 1

COMMISSIONER OF SURVEY: MOONBEAM ENTERPRISES, LLC
OWNERS: TRACTS 5 AND 6- MOONBEAM ENTERPRISES, LLC
TRACT A- JESS R. KEMP AND DANITA GUSTAFSON KEMP
PURPOSE: TO RELOCATE COMMON BOUNDARIES

CERTIFICATE OF SURVEY No. 3186A

BEING TRACTS 5 AND 6 OF CERTIFICATE OF SURVEY 3186, AND TRACT A OF CERTIFICATE OF SURVEY 1312, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA.

COS 3186A



LEGAL DESCRIPTION

BEING TRACTS 5 AND 6 OF CERTIFICATE OF SURVEY 3186, AND TRACT A OF CERTIFICATE OF SURVEY 1312, SITUATED IN THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 1 NORTH, RANGE 5 EAST, PRINCIPAL MERIDIAN, GALLATIN COUNTY, MONTANA.

Said tracts of land being 164.03 acres, along with and subject to any existing easements or adverse title claims.

CERTIFICATE OF EXEMPTION FROM SUBDIVISION REVIEW AND EXCLUSION FROM D.E.Q. REVIEW

We, certify that the purpose of this survey is to relocate common boundary lines between adjoining properties, outside of a platted subdivision. Therefore, this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(a), MCA, and the Gallatin County Subdivision Regulations.

Furthermore, these tracts are not subject to review through the Department of Environmental Quality , per MCA 76-4-103, which states; "What constitutes subdivision. The plat for a subdivision must show all parcels, whether contiguous or not. A parcel that is 20 acres or more in size, exclusive of public roadways, is not subject to review under this part unless the parcel provides two or more permanent spaces for recreational camping vehicles or mobile homes. The rental or lease of one or more parts of a single building, structure, or other improvement, whether existing or proposed, is not a subdivision, as that term is defined in this part, and is not subject to the requirements of this part".

Dated this 12 day of June, 2026.

(Signed) _____
Moonbeam Enterprises, LLC., By Danita Gustafson Kemp, Its Manager

State of Montana
County of Gallatin

This instrument was acknowledged before me on this 12TH day of JUNE, 2026, by DANITA GUSTAFSON KEMP OF Moonbeam Enterprises, LLC, Its MANAGER

_____ RYAN ESTEP
(Signed Name) (Printed Name)

Notary Public for the State of Montana
Residing at Bozeman
My commission expires 6/11/2027

RYAN ESTEP
Notary Public for the State of Montana
Residing at BOZEMAN, MT
My Commission Expires
June 11, 2027

Dated this 12 day of June, 2026.

_____ _____
JESS R. KEMP AKA JESSE R. KEMP DANITA GUSTAFSON KEMP

State of Montana
County of Gallatin

This instrument was acknowledged before me on this 12TH day of JUNE, 2026, by
JESSE (2.E.)
JESS R. KEMP AND DANITA GUSTAFSON KEMP

_____ RYAN ESTEP
(Signed Name) (Printed Name)

Notary Public for the State of Montana
Residing at Bozeman
My commission expires 6/11/2027

RYAN ESTEP
Notary Public for the State of Montana
Residing at BOZEMAN, MT
My Commission Expires
June 11, 2027

RELOCATION OF COMMON BOUNDARY NOTE

The area that is being removed from one tract of record and joined with another tract of record is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the certificate of survey on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

CERTIFICATE OF SURVEYOR

I, the undersigned, Ryan J. Dee, Professional Land Surveyor, do hereby certify that this Certificate of Survey was surveyed under my direct supervision, and platted the same as shown on the accompanying Certificate of Survey and as described in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-101 through 76-3-625, M.C.A., and the Gallatin County Subdivision Regulations.

Dated this 25TH day of MAY, 2026.

_____
Ryan J. Dee
Montana Registration No. 32875 LS

MONTANA — RYAN J. DEE No. 32875LS — LICENSED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF COUNTY COMMISSIONERS

I, Chairman of the Board of County Commissioners, do hereby certify that the use of the exemption claimed on the accompanying Certificate of Survey has been duly reviewed, and has been found to conform to the requirements of the Subdivision and Platting Act, Section 76-3-101 et. seq. MCA, and the Gallatin County Subdivision Regulations.

DATED this 30th day of June, 2026.

_____
Chairman, Board of County Commissioners

CERTIFICATE OF COUNTY TREASURER

REG14907 REG24760

I, Maureen Horton, Treasurer of Gallatin County, Montana, do hereby certify that the accompanying Amended Plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land to be subdivided are paid.

DATED this 12 day of June, 2026.

Katie Howell - Deputy
Treasurer of Gallatin County

CERTIFICATE OF CLERK AND RECORDER

I, _____, Clerk and Recorder of Gallatin County, Montana, do hereby certify that the foregoing Instrument was filed in my office at 11:18 o'clock (AM) or PM) this 9th day of July, 2026, and recorded as Certificate of Survey 3186A, Records of the Clerk and Recorder, Gallatin County, Montana.

_____ by Libby Cathey Deputy
Clerk and Recorder

2881218
Page: 1 of 1 07/09/2025 11:18:26 AM Fee: $26.50
Eric Semerad - Gallatin County, MT COS

COUNTY ROAD NOTE

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NORTH

0 200 400 600
SCALE: 1 INCH = 200 FEET

BASIS OF BEARING
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LEGEND
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- EXISTING EASEMENT
- ADJOINING PROPERTY BOUNDARY
- FOUND 5/8 IN. REBAR ALUM. CAP "ALLIED" OR AS NOTED
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CERTIFICATE OF SURVEY	
SURVEYOR: RJD	SCALE: 1"=200'
DRAWN BY: RJD	SHEET SIZE: 36.00 X 24.00 INCHES-HORIZ.
LOCATION: BELGRADE, MT	PROJECT NUMBER: 25-297
LEGAL: SEC 22	DRAWING NAME: 25-297-REALIGNMENT.DWG
DATE: APRIL 20, 2026	SHEET 1 OF 1