

## Mullenger Ranch LLC

As the owner of the Private Road to be used for this mining permit I need to have a use agreement with the operator including a typical royalty and a road maintenance agreement. I have only owned the road and adjacent Croell Sand Pit for 6 months but Ramsey Hill has not reached out to me and has used part of this road for hauling from a nearby sand pit on State Land for the entire year. Two phone conversations with the owner were cordial but not productive. My attorney will try to contact their legal counsel if this protest has any legal basis.

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**BEFORE THE HONORABLE BOARD OF COUNTY COMMISSIONERS  
CROOK COUNTY, WYOMING**

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**IN THE MATTER OF THE APPLICATION }  
FOR ESTABLISHMENT OF PRIVATE ROAD }  
BY CROELL REDIMIX, INC., } ROAD NO. 231  
 }  
Applicant. }**

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**CONFIRMATION BY COMMISSIONERS  
AND FINAL ORDER ESTABLISHING A PRIVATE ROAD**

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THE ABOVE-ENTITLED MATTER came before the Board of Commissioners of Crook County, and the Board of County Commissioners finding that: viewers and appraisers have assessed damages; the private roadway has been surveyed; the terms of the previous order have been complied with; and that costs incurred by Crook County in the amount of \$3,521.23 should be assessed the Applicant;

IT IS HEREBY ORDERED that:

1. The Board hereby ratifies, adopts, confirms and incorporates by reference in its entirety the "Confirmation By Commissioners And Order Establishing a Private Road Contingent Upon Approval of Survey" and the terms and conditions contained therein, recorded in Book 380 of Photos at Page 153-159 located in the Office of the County Clerk, Crook County Courthouse, in Sundance, Wyoming.

2. The report of the viewers and appraisers is confirmed. The Applicants have paid to the County Clerk as required by law the cost of surveying the road, the damages assessed by the viewers and appraisers in the amount of \$11,090.00, and the costs incurred by Crook County in the amount of \$3,521.23.

3. The Applicants, Croell Redi Mix, Inc., are hereby granted a private roadway across the lands of Roberta Hutchinson Trust, being generally described as follows:

Resurvey Township 54 North, Range 61 West, 6<sup>th</sup> P.M.  
Crook County, Wyoming

Section 26: E1/2  
Section 35: NE1/4

4. The Applicants, Croell Redi Mix, Inc., should be granted a private roadway across the lands of the Elk Horn Ranch, Inc., being generally described as follows:

Resurvey Township 54 North, Range 61 West, 6<sup>th</sup> P.M.  
Crook County, Wyoming

Section 35: SE1/4  
Section 36: SW1/4

5. The Applicant Croell Redi Mix, Inc., should be granted a private roadway across the lands of the Crago Ranch Trust, being generally described as follows:

Resurvey Township 53 North, Range 61 West, 6<sup>th</sup> P.M.  
Crook County, Wyoming

Section 1: N1/2; NE1/4SE1/4  
Section 2: E1/2NE1/4

6. Said roadway shall be thirty feet (30') wide and is more particularly described by a Map of Survey recorded at File No. 361, Map No. 1292.

7. The private roadway shall benefit the following described property, to wit:

Resurvey Township 53 North, Range 60 West, 6<sup>th</sup> P.M.  
Crook County, Wyoming

Section 6: Lot 6, NW1/4NE1/4SW1/4; W1/2SW1/4NE1/4SW1/4;  
NE1/4SW1/4NE1/4SW1/4; NW1/4NE1/4NE1/4SW1/4

8. All aspects of Applicant's Application for Private Road have been complied with and are legal.

9. This Final Order and Map of Survey shall be immediately be filed and recorded in the Office of the Crook County Clerk, Crook County Courthouse, Sundance, Wyoming, and the







6H197333

### NOTICE OF TRANSFER OF EASEMENT

The State of Wyoming and the Board of Land Commissioners ("Grantor") granted and conveyed a roadway easement to Croell, Inc., an Iowa corporation, formerly known as Croell Redi-Mix, Inc., an Iowa corporation, which was previously referred to as Croell Redi Mix, Inc., a Wyoming corporation ("Croell"), for the benefit of the following real property (the "Benefited Property"):

Township 53 North, Range 60 West  
Section 06: Lot 6

Grantor granted and conveyed the roadway easement to Croell by that certain State of Wyoming Grant of Easement, Easement No. 6275, recorded October 10, 2003 in Book 411 of Photos on pages 786-788 of the records of the County Clerk of Crook County, Wyoming (the "Easement"). A copy of Easement is attached hereto as Exhibit A.

Paragraph 3 of the Easement provides that the Easement may be transferred.

Croell transferred ownership of the Benefited Property, together with all appurtenances thereto, including and the Easement, to Mullenger Ranch, LLC, a Wyoming limited liability company ("Mullenger Ranch"), by that certain General Warranty Deed recorded March 24, 2024 in BK 672 Page 200 of the records of the County Clerk of Crook County, Wyoming (the "Warranty Deed"). A copy of the Warranty Deed is attached hereto as Exhibit B.

Paragraph 4 of the Easement provides that any transfer of ownership of the Easement, or any change of name or mailing address of the owner of the Easement, shall be reported to Grantor within 30 days of the transfer. Croell hereby timely notifies Grantor that the ownership of the Easement has been transferred to Mullenger Ranch and that the mailing address of Mullenger Ranch is set forth on the Warranty Deed.

[signature page follows]



Mark Gordon, Governor

# Department of Environmental Quality

To protect, conserve and enhance the quality of Wyoming's environment for the benefit of current and future generations.



Todd Parfitt, Director

Bruce Riley  
Mullenger Ranch LLC  
207 Roger Ridge St.  
San Marcos, TX 78666

**RE: Bond Approval: LQD Permit No. ET0192  
Pioneer Bank & Trust Certificate of Deposit No. 13143762**

Dear Mr. Riley:

The above referenced bond in the amount of \$9,000.00 has been accepted by the Wyoming Department of Environmental Quality and a copy has been enclosed for your records. Please see the details of the bond acceptance below;

Bond Action	Bonder	Bond No.	Bond Type	Current Bond Amount
Acceptance	Pioneer Bank & Trust	13143762	Certificate of Deposit	\$9,000.00

Should you have any questions regarding your bond, please contact the Bond Analyst at (307-777-3767) or [frances.tormey@wyo.gov](mailto:frances.tormey@wyo.gov). Be sure to reference your permit number in all voicemails and emails.

Sincerely,

Todd Parfitt  
Director  
Department of Environmental Quality

Date: 9-17-24

cc: LQD District 3 – Josh Malmberg  
Mark Rogaczewski