

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Date]
From: [Your Name]
Address: [Your Address]
Phone: [Your Phone Number]

To: [Neighbor's Name]
Address: [Neighbor's Address]

RE: FINAL NOTICE - Property Boundary Encroachment at [Your Property Address]

Dear [Neighbor's Name],

This letter serves as a formal final warning regarding the ongoing encroachment onto my property located at [Your Property Address]. Despite previous informal requests and my letter dated [Date of Previous Letter], the following issue remains unresolved:

[Detailed description of encroachment, e.g., fence placement, shed, retaining wall, or landscaping] extending [Number] feet/inches onto my property.

As established by the property survey conducted on [Date of Survey] by [Name of Licensed Surveyor], the aforementioned structure/item is positioned across the legal boundary line and constitutes a trespass upon my land.

DEMAND FOR ACTION:

I hereby demand that you remove the encroaching structure and restore my property to its original condition no later than [Deadline Date, e.g., 14 days from today].

Failure to comply with this demand by the date specified will leave me with no alternative but to pursue formal legal action. This may include, but is not limited to:

- Filing a lawsuit for a mandatory injunction to force removal;
- Seeking damages for trespass and loss of use;
- Recovery of all associated legal fees and court costs.

I would prefer to resolve this matter amicably and avoid the expense of litigation. However, I am committed to protecting my property rights and will proceed with legal counsel if this final notice is ignored.

Please contact me immediately to confirm your timeline for removal.

Sincerely,

[Your Signature]

[Your Printed Name]

Enclosure: [List enclosures, e.g., Copy of Land Survey, Photos]