

Date: [Date]

From:

[Your Name]

[Your Address]

[City, State, Zip Code]

[Phone Number]

To:

[Neighbor's Name]

[Neighbor's Address]

[City, State, Zip Code]

RE: CEASE AND DESIST - NOTICE OF EASEMENT ENCROACHMENT

Dear [Neighbor's Name],

I am writing to formally notify you that a recent inspection/survey of my property located at [Your Address] has revealed that the fence recently constructed or maintained by you encroaches upon a legally recorded easement.

Specifically, the fence is located [Describe location, e.g., five feet onto the eastern boundary line], which is designated as a [Describe type of easement, e.g., utility, access, or drainage] easement. This encroachment obstructs the intended use of the easement and violates my property rights as outlined in the property deed recorded at [Name of County] Records Office.

This letter serves as a formal demand that you:

- Immediately cease any further construction or modification of the fence within the easement area.
- Remove the encroaching portion of the fence and restore the land to its original condition.
- Ensure all future structures are placed within your own property boundaries and respect all existing easements.

Please complete the removal of the encroachment by [Date, e.g., 14 or 30 days from now].

It is my hope that we can resolve this matter amicably between neighbors. However, if the encroachment is not removed by the date specified above, I will be forced to pursue further legal action to protect my property rights, which may include seeking an injunction and recovery of legal fees.

Please contact me in writing by [Date] to confirm your intent to comply with this request.

Sincerely,

[Your Signature]

[Your Printed Name]