

SENT VIA CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Date: [Date]

From:

[Your Full Name]

[Your Property Address]

[City, State, Zip Code]

To:

[Neighbor's Full Name]

[Neighbor's Property Address]

[City, State, Zip Code]

RE: CEASE AND DESIST; Notice of Easement Encroachment

Dear [Neighbor's Last Name],

I am writing to formally notify you of a structural encroachment occurring on my property located at [Your Address].

According to my property deed and a recent survey conducted on [Date of Survey, if applicable], there is a legally recorded easement for [describe purpose of easement, e.g., utility, access, drainage] located at [describe location of easement].

It has come to my attention that the following structure(s) [describe structure: e.g., fence, shed, wall, extension] built by you or on your behalf are currently encroaching upon this easement and/or my property line. This encroachment interferes with my property rights and potentially violates local building codes and the legal terms of the recorded easement.

I hereby demand that you:

- Immediately cease any further construction or expansion of the encroaching structure.
- Remove the encroaching portion of the structure from the easement area within [Number of Days, e.g., 30] days of receipt of this letter.
- Restore the land to its original condition prior to the encroachment.

Please provide written confirmation by [Date] that you intend to comply with this request and a timeline for the removal of the structure. Failure to address this matter promptly may leave me with no choice but to seek legal remedies, which may include an injunction, a court order for removal, and a claim for damages and legal fees.

I hope we can resolve this matter amicably without the need for formal litigation.

Sincerely,

[Your Signature]
[Your Printed Name]
[Your Phone Number]
[Your Email Address]

CC: [Optional: Local Zoning Department or Homeowners Association]