

[Your Name]  
[Your Address]  
[City, State, Zip Code]  
[Your Phone Number]  
[Your Email Address]

[Date]

[Recipient Name]  
[Recipient Address]  
[City, State, Zip Code]

**RE: Notice of Encroachment and Dispute of Prescriptive Easement Claim**

Dear [Recipient Name],

I am writing to you regarding the property located at [Your Property Address]. It has come to my attention that you are currently utilizing a portion of my property for [describe the use, e.g., a driveway, walkway, or fence placement].

Specifically, the encroachment consists of [detailed description of the encroachment]. Based on my review of the property deed and recent survey, this area lies entirely within my legal property boundaries.

It is my understanding that you may be claiming a prescriptive easement over this area. Please be advised that I formally dispute any such claim. I contend that the legal requirements for a prescriptive easement-including open, notorious, adverse, and continuous use for the statutory period-have not been met because [state reason, e.g., the use was permissive, interrupted, or has not lasted the required number of years].

To resolve this matter and protect my property rights, I request that you:

- Immediately cease the unauthorized use of the disputed area;
- Remove any physical structures or obstructions encroaching upon my land by [Date];
- Acknowledge in writing that you hold no legal interest or easement over the property.

I would prefer to resolve this matter amicably and avoid formal legal proceedings. However, if we cannot reach an agreement, I am prepared to take the necessary legal steps to quiet title and seek an injunction to remove the encroachment.

Please provide a written response to this letter by [Date] to discuss how you intend to rectify this situation.

Sincerely,

[Your Signature]

[Your Printed Name]