

[Law Firm Letterhead]

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

RE: CEASE AND DESIST; Unlawful Encroachment on Easement at [Property Address/Legal Description]

Dear [Recipient Name],

This law firm represents [Client Name], the owner of the property located at [Client Property Address]. Our client holds a valid, recorded easement over a portion of your property located at [Location of Easement], as documented in [Deed/Easement Book and Page Number] of the [County Name] Records.

It has come to our attention that you have encroached upon this easement by [Describe Encroachment, e.g., constructing a fence, planting trees, or placing a permanent structure] within the designated easement area. This encroachment directly interferes with our client's legal right to use the easement for its intended purpose of [Purpose of Easement, e.g., ingress/egress, utility maintenance].

Under the law, an easement holder has the right to use the easement area free from obstructions. Your current actions constitute a trespass and a violation of our client's property rights.

DEMAND IS HEREBY MADE that you immediately cease and desist from further encroachment and remove all unauthorized structures or obstructions from the easement area no later than [Deadline Date].

Failure to comply with this demand by the aforementioned date will leave our client with no choice but to pursue all available legal remedies. This may include filing a lawsuit for injunctive relief to compel removal, seeking monetary damages, and requesting the recovery of attorney's fees and court costs.

Please govern yourself accordingly. We expect written confirmation by [Date] that the encroachment has been removed.

Sincerely,

[Attorney Signature]

[Attorney Name]

[Law Firm Name]