

[Your Name/Law Firm Name]

[Address]

[City, State, Zip Code]

[Phone Number]

[Email]

[Date]

[Recipient Name]

[Recipient Address]

[City, State, Zip Code]

RE: Notice of Prescriptive Easement Claim and Offer to Negotiate

Property Address: [Your Property Address or Description]

Subject Area: [Description of the Disputed Strip/Path/Area]

Dear [Recipient Name],

This letter is sent for settlement purposes only and is protected under [Applicable State Evidence Code/Rule regarding compromise negotiations].

I am writing to formally address the long-standing use of the portion of your property located at [Description of location]. For a period exceeding [Number] years, I have utilized this area for the purpose of [State use, e.g., ingress/egress, driveway access, utility maintenance].

It is our position that this use has been open, notorious, continuous, and adverse for the statutory period required by [State] law. Consequently, a prescriptive easement has been established, granting me a permanent legal right to continue such use.

While I am prepared to file a Quiet Title action in [County Name] Superior Court to formally record this easement, I would prefer to resolve this matter amicably and avoid the significant legal expenses and time associated with litigation for both parties.

I am proposing the following terms for a settlement agreement:

- Formal recognition and recordation of the easement area.
- Specific definition of the scope and duration of use.
- [Optional: Mutual maintenance agreements or compensation].

Please provide a response or have your legal counsel contact me by [Date] to discuss a potential resolution. If I do not hear from you by that date, I will have no choice but to pursue all available legal remedies to protect my property rights.

Sincerely,

[Your Signature]

[Your Printed Name]