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PLEASE VERIFY BEFORE SENDING

Unverified AI draft. Every fact must be checked against the records before use. It is not legal advice. Fill in every [ADD: …] placeholder, set the demand amount, confirm anything marked [VERIFY], and delete this box before sending.

- The deed's paragraphs 3 and 4 are labeled "page 2," but recorded_easement.pdf contains only one page. All deed citations use p.1. Please confirm against the recorded instrument (Book 74, Page 211) and fix the pin cites.
- The survey plat (Map Slide 33) is referenced in the deed but was not provided. Confirm that the lane where the gate and equipment sit matches the plat.
- The deed's gate clause (paragraph 4) speaks of "Grantor." Mr. Harrowgate is a later owner who took title "subject to" the right of way. Confirm that the clause binds him, and that he installed the gate and owns or controls the equipment. The letter relies on his own messages for this [photos_and_correspondence.pdf p.1].
- The cost total of $1,395.00 is the total as read from the bills. It matches the stated total, but please check it. The Ridgeline invoice R-2209 has no invoice date in the records. The $375.00 title search (Greenmount, Invoice 1077) may be treated as a legal expense, so decide whether to keep it in the demand.
- Parking receipts end November 8, 2026. Costs after that date, and any later fuel or contractor charges, are not documented and are left as placeholders.
- The demand amount, response deadline, action date, firm address, recipient ZIP, delivery method, and letter date are placeholders. The firm notes give no figures or deadlines.
- Two Vermont law points are marked [VERIFY]: easement interference and remedies, and any statutory or common-law basis for the cost demand. No statutes are cited.
- Confirm Mr. Harrowgate is unrepresented, and run a conflict check. The 1998 grantor is Eleanor Pike Harrowgate, and the firm name includes "Pike."

Sorensen Pike PLC
[ADD: firm street address]
[ADD: city, state ZIP]
[ADD: phone] · [ADD: email]

[ADD: date]

VIA [ADD: delivery method]

Philip Harrowgate
1170 Old Quarry Road
Weston Hollow, Vermont [ADD: ZIP]

Re: Demand to Remove Gate and Obstructions from Right of Way, 1170 Old Quarry Road, Weston Hollow, Vermont. Our clients: Caleb and Mara Lindqvist, 1186 Old Quarry Road. Interference beginning no later than September 8, 2026

Dear Philip Harrowgate:

Introduction

We represent Caleb and Mara Lindqvist, owners of 1186 Old Quarry Road, Weston Hollow, Vermont [firm notes]. Their property benefits from a recorded right of way over your parcel at 1170 Old Quarry Road. This letter demands that you stop interfering with that right of way and restore full access.

The easement

The Lindqvists hold the right of way recorded in the Town of Weston Hollow Land Records, Book 74, Page 211. It was granted by Eleanor Pike Harrowgate on June 4, 1998 and recorded June 11, 1998 [recorded_easement.pdf p.1]. It grants "a perpetual, non-exclusive right of way, twenty (20) feet in width, for ingress and egress by foot and by vehicle, including delivery, emergency and service vehicles, over the existing gravel lane running from Old Quarry Road across the Servient Parcel to the Dominant Parcel" [recorded_easement.pdf p.1]. The deed states that the right of way "runs with the land and benefits the Dominant Parcel" [recorded_easement.pdf p.1].

The Lindqvists acquired the dominant parcel by deed dated April 19, 2024, recorded in Book 141, Page 58. That deed conveys the parcel "together with the right of way recorded in Book 74, Page 211" [recorded_easement.pdf p.1]. You acquired the servient parcel by deed recorded in Book 129, Page 402 in January 2021, "subject to the right of way recorded in Book 74, Page 211" [recorded_easement.pdf p.1].

The deed addresses obstructions and gates directly:

- "Neither party shall place any gate, fence, structure, vehicle or other obstruction within the right of way that unreasonably interferes with its use" [recorded_easement.pdf p.1].
- "If Grantor installs a gate at the road, Grantor shall leave it unlocked or provide Grantee with keys or codes at all times" [recorded_easement.pdf p.1].

The owner of the dominant parcel is responsible for maintaining the gravel surface [recorded_easement.pdf p.1]. Under Vermont law, the owner of land burdened by an easement may not unreasonably interfere with the easement holder's use. [VERIFY: Vermont rule on easement interference and remedies]

The interference

The following events are in date order.

- **September 8, 2026.** A new steel pipe gate stood across the lane at Old Quarry Road, chained and padlocked, with a sign reading "Private. No Access." [photos_and_correspondence.pdf

p.1]. That day Mr. Lindqvist texted you asking for a code or key because the family could not get their cars home. You replied: "Gate is for my logging job. Park at the road and walk in until I'm done." [photos_and_correspondence.pdf p.1].

- **September 10, 2026.** The Lindqvists hand delivered a letter with a copy of the recorded right of way, asking you to unlock the gate and keep the lane clear [photos_and_correspondence.pdf p.1].
- **September 15, 2026.** A log skidder and two log trucks were parked across the gravel lane about 300 feet past the gate, blocking its full width [photos_and_correspondence.pdf p.1].
- **September 22, 2026.** You emailed: "I'm not handing out keys to my land. The logging will be done when it's done." [photos_and_correspondence.pdf p.1].
- **October 5, 2026.** Mrs. Lindqvist emailed you that the fuel company could not deliver and a roofer had cancelled, and asked you to move the equipment. We understand no reply was received [photos_and_correspondence.pdf p.1].
- **October 20, 2026.** The same equipment was in the same position, with logs stacked at the lane's edge [photos_and_correspondence.pdf p.1].

The lane is the only road access to the Lindqvists' home. Since September 8, 2026 they have walked about a quarter mile each way to reach it [cost_records.pdf p.1]. A locked gate with no key or code, and equipment across the full width of the lane, are not the kind of reasonable use of the servient parcel that the deed allows. They also conflict with the deed's gate provision [recorded_easement.pdf p.1].

Harm to our client

The Lindqvists have documented the following costs caused by the blocked access:

Item	Date	Amount	Source
Green Mountain Fuel Co., Invoice 66104, trip charge (delivery not completed, access road gated)	September 17, 2026	$125.00	[cost_records.pdf p.1]
Green Mountain Fuel Co., Invoice 66231, second trip charge (lane blocked by equipment)	October 6, 2026	$125.00	[cost_records.pdf p.1]
Ridgeline Roofing, Invoice R-2209, remobilization charge (crew could not reach the site)	September 28 and 29, 2026 (invoice date [ADD: invoice date])	$450.00	[cost_records.pdf p.1]
Weston Hollow Self Storage and Parking, Receipt 3381, parking for two vehicles	September 9 to October 8, 2026	$160.00	[cost_records.pdf p.1]
Weston Hollow Self Storage and Parking, Receipt 3502, parking	October 9 to November 8, 2026	$160.00	[cost_records.pdf p.1]
Greenmount Abstract, Invoice 1077, title search for right of way	October 14, 2026	$375.00	[cost_records.pdf p.1]

Item	Date	Amount	Source
Total (as read from the bills)		**$1,395.00**	[cost_records.pdf p.1]

Costs after November 8, 2026 are [ADD: any further costs incurred after November 8, 2026, with records]. These losses continue for as long as the gate remains locked and the lane remains blocked.

Demand

On behalf of Caleb and Mara Lindqvist, we demand that you:

- Unlock the gate and keep it unlocked at all times, or remove it entirely, by [ADD: action date]. If you keep a gate, you must give our clients keys or codes, as the deed requires [recorded_easement.pdf p.1].
- Move all logging equipment, vehicles and logs off the 20-foot right of way, and keep the full width clear, by [ADD: action date].
- Reimburse our clients' documented costs by paying [ADD: demand amount].
- Confirm in writing by [ADD: response deadline] that you have done these things.

If we do not receive that confirmation, our clients are prepared to pursue the remedies available to them under Vermont law without further notice. [VERIFY: Vermont rule on easement interference and remedies] This letter is not a complete statement of the facts or of our clients' rights, and all rights and remedies are reserved. Please preserve all documents, photographs, messages and records relating to the gate, the logging operation and the right of way.

Please direct all communications about this matter to this office.

Sincerely,

Douglas E. Sorensen
Sorensen Pike PLC