

FOR SALE

TALBOT  
REALTY GROUP



WATERFRONT PROPERTY ON THE LOWER ATCHAFALAYA RIVER  
BERWICK, LOUISIANA

TALBOT REALTY GROUP 747 MAGAZINE STREET, SUITE 7, NEW ORLEANS, LA 70130 (504) 525-9763 WWW.TALBOT-REALTY.COM

# BERWICK, LOUISIANA



**PRICE:**

\$1,400,000

**PROPERTY OVERVIEW:**

THE PROPERTY CONSISTS OF 25.5 ACRES OF GROUND AND A 3.7 ACRE NAVIGABLE CANAL. SELLER HAS OBTAINED U.S ARMY CORPS OF ENGINEERS PERMITS AND HAS PAID ALL MITIGATION CREDITS. THE PERMIT AND MITIGATION CREDITS WILL BE ASSIGNED AT CLOSING, AT NO ADDITIONAL COST TO PURCHASER. THIS PROPERTY IS READY FOR DEVELOPMENT.

THE PROPERTY CONTAINS MANY LIVE OAKS AND OTHER HARD WOODS. THE PROPERTY IS ALSO BEHIND THE LOCKS SEPARATING THE ATCHAFALAYA RIVER FROM THE LOWER ATCHAFALAYA RIVER, THUS CONTROLLING AND KEEPING WATER LEVELS CONSISTENT. THE PROPERTY CONTAINS 659 FEET ON THE RIVER AND HAS AN APPROXIMATE 1800 FOOT CANAL MAKING UP ITS WESTERN BOUNDARY.

For more information, contact:

**Michael P. Pou, CPM®, MCR**

(504) 525-9763

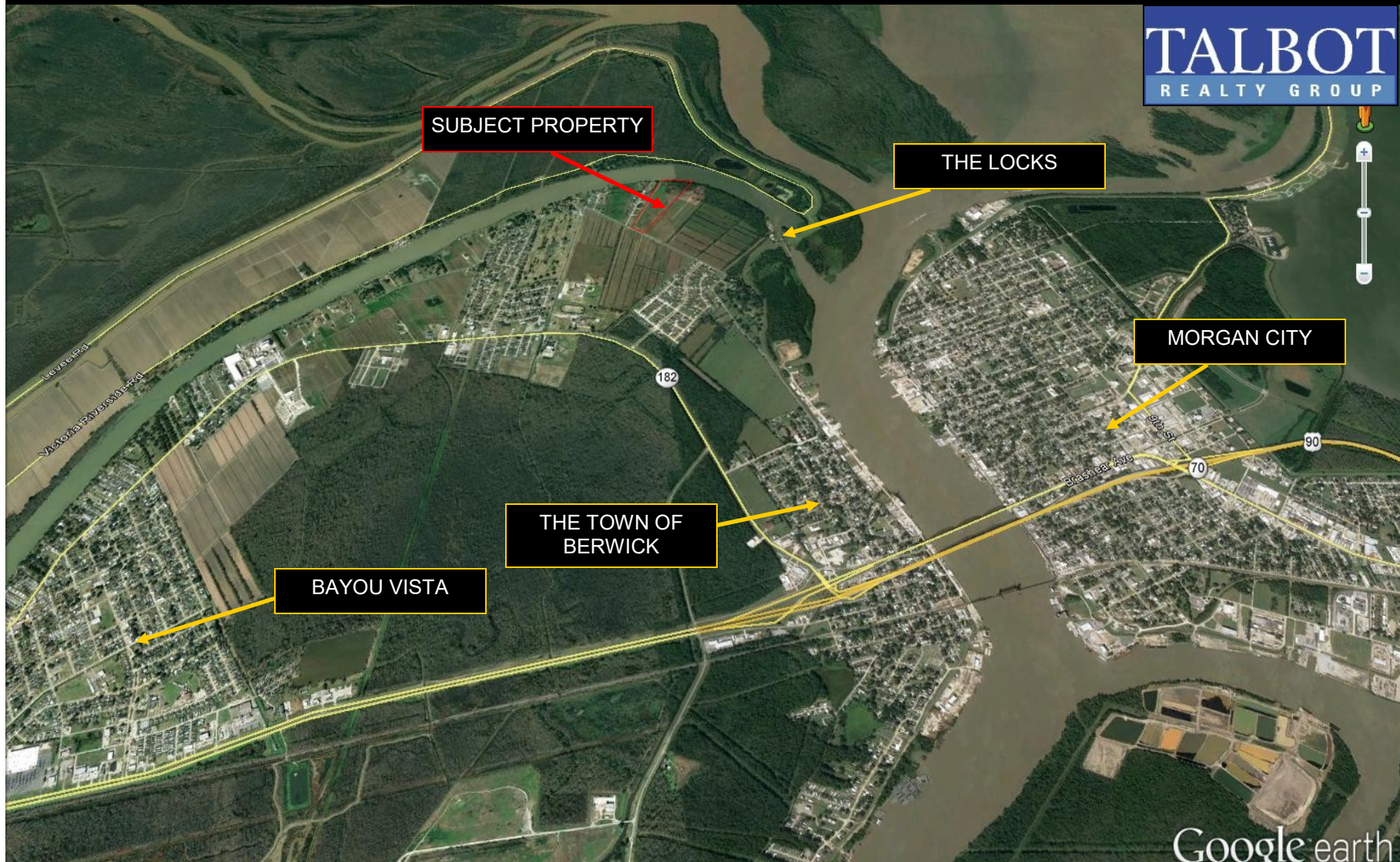
(504) 915-5082 Cell

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[www.talbot-realty.com](http://www.talbot-realty.com)

# BERWICK, LOUISIANA

**TALBOT**  
REALTY GROUP



SUBJECT PROPERTY

THE LOCKS

MORGAN CITY

THE TOWN OF  
BERWICK

BAYOU VISTA

Google earth

TALBOT REALTY GROUP

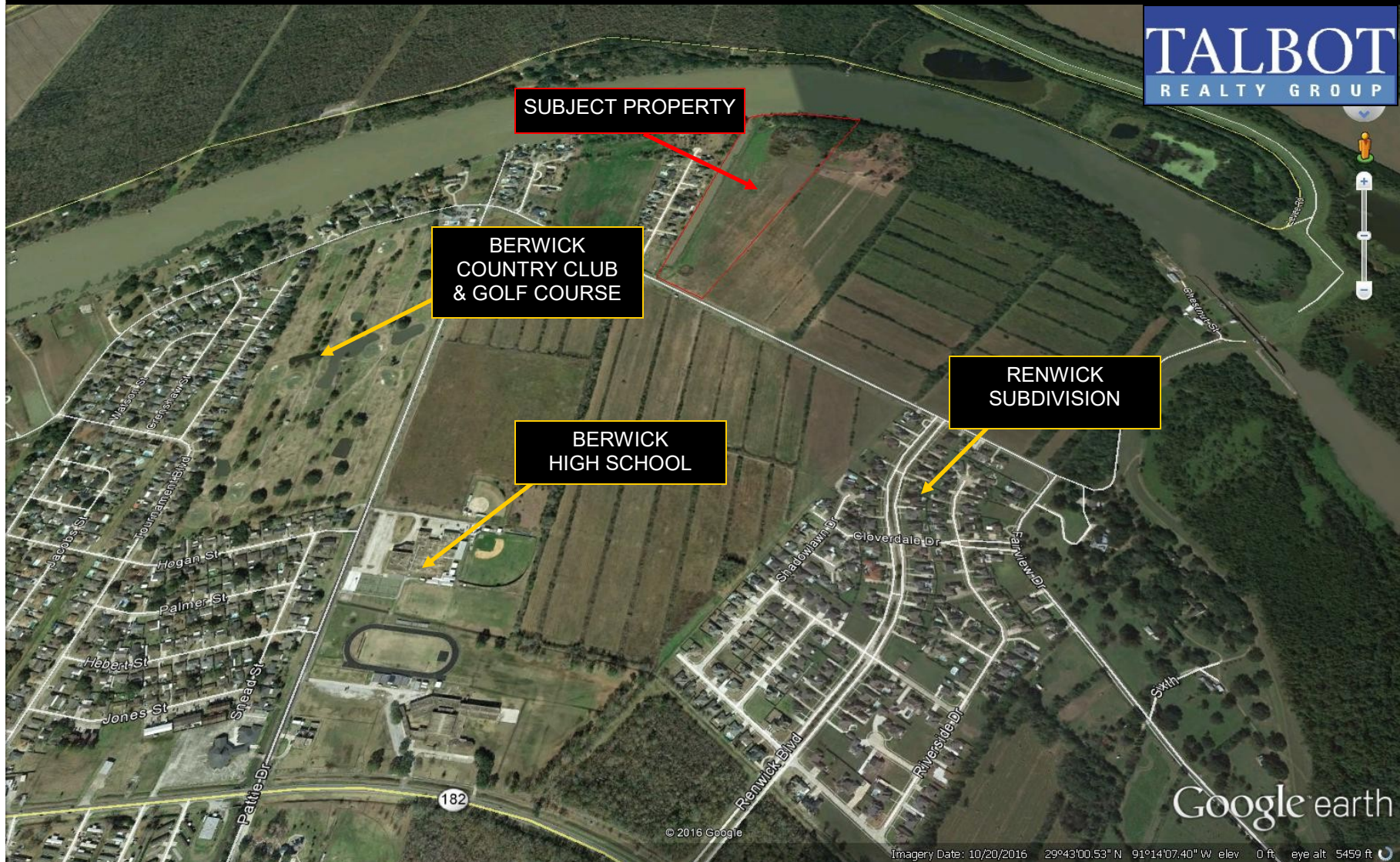
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# BERWICK, LOUISIANA

**TALBOT**  
REALTY GROUP



**SUBJECT PROPERTY**

**BERWICK  
COUNTRY CLUB  
& GOLF COURSE**

**BERWICK  
HIGH SCHOOL**

**RENWICK  
SUBDIVISION**

Google earth

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Imagery Date: 10/20/2016 29°43'00.53" N 91°14'07.40" W elev 0 ft eye alt 5459 ft



**PROPERTY LOCATION**

**DEVELOPER:**  
CAJUN SUNRISE, L.L.C.  
3005 KAREN STREET  
MORGAN CITY, LA. 70380

**VICINITY MAP**  
ST. MARY PARISH - LADOTD

**NOTES:**  
THE TRAVERSE ALONG THE WATERWAY IS ALONG THE APPARENT BANK LINE. THERE IS INSUFFICIENT DATA TO DETERMINE THE ORDINARY LOW WATER LINE.  
TRACT ACREAGE CALCULATED USING ENTIRE LENGTH OF APPARENT BANK LINE INSTEAD OF LINES "BC", & "CF".

**STATE PLANE COORDINATES**

POINT	Y	X
--NAD 83(86)--		
A	443,834.86	3,311,589.65
B	443,946.54	3,311,647.82
C	445,566.60	3,312,254.76
D	445,567.45	3,312,345.84
E	445,518.60	3,313,002.95
F	445,284.19	3,313,634.38
G	444,997.79	3,313,437.67
H	444,159.83	3,312,861.26
I	443,345.01	3,312,300.67
J	443,520.33	3,312,046.85
K	443,549.70	3,312,004.33
L	443,776.30	3,311,674.81
LOOS	444,509.692	3,310,433.949

ALL DISTANCES ARE GROUND DISTANCES.  
THE COORDINATES LISTED HEREON HAVE A GRID FACTOR OF .9999375 AND ARE BASED UPON MONUMENT LOOS.

**LEGEND:**

CALL DIMENSION ... (x.xx')  
FOUND RE-BAR ..... ○  
FOUND 3/4" I.P. ... ●  
(UNLESS OTHERWISE NOTED)  
SET 3/4" I.P. ... ○  
(UNLESS OTHERWISE NOTED)  
RIGHT-OF-WAY ... - - - - -

**SURVEY STANDARD NOTES:**

- THIS PLAT REPRESENTS MY SURVEY AND MEETS THE MINIMUM STANDARDS FOR A PROPERTY BOUNDARY SURVEY UNDER A CLASS "C" SURVEY AS STIPULATED IN THE "LOUISIANA ADMINISTRATIVE CODE", TITLE 46, PART LXI.
- THIS SURVEY AND PLAT DOES NOT INCLUDE THE RESEARCH INVESTIGATION OR LOCATIONS OF ALL THE SERVITUDES, EASEMENTS OR UTILITIES ON THIS PROPERTY.
- BEARING ARE BASED UPON THE "LOUISIANA COORDINATE SYSTEM" OF THE 1983 SOUTH ZONE, (1986 ADJUSTMENT).
- SPECIAL CONDITION - CORNER MONUMENTS NOT SET WITHIN CANAL BANKS.

**REFERENCE DRAWINGS:**

- SEE MAP SHOWING PROPERTY OF BERWICK BAY PROPERTIES L.L.C. BEING 1.64 AC. FOR TRACT "ABCDEFGHIJKLMNOPQRSTUWVA", PER PLAT 41N 282286, LYING NORTH OF LEVEE, ACC 44B 273381.
- SEE MAP SHOWING PROPERTY OF UNITED STATES OF AMERICA, LOT TRACT A-8-C-1-E-7-G-1-A, PER PLAT 240 191048.
- SEE PLAN OF LAND SHOWING PROPERTY OF BERWICK LAND CO., INC. TO BE ACQUIRED BY CAPITAL MANAGEMENT CONSULTANTS, INC., BEING TRACT "ABCDEFGHIJKLM", BY LAMON G. MILLER, P.L.S. NO. 4661, DATED SEPTEMBER 17, 1997, DRAWING NO. 9804.
- SEE MAP SHOWING SURVEY AND DIVISION OF TRACT "ABCDEFGHIJKLM", BY DAVID A. WATZ, P.L.S. NO. 4744, DATED MARCH 19, 1999, SHOWING WILLOWCREST SUBDIVISION, RECORDED IN BOOK 42-H, ENTRY 285,333, FOLIO 74 OF ST. MARY PARISH.
- SEE MAP SHOWING PLAN OF LAND SHOWING A PORTION OF PROPERTY OF BERWICK, L.L.C., BY LAMON G. MILLER, P.L.S. NO. 4661, DATED DEC. 11, 2011, RECORDED IN BOOK 153, ENTRY 299,886, OF ST. MARY PARISH, DRAWING NO. 12205-1.
- SEE MAP SHOWING PLAN OF LAND SHOWING WILLOWCREST SUBDIVISION ADDITION BEING A PORTION OF PROPERTY OF CAJUN SUNRISE, L.L.C. DATED JAN. 10, 2014, DRAWING NO. 13693

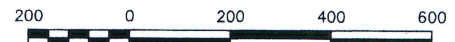


CERTIFICATION  
I HEREBY CERTIFY THAT THIS PLAT IS IN ACCORDANCE WITH ALL THE REQUIREMENTS OF THE TOWN OF BERWICK, LOUISIANA AND I HEREBY APPROVE THE SAME.  
SIGNED BY:  
FOR THE TOWN OF BERWICK

BERWICK LAND COMPANY, INC.  
AS PER C.O.B. 16-B, ENTRY 142,501

**FINAL PLAN OF LAND**

SHOWING PROPERTY OF  
**CAJUN SUNRISE, LLC**  
AS PER C.O.B. 155, ENTRY 299,886  
BEING  
**TRACTS "ABCDLA", "LDEJKL", & "JFGHIJ"**  
SITUATED IN: THE CITY OF BERWICK  
SECTIONS 17, 24, & 28, T 15 S - R 12 E,  
SOUTHWESTERN LAND DISTRICT  
ST. MARY PARISH, LOUISIANA



MILLER ENGINEERS & ASSOCIATES, INC.  
ENGINEERS & LAND SURVEYORS  
601 MAIN ST. (P.O. BOX 223)  
FRANKLIN, LOUISIANA 70538  
PH. 337-828-1950  
DRAWN: M. FORE, P.L.S. SCALE: 1" = 200'  
DATE: April 5, 2016 DWG. NO. 12205-8  
REVISED: -NA- MATTHEW J. FORE, P.L.S. NO. 4941



