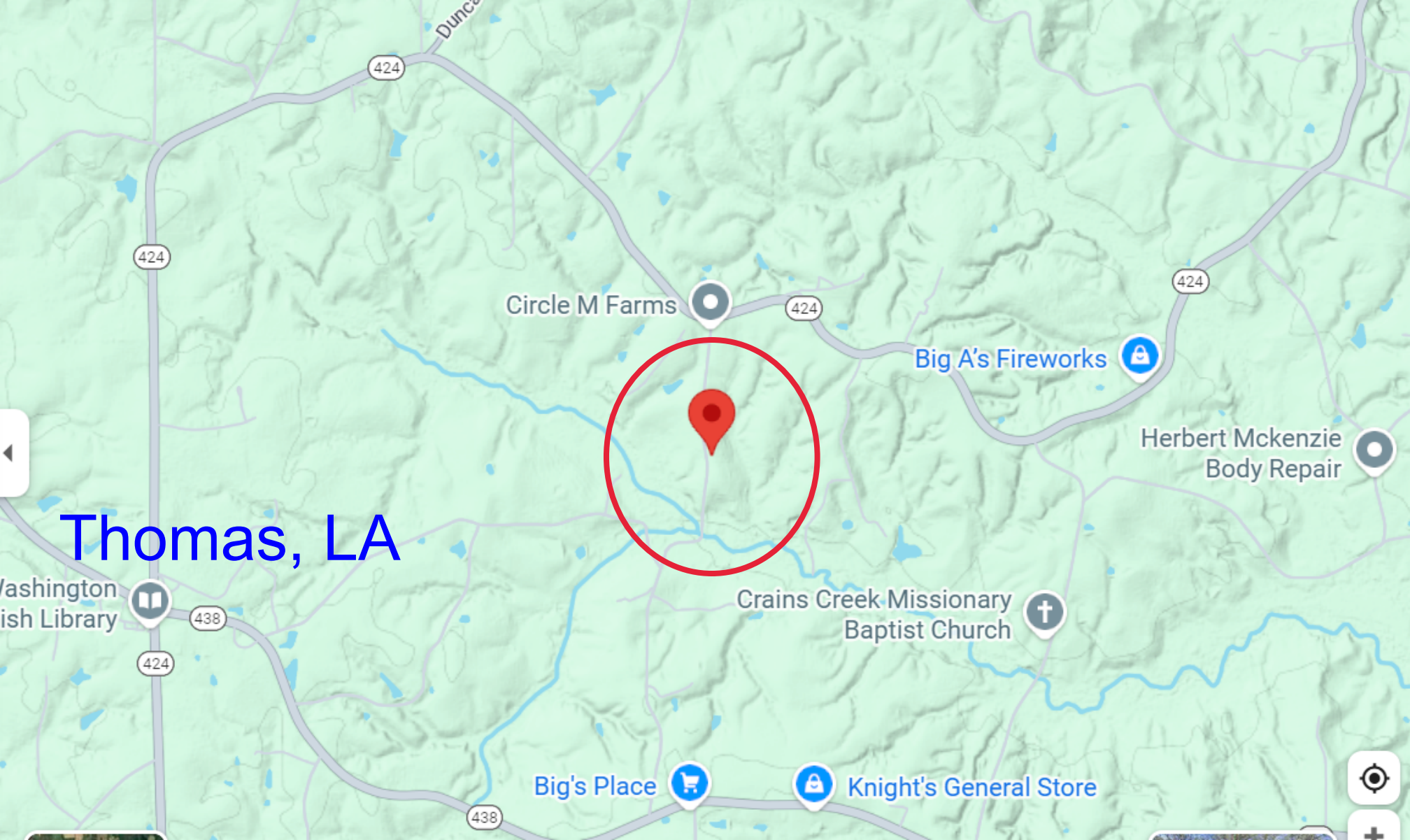


Thomas, LA



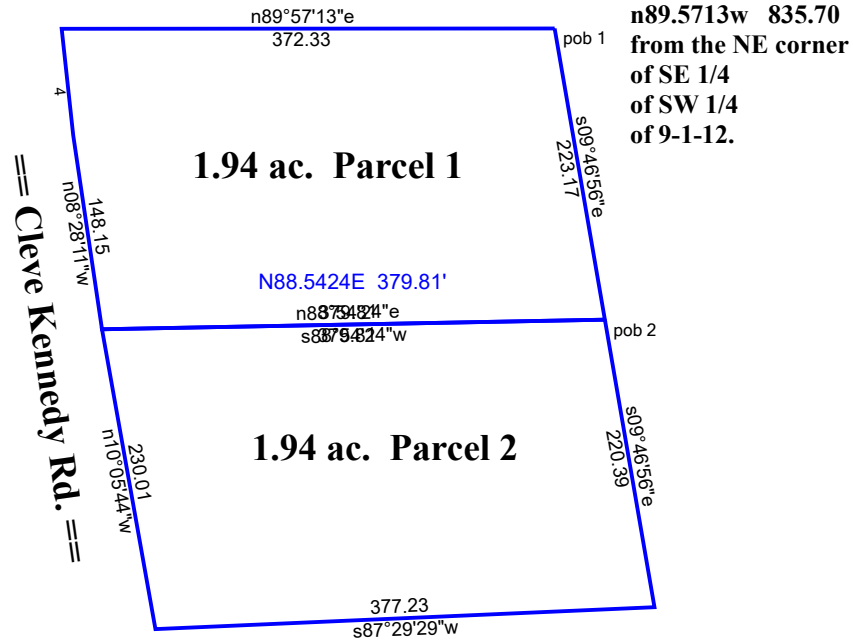


Per written descriptions by Jeff Jones, 6-19-2026, Legal is good. gb

Plat is good too.

30.9748

90.0028



Parcel 1, being 1.94 ac., and Parcel 2, being 1.94 ac.
in Sec 9, T1S, R12E, Washington Parish, LA.

Tract 1: 1.9370 Acres (84376 Sq. Feet), Closure: s14.1437w 0.01 ft. (1/222948), Perimeter=1204 ft.

Tract 2: 1.9370 Acres (84376 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/835054), Perimeter=1207 ft.

01 s09.4656e 223.17
02 s88.5424w 379.81
03 n08.2811w 148.15
04 n06.1010w 80.81
05 n89.5713e 372.33
06 @2
07 s09.4656e 220.39
08 s87.2929w 377.23
09 n10.0544w 230.01

10 n88.5424e 379.81

90.0028

POB is:
n89.5713w 835.70
from the NE corner
of SE 1/4
of SW 1/4
of 9-1-12.

n89°57'13"E
372.33

379.81
s88°54'24"W

377.23

500 ft

500 ft

10 n87.2929e 377.23
11 n09.4656w 220.39

Circa 2024

© 2025 Google

Imagery Date: 1/2024 lat 30.974617° lon -90.002116° ele

0700076775

Parcel Number: 0700076775

Owner Name: [REDACTED]

Physical Address: 31208 CLEVE
KENNEDY ROAD

Section: 09

Township: 01

Range: 12

Legal Description: 4.00 ACRES IN SE1/4
OF SW1/4 SECTION 9-1-12

Image:

[Less](#) | [Print Info](#) | [KML](#)

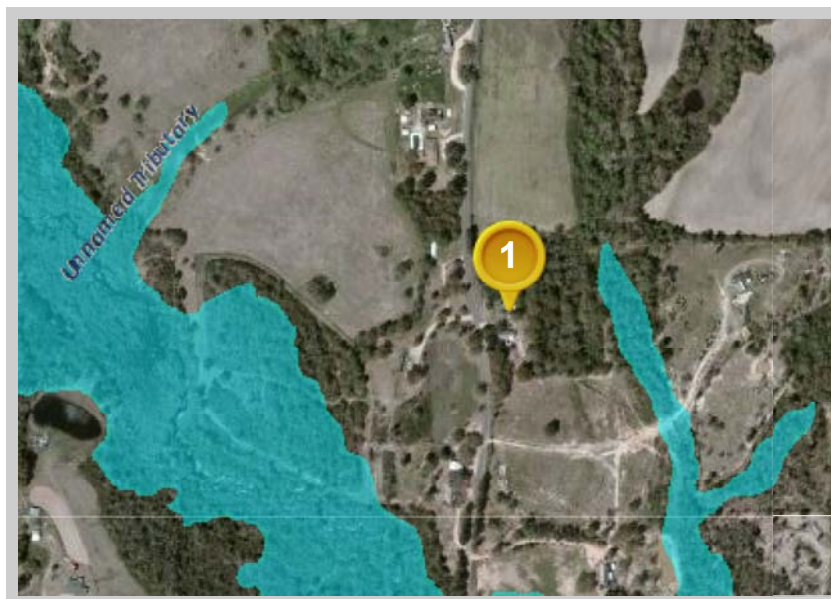
Close

Export


[Email](#)
[Print](#)

Louisiana Flood Map

30.9748 -90.0028



Visible Layers

Effective FIRM (12/03/2009)

Bing Aerial

Point Coordinates

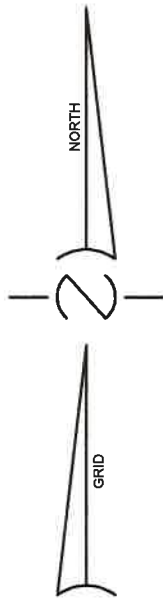
Point #	Lat., Long.
1	30.9748, -90.0028

Flood information in this table is from the: Effective FIRM (12/03/2009)

Point	Panel ID	Flood Zone	BFE	Ground Elevation	BWS('13)*
1	22117C0225C 12/3/2009	X	out	293.8	100-109 mph

1. **Ground Elevation** is provided by USGS's elevation web service which provides the best available data for the specified point. If unable to find elevation at the specified point, the service returns an extremely large, negative value (-1.79769313486231E+308).
2. **BWS** is provided by the LSU AgCenter's basic wind speed web service developed for the 2012 IRC building codes.

Floodplain data that is shown on this map is the same data that your flood plain administrator uses. This web product is not considered an official FEMA Digital Flood Insurance Rate Map (DFIRM). It is provided for information purposes only, and it is not intended for insurance rating purposes. Please contact your local floodplain administrator for more information or to view an official copy of the FIRM or DFIRM.



CLEVE KENNEDY RD.

NORTHEAST CORNER
OF SE 1/4 OF SW 1/4 OF
SECTION 9, T-1-S, R-12-E

(REFERENCE BEARING)
N 89°57'13" E
372.33'

S 89°57'13" W
835.70'

1.94 ACRES
(PARCEL 1)

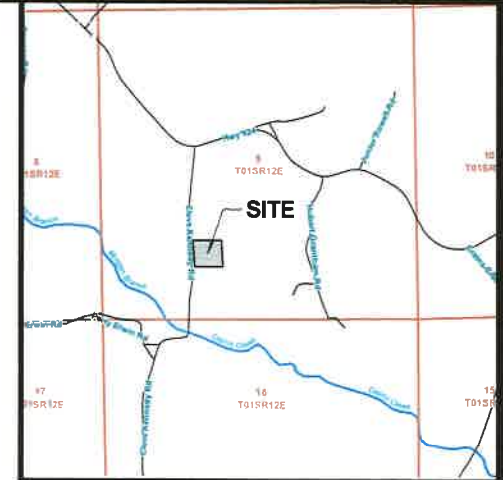
N 88°54'24" E
379.81'

1.94 ACRES
(PARCEL 2)

This subdivision is in accordance with the
Washington Parish Comprehensive Development
Ordinance (CDO). Any future division or use
of the property must meet Parish CDO guidelines.

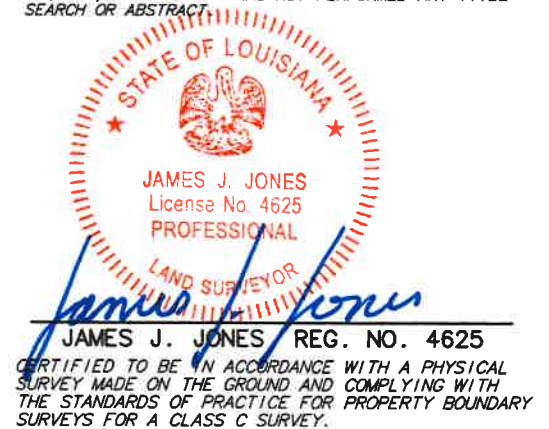
APPROVED:
WASHINGTON PARISH GOVERNMENT

By: _____
Director of Public Works



VICINITY MAP
(NOT TO SCALE)

NOTE: SERVITUDES SHOWN HEREON ARE NOT NECESSARILY
EXCLUSIVE. SERVITUDES OF RECORD AS SHOWN ON TITLE
OPINION OR TITLE POLICY WILL BE ADDED HERETO UPON
REQUEST, AS SURVEYOR HAS NOT PERFORMED ANY TITLE
SEARCH OR ABSTRACT.



REFERENCES:

1. DEED RECORDED IN COB 1003,
PAGE 280.
2. SURVEY OF ADJOINING PROPERTY
BY BILLY C. DANIELS, NUMBERED
24063 AND DATED 6/24/2014.

BEARINGS AND COORDINATES SHOWN HEREON
ARE GRID AND REFERENCED TO THE LOUISIANA
STATE PLANE COORDINATE SYSTEM, SOUTH ZONE
1702, NAD 83 AND DERIVED FROM RTN GPS
UTILIZING TRIMBLE R12 AND C4GNETWORK.

CONTROLLING STATION:
BOGA, BOGALUSA, LA.
N 30°47'19.143"
W 89°51'20.767"

- LEGEND
- --- OLD WOOD STOB FOUND
 - --- 1/2" IRON ROD FOUND
 - --- 1/2" IRON ROD SET

BOUNDARY SURVEY OF:

3.88 ACRES IN SECTION 9, T-1-S,
R-12-E, GREENSBURG LAND DISTRICT,
WASHINGTON PARISH, LOUISIANA

PREPARED FOR:

MAGEE FINANCIAL

JAMES J. JONES
PROFESSIONAL LAND SURVEYOR
1509 CLAY ST., FRANKLINTON, LA. 839-3269

SCALE: 1" = 100'	DATE: 6/19/2026
DRAWN: J.J.J.	JOB NO.: 26-111-1
REVISED: 6/23/2026	

JAMES J. JONES
PROFESSIONAL LAND SURVEYOR

**Legal Description
of
1.94 Acres
(Parcel 1)**

A certain parcel of land situated in Section 9, Township 1 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana, and being more fully described as follows;

From an old wood stob found at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 9, T-1-S, R-12-E, run South 89 degrees 57 minutes 13 seconds West a distance of 835.70 feet to a ½" iron rod set and the POINT OF BEGINNING;

From the POINT OF BEGINNING, run South 09 degrees 46 minutes 56 seconds East a distance of 223.17 feet to a ½" iron rod set; thence South 88 degrees 54 minutes 24 seconds West a distance of 379.81 feet to a ½" iron rod set on the apparent right-of-way line of Cleve Kennedy Road; thence along said right-of-way line North 08 degrees 28 minutes 11 seconds West a distance of 148.15 feet; thence North 06 degrees 10 minutes 10 seconds West a distance of 80.81 feet to a ½" iron rod set; thence leaving said right-of-way line North 89 degrees 57 minutes 13 seconds East a distance of 372.33 feet to the POINT OF BEGINNING;

Said parcel contains 1.94 acres, all as per survey by James J. Jones, numbered 26-111-1 and dated 6/19/2026.


James J. Jones
James J. Jones, PLS
La. Reg. Land Surveyor #4625

Dated: 6/19/2026

JAMES J. JONES
PROFESSIONAL LAND SURVEYOR

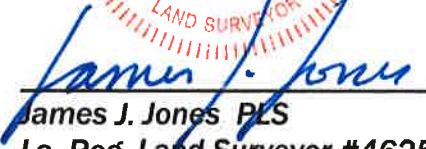
**Legal Description
of
1.94 Acres
(Parcel 2)**

A certain parcel of land situated in Section 9, Township 1 South, Range 12 East, Greensburg Land District, Washington Parish, Louisiana, and being more fully described as follows;

From an old wood stob found at the Northeast corner of the Southeast Quarter of the Southwest Quarter of Section 9, T-1-S, R-12-E, run South 89 degrees 57 minutes 13 seconds West a distance of 835.70 feet to a ½" iron rod set; thence South 09 degrees 46 minutes 56 seconds East a distance of 223.17 feet to a ½" iron rod set and the POINT OF BEGINNING;

From the POINT OF BEGINNING, continue South 09 degrees 46 minutes 56 seconds East a distance of 220.39 feet to a ½" iron rod set; thence South 87 degrees 29 minutes 29 seconds West a distance of 377.23 feet to a ½" iron rod found on the apparent right-of-way line of Cleve Kennedy Road; thence along said right-of-way line North 10 degrees 05 minutes 44 seconds West a distance of 230.01 feet to a ½" iron rod set; thence leaving said right-of-way line North 88 degrees 54 minutes 24 seconds East a distance of 379.81 feet to the POINT OF BEGINNING;

Said parcel contains 1.94 acres, all as per survey by James J. Jones, numbered 26-111-1 and dated 6/19/2026.



James J. Jones PLS
La. Reg. Land Surveyor #4625

Dated: 6/19/2026