

LEGAL DESCRIPTION

Lot 4, BOULEVARD HEIGHTS, according to plat thereof recorded on Plat Book 6, page 86, current public records of Duval County, Florida

Part of Lot 6, PHILLIPS SUBDIVISION of part of Craig Grant, Section 44, Township 2 South Range 27 East, described as:

Begin at the Northwest corner of Lot 10, Boulevard Heights, Plat Book 6, page 96 current public records, run thence South 75 degrees West, along the North line of said Craig Grant 120 feet, run thence Southerly in a straight line a distance of 120 feet to the Northwest corner of Lot 4, of said Boulevard Heights, as shown on said plat, run thence Easterly along the Northerly line of Lots 4 and 8 of said Boulevard Heights as shown on said plat a distance of 120 feet to the Southwesterly corner of Lot 9 of said Boulevard Heights as shown on said plat, run thence North along the Westerly line of Lots 9 and 10 of said Boulevard Heights as shown on said plat a distance of 120 feet to the POINT OF BEGINNING.