

GENERAL NOTES

1. THE GROSS AREA OF THIS DEVELOPMENT 0.80 ACRES.
2. THE TOTAL NUMBER OF LOTS IS 4.
3. TOTAL MILES OF NEW PUBLIC STREETS ARE 0.
4. TOTAL MILES OF NEW PRIVATE STREETS ARE 0.
5. THERE WILL BE NO FURTHER DIVISION OF LOTS WITHOUT THE EXPRESSED APPROVAL OF THE CITY OF TUCSON.
6. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THE PROPOSED DEVELOPMENT WILL BE AT NO EXPENSE TO THE PUBLIC.
7. RESIDENTIAL FIRE SPRINKLER SYSTEMS ARE TO BE INSTALLED ON LOT 3 AND LOT 4.
8. THE BASIS OF BEARING FOR THIS SUBDIVISION IS NORTH 89° 50' 48" WEST, BETWEEN MONUMENTS AS SHOWN NORTH OF BLOCK 6 ON FAIRMOUNT STREET, BEING DERIVED FROM GPS OBSERVATIONS, TRUE GEODETIC NORTH DATUM.
9. RE-PLAT OF BELLEVUE COMMONS LOTS 1-4 PER SEQ. 20190110448 PER PIMA COUNTY RECORDERS OFFICE, AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER TO REMOVE UNNECESSARY EASEMENTS.

DEDICATION

"WE, THE UNDERSIGNED, HEREBY WARRANT THAT WE ARE THE OWNERS AND THE ONLY PARTIES HAVING ANY INTEREST IN THE LAND SHOWN ON THIS PLAT, AND WE CONSENT TO THE SUBDIVISION OF SAID LAND IN THE MANNER SHOWN HEREON."

"WE, THE UNDERSIGNED, DO HEREBY HOLD HARMLESS THE CITY OF TUCSON, ITS SUCCESSORS AND ASSIGNS, THEIR EMPLOYEES, OFFICERS AND AGENTS FROM ANY AND ALL CLAIMS FOR DAMAGES RELATED TO THE USE OF THE PROPERTY DEPICTED ON THIS PLAT NOW AND IN THE FUTURE BY REASON OF FLOODING, FLOWAGE EROSION OR DAMAGE CAUSED BY WATER, WHETHER SURFACE FLOOD OR RAINFALL."

THE BENEFICIARY OWNERS ARE:
LOT 1 CLAUDIA SIDDONS AND WAYNE SIDDONS

PRINTED NAME Claudia Siddons SIGNATURE Wayne Siddons DATE 8-21-2024

LOT 2 SARIR KHAMSI AND MUNIRIH McLAREN
PRINTED NAME Sarir Khami SIGNATURE Munirih McLaren DATE 8-21-2024

LOT 3 INNOVATIONS CONSTRUCTION LLC, AN ARIZONA LIMITED LIABILITY COMPANY
PRINTED NAME German Hermosillo SIGNATURE German Hermosillo DATE 8-21-2024

LOT 4 RUSSELL B. TOOMEY
PRINTED NAME Russell B. Toomey SIGNATURE Russell B. Toomey DATE 8-21-2024

STATE OF ARIZONA } SS
COUNTY OF PIMA }

Document recorded in
condition it was received.

ON THIS 21 DAY OF August, 2024, BEFORE ME THE
UNDERSIGNED, PERSONALLY APPEARED Russell B. Toomey WHO
IS ACKNOWLEDGED TO BE THE OFFICER BEING AUTHORIZED TO DO SO,
EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN
CONTAINED.

IN WITNESS WHERE I HEREUNTO SET MY HAND AND OFFICIAL SEAL.
NOTARY PUBLIC 12 MAY 2023
MY COMMISSION EXPIRES

APPROVAL

"I, SUZANNE MESICH, CLERK OF THE CITY OF TUCSON, ARIZONA, HEREBY CERTIFY THAT THIS PLAT WAS APPROVED BY THE MAYOR AND COUNCIL OF THE CITY OF TUCSON, ARIZONA, ON THIS 10 DAY OF December, 2024."

SUZANNE MESICH
CLERK CITY OF TUCSON
DATE 10 December 2024

RECORDING

SEQUENCE 20243510484
FEE 824.00
STATE OF ARIZONA
COUNTY OF PIMA
I HEREBY CERTIFY THAT THE INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST
OF City of Tucson
DATE December 16, 2024
TIME 3:27
WITNESS MY HAND AND OFFICIAL SEAL DAY AND YEAR ABOVE WRITTEN.
GABRIEL CAZARES-KELLY, COUNTY RECORDER

BY gab
DEPUTY

20243510484

12/16/2024 03:27:43 PM Page: 1 of 1
Gabriella Cazares-Kelly Recorder
OFFICIAL RECORDS OF PIMA COUNTY, AZ

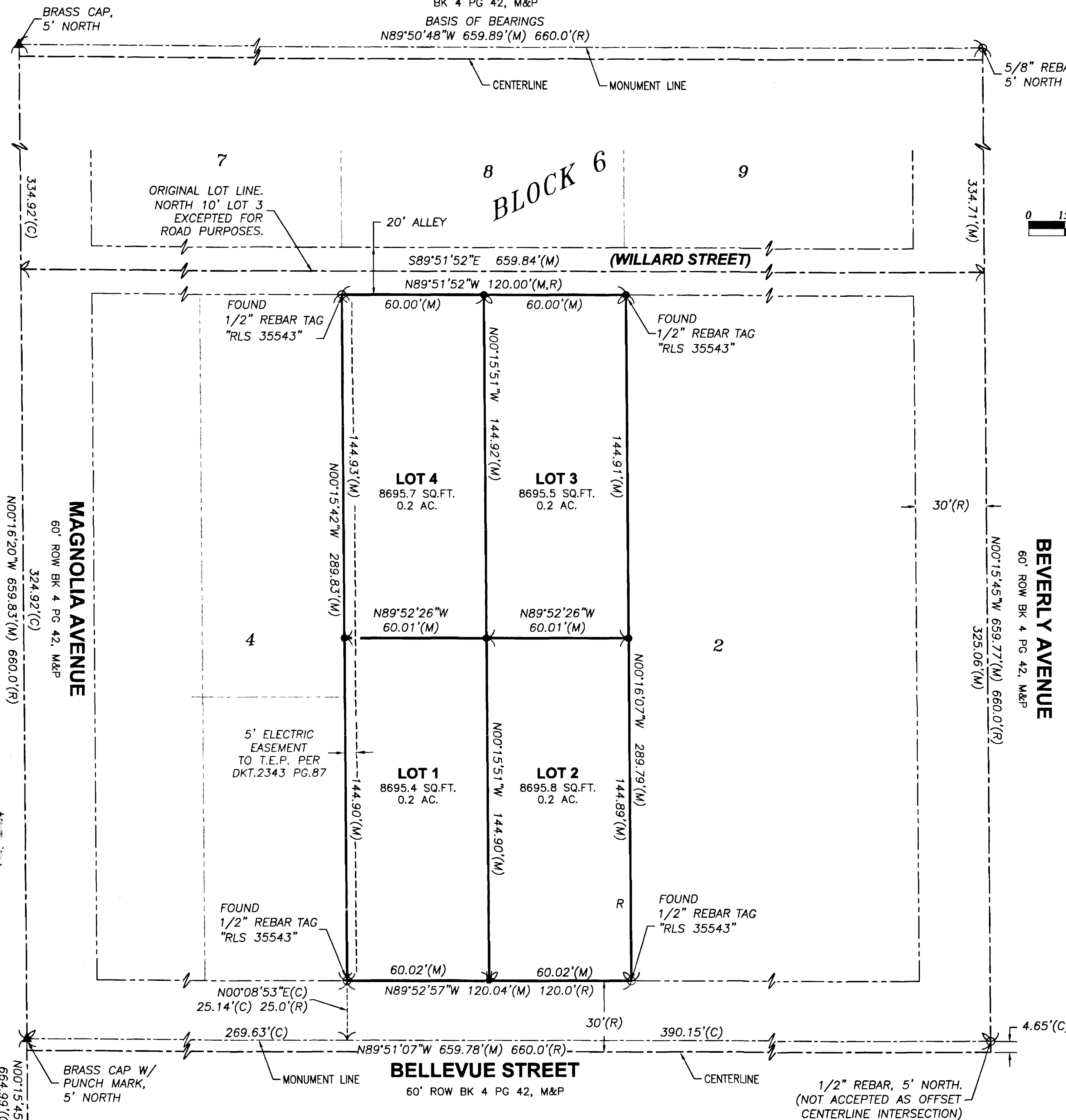
CERTIFICATION OF SURVEY

"I HEREBY CERTIFY THAT THE BOUNDARY SURVEY AS SHOWN ON THIS PLAT WAS PERFORMED UNDER MY DIRECTION AND THAT ALL EXISTING OR PROPOSED SURVEY MONUMENTS AND MARKERS SHOWN ARE CORRECTLY DESCRIBED. I FURTHER CERTIFY THAT THIS PLAT WAS PREPARED UNDER MY DIRECTION."

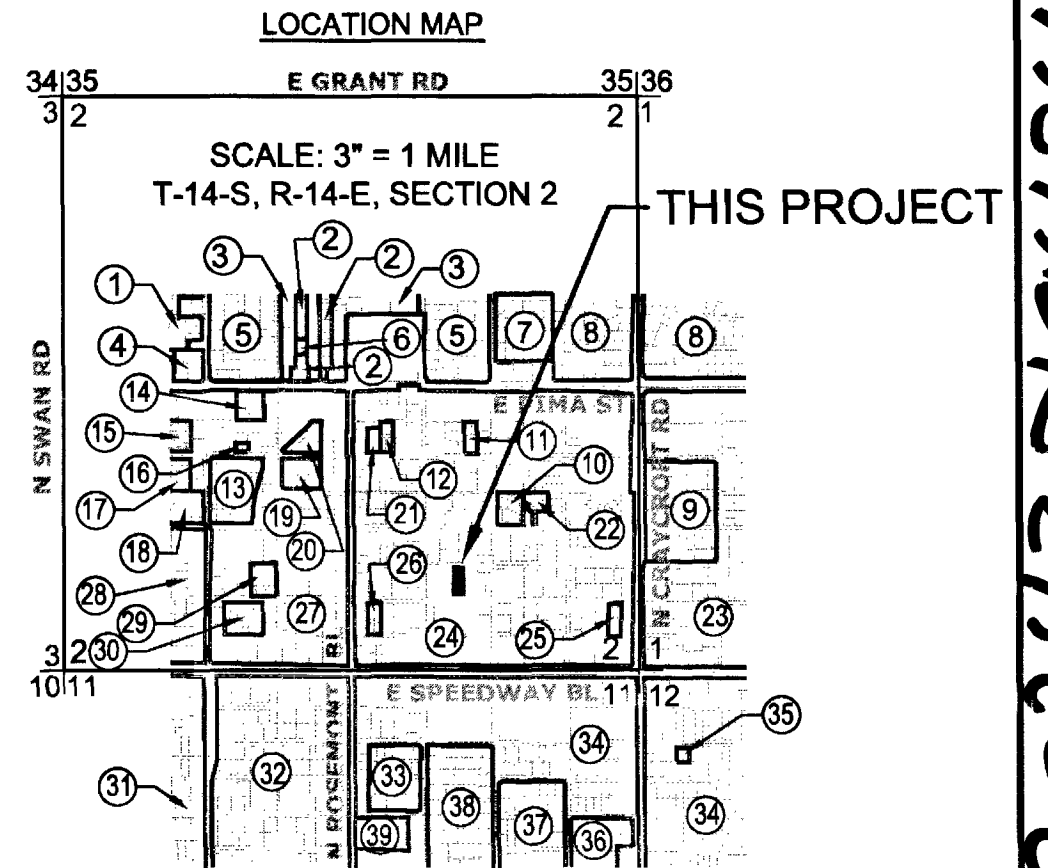
TODD A. HOUT
REGISTERED LAND SURVEYOR
ARIZONA REGISTRATION NO. 35543

FAIRMOUNT STREET

BK 4 PG 42, M&P
BASIS OF BEARINGS
N89°50'48"W 659.89'(M) 660.0'(R)



SCALE 1" = 30'



LEGEND

- | | |
|--|--|
| 1 LUTHERMAN-RHODES BK 9 PG 122 | 20 LEE STREET LOTS 1-4 BK 20181310787 |
| 2 CLOVERLEAF T.H. BK 34 PG 8 | 21 LEE TERRACE LOTS 1-3 BK 58 PG 93 |
| 3 CLOVERLEAF RESUB. BK 6 PG 50 | 22 REMINGTON PARK BK 48 PG 77 |
| 4 MCCARTHY SUBD. BK 11 PG 78 | 23 MOUNTAIN VIEW ACRE FARMS BK 4 PG 22 |
| 5 CLOVERLEAF ADDITION BK 6 PG 48 | 24 AVONDALE SUB. BK 4 PG 42 |
| 6 MAGGIE'S ARCADIA T.H. BK 35 PG 76 | 25 BELLEVUE PARK T.H. BK 35 PG 29 |
| 7 ADOBE MANOR BK 11 PG 77 | 26 BELLEVUE ESTATES BK 36 PG 76 |
| 8 PIMA VERDE ADDITION BK 8 PG 99 | 27 SPEEDWAY ADDITION NO. 2 BK 3 PG 98 |
| 9 MOUNTAIN VIEW ACRE FARMS RESUB BK 13 PG 15 | 28 PINECREST ADDITION BK 9 PG 63 |
| 10 BEVERLY FAIR GARDEN T.H. BK 34 PG 23 | 29 BELLE CAPRI BK 30 PG 40 |
| 11 AVONDALE RESUB. BK 34 PG 70 | 30 RIVERFRONT ESTATES BK 53 PG 30 |
| 12 AVONDALE RESUB. NO. 2 BK 42 PG 27 | 31 SWAN WAY ADDITION BK 7 PG 82 |
| 13 ARCADIA PARK BK 12 PG 63 | 32 SPEEDWAY TRACTS BK 4 PG 48 |
| 14 CARLSDALE SUBDIVISION BK 13 PG 10 | 33 CASA MESA NO. 2 BK 12 PG 2 |
| 15 MOUNTAIN VIEW SQUARE BK 39 PG 34 | 34 MITMAN ADDITION BK 4 PG 43 |
| 16 SPEEDWAY ADDN. NO. 2 RESUB. BK 39 PG 96 | 35 VALDATA ADDN. LOTS 1-2 BK 20153240736 |
| 17 LEE ESTATES BK 46 PG 67 | 36 ELIZABETH ADDITION BK 11 PG 86 |
| 18 BAHIA ESTATES BK 14 PG 16 | 37 CASA MESA SUB. BK 11 PG 66 |
| 19 CASAS JAMAICA T.H. BK 24 PG 46 | 38 DARLING ACRES BK 11 PG 62 |
| | 39 DUFFY PLACE BK 14 PG 50 |

LEGEND

- | | |
|-----|-------------------------------------|
| — | PROPERTY LINE |
| — | RIGHT-OF-WAY LINE |
| — | ROADWAY CENTERLINE |
| — | MONUMENT LINE |
| ● | SET 1/2" REBAR TAGGED "RLS 35543" |
| ○ | FOUND 2" ALUM. CAP STAMPED AS NOTED |
| ○ | FOUND 1" OPEN IRON PIPE |
| ▲ | SURVEY MONUMENT, AS NOTED |
| (R) | RECORD DIMENSION |
| (M) | MEASURED DIMENSION |
| (C) | CALCULATED DIMENSION |

ASSURANCES

"THIS IS TO CERTIFY THAT ALL IMPROVEMENTS, SUCH AS STREETS, SIDEWALKS, SEWERS, WATER AND UTILITY INSTALLATION, DRAINAGE AND FLOOD CONTROL FACILITIES, AND MONUMENTS, REQUIRED BY THE CITY OF TUCSON HAVE BEEN COMPLETED OR THE FUTURE COMPLETION OF SUCH IMPROVEMENTS HAS BEEN ASSURED BY A LAND TRUST FINANCIAL ASSURANCE AGREEMENT, THE POSTING OF PERFORMANCE BONDS, AN ESCROW ACCOUNT, LETTER OF CREDIT, OR OTHER SECURITY AS THE CITY OF TUCSON DEEMS NECESSARY AND PROPER. IN THE EVENT THAT ANY SUCH ASSURANCES EXPIRES, LAPSES OR IS OTHERWISE INADEQUATE TO ASSURE THE COMPLETION OF ASSURABLE INFRASTRUCTURE, THE CITY MAY SUSPEND THE ISSUANCE OF BUILDING PERMITS OR CERTIFICATES OF OCCUPANCY."

CITY OF TUCSON PLANNING AND DEVELOPMENT SERVICES DEPARTMENT DIRECTOR

CITY OF TUCSON ENGINEER

S18-077

FINAL PLAT
FOR
BELLEVUE COMMON LOTS 1 - 4
BEING A RESUBDIVISION OF LOT 3 BLOCK 6
AVONDALE ADDITION MP BK 4 PG 42
IN SECTION 2, T14S, R14E
TUCSON, ARIZONA
PIMA COUNTY

DATE: 07/25/2024

SHEET 1 OF 1

20243510484

SEQUENCE NO.

SEQUENCE NO. 20243510484