



Covenants, Conditions, and Restrictions (CCRs) for CERRO DE FALCON 1-20

Recorded by Pima County Recorder's Office in 1972

DISCLAIMER

These CCRs were obtained from the Pima County Recorder's Office (PCRO) for research purposes. Documents have been organized, cleaned, transformed, and may have been subject to adjustments and modifications to make them more understandable and accurate. These documents are for informational purposes only and should not be construed as an official copy or legal description. Official and original documents should be obtained from PCRO. The Mapping Racist Covenants (MRC) project has made every effort to provide accurate and reliable information and does not guarantee the completeness, accuracy, timeliness, or reliability of these documents and the data visualized on the map. These documents are not updated after archival. The project does not accept any liability for any loss or damage that may arise from the use of these documents.

CONTENT WARNING

These CCRs, obtained from publicly available sources, contain language that may address exclusion, race, racism, housing discrimination, and segregation. These documents may contain language that is offensive, including racist and ableist slurs, and may be difficult or triggering for some individuals. Please be aware that the MRC project attempts to define these terms and provide context, but the definitions are not comprehensive and may not fully capture the experiences of marginalized groups. We acknowledge that the content in these documents reflects a complex history and ongoing systems of oppression, and we encourage users to engage with the information critically and with sensitivity to the experiences of historically marginalized people. By continuing to view these documents, you acknowledge and accept the potential for discomfort or distress that may arise from engaging with this content.

ABOUT THE PROJECT

The MRC project tells the story of racist covenants in Tucson. Launched in September 2022, the MRC project explores the geography of racial covenants across Tucson neighborhoods and subdivisions, focusing on those enacted between 1912-1968. Racial covenants were ultimately ruled illegal with the passage of the Fair Housing Act of 1968. Our analysis shows that at least 150 subdivisions across the Tucson metropolitan area have racist CCRs that exclude people of color, as well as other marginalized individuals from living in certain neighborhoods.

DECLARATION OF RESTRICTIONS AND COVENANTS

RUNNING WITH THE LAND

KNOW ALL MEN BY THESE PRESENTS:

That JOHN KECK and MARY KECK, husband and wife

Owners of that certain land subject to Pima County Zoning Case Co9-72-92: KECK -
Saranac ReZoning, as shown on Pima County Zoning Map 25, being the

following described real property, to-wit:

That part of Lot 15 of Cerro De Falcon, a subdivision of Pima County, Arizona, according to the Map or Plat thereof of record in the office of the County Recorder of Pima County, Arizona in Book 11 of Maps and Plats at Page 10 thereof, lying Easterly of the following described line: BEGINNING at the Northeast corner of said Lot 15; THENCE North 89° 40' 00" East, along the North line of said Lot 15, a distance of 250 feet to the TRUE POINT OF BEGINNING; THENCE Southwesterly to a point on the North line of Saranac Drive and the South line of said Lot 15 which is North 89° 41' 00" East, 215 feet from the Southwest corner of said Lot 15, being the terminus of said line. TOGETHER WITH the East 401.95 feet of Saranac Drive as abandoned in Proceedings No. 1787, recorded July 6, 1971 in Docket Book 4031 at Page 492

Do hereby certify and declare that they have established, and do hereby establish, all of the following conditions, restrictions, and covenants upon and subject to which said lands shall be used, improved, occupied, owned, sold and conveyed, to-wit:

That natural drainage shall not be altered, changed or disturbed without approval of the Pima County Board of Supervisors. Also since the consequence of the uses arising from the granting of the above rezoning may give rise to drainage, flood, or flowage condition which may damage, impair, or injure the aforesaid lands or structures, improvements, located thereon now or in the future, therefore, the undersigned owners do place a restriction upon the use and occupancy of said lands requiring themselves, their successors and assigns to save Pima County, its employees, officers, and agents harmless from any and all claims for damages related to the use of said lands now and in the future by reason of flooding, flowage, erosion, or damage caused by water, whether surface, flood or rainfall, That the occupancy of said land is restricted to the condition that the user or occupant shall undertake to save Pima County, its officers, and agents, harmless from any and all claims for damage as hereinbefore set forth. The aforesaid provisions, conditions, restrictions, and covenants are impressed and imposed upon all of the property described herein and every portion thereof as a servitude in favor of each and every portion of the property which is not in the ownership or any public body as the dominant tenants.

That any land lying within the fifty (50) year flood limits of the above described property will be restricted to uses that are compatible with flood plain management as approved by the County Engineer.

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It is further understood and agreed that natural drainage shall not be altered, disturbed or obstructed without approval of the Pima County Board of Supervisors.

Said provisions, conditions, restrictions, and covenants are not personal but shall run with the land and shall be binding on all persons owning or occupying any portion of the above described land henceforward from the date hereof for a period of ninety-nine years, after which these covenants shall cease and be of no effect.

IN WITNESS WHEREOF, the undersigned has executed these presents, this 20th day of July, 1972

John Keck
John Keck

Mary Keck
Mary Keck

STATE OF ARIZONA)
) ss
COUNTY OF PIMA)

This instrument was acknowledged before me this 20th day of July, 1972

Pauline E. Hawkins
Notary Public

My Commission Expires _____ My Commission Expires March 4, 1976

1972 SEP 7 PM 4 11
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Witness my hand and Official Seal
day and year above written
IDA MAE SMITH County Recorder
By Ida Mae Smith
Recorder

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