



Covenants, Conditions, and Restrictions (CCRs) for KENDALL SQUARE BLKS 1 2

Recorded by Pima County Recorder's Office in 1983

DISCLAIMER

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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.

EXHIBIT "A"

All that portion of Government Lot 6 in the Northeast one-quarter of Section 17, Township 14 South, Range 15 East, Gila and Salt River Base and Meridian, Pima County, Arizona, more particularly described as follows:

Commencing at the Northeast corner of said Section 17;

Thence, South $89^{\circ} 35' 08''$ West, 1206.34 feet along the North line of said Section 17;

Thence, South $00^{\circ} 24' 52''$ East, 100.00 feet to the point of curvature for that curve in the northwest corner of Block 1 of Kendall Square, a subdivision recorded in Book 16 at Page 60 of Maps of Plats at the Office of the Pima County Recorder, Pima County, Arizona;

Thence, southwesterly along said property line curve, being concave to the southeast, having a radius of 25.00 feet and a central angle of $97^{\circ} 23' 55''$, an arc distance of 42.50 feet to a point of tangency and the TRUE POINT OF BEGINNING;

Thence, South $07^{\circ} 48' 47''$ East, 1315.33 (1315.00 Record) feet along the West line of Blocks 1 and 2 of said Kendall Square to the southwest corner of said Block 2;

Thence, continuing South $07^{\circ} 48' 47''$ East, 20.16 feet to a point on the South line of that 20-foot alley south of said Block 2;

Thence, South $89^{\circ} 23' 16''$ West, along the prolongation of said south line, 68.06 feet, to a point of curvature at which point the radius of said curve bears North $00^{\circ} 36' 44''$ West;

Thence, right, along said curve, having a radius of 60.00 feet and a central angle of $138^{\circ} 16' 57''$, an arc distance of 144.81 feet to a point of reverse curvature;

Thence, left, along said curve, having a radius of 60.00 feet and a central angle of $55^{\circ} 29' 00''$, an arc distance of 58.10 feet, to a point of tangency;

Thence, North $07^{\circ} 48' 47''$ West, parallel to and 68.00 feet West of the west line of said Blocks 1 and 2, 448.52 feet;

Thence, North $09^{\circ} 51' 02''$ West, 450.00 feet;

Thence, North $07^{\circ} 48' 47''$ West, parallel to and 84.00 feet west of the west line of said Blocks 1 and 2, 309.47 feet to a point on the west line of said Lot 8;

Thence, North $00^{\circ} 28' 00''$ West along said west line 25.21 feet to a point on the south right-of-way line of Broadway Avenue. Said south right-of-way line being 75.00 feet south of said north line of Section 17;

Thence, North $89^{\circ} 35' 08''$ East, along said south right-of-way line, 81.46 feet to a point on the northerly extension of the west line of said Kendall Square;

Thence, South $07^{\circ} 48' 47''$ East, along the said northerly extension of the west line of said Kendall Square, 53.67 feet to the TRUE POINT OF BEGINNING.