



Welcome to

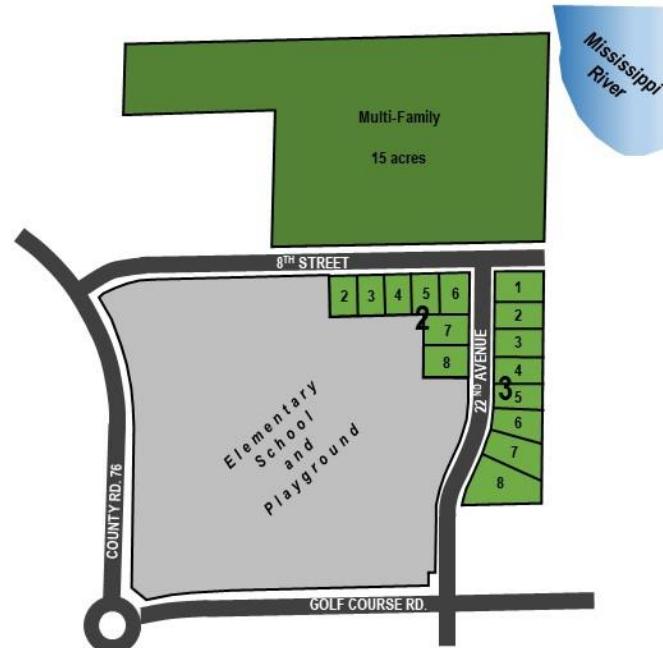
Great River Acres

RESIDENTIAL LOTS FOR SALE

- Convenient Location
- Many Amenities Nearby
- City Utility Services
- Access to Trails/Parks

For Information:

www.grandrapidseda.com
or call (218) 326-7622



Additional Features:

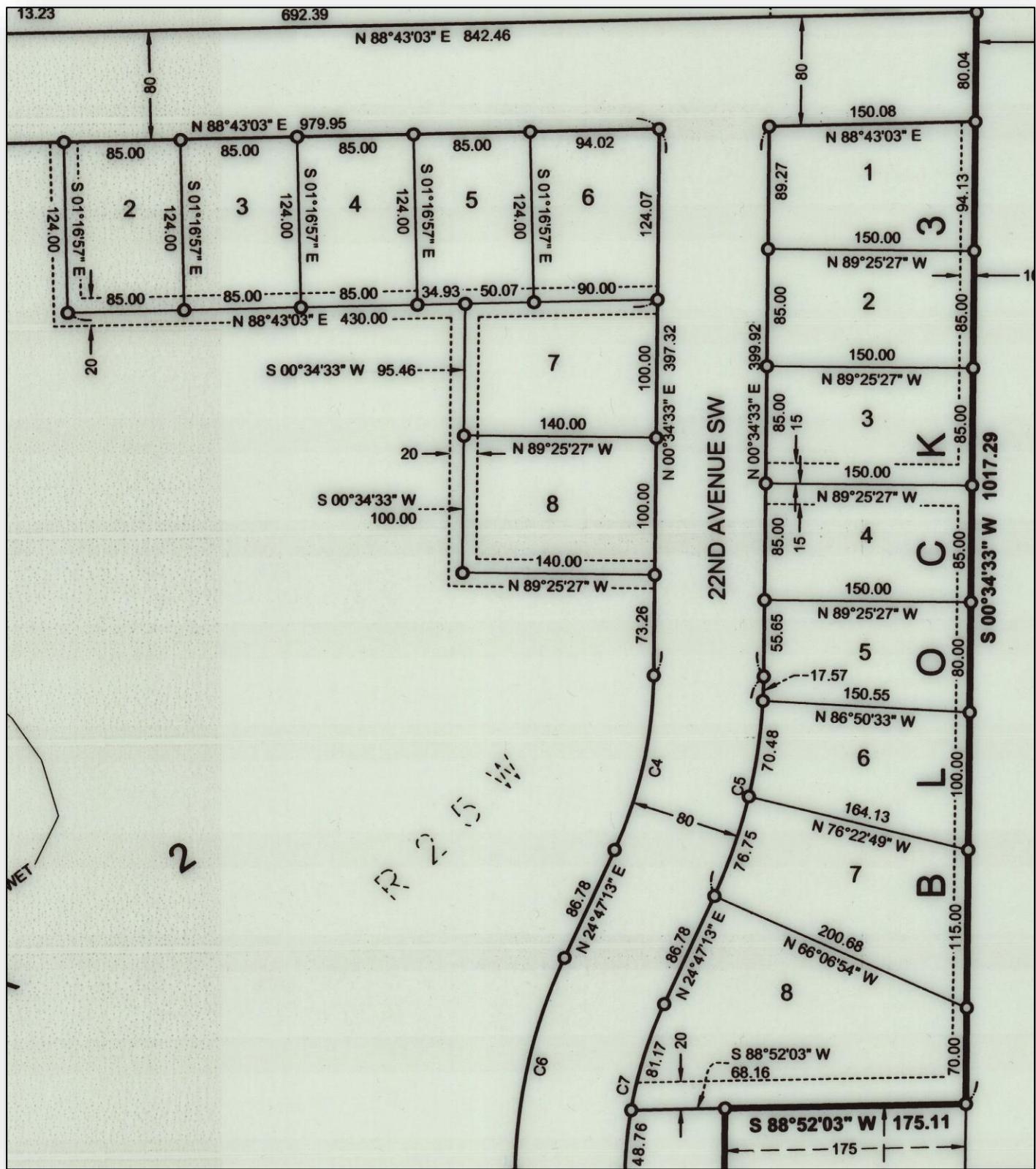
- Graded
- Natural Gas (Minnesota Energy Resources)
- Fiber Optic Communications (Paul Bunyan)
- Concrete Driveway Approach
- Boulevard Trees
- Covenants

Pricing:

Lot	Block	Price
2	2	\$19,500
3	2	\$19,500
4	2	\$19,500
5	2	\$19,500
6	2	\$21,000
7	2	\$25,000
8	2	\$25,500
Sold		
1	3	\$25,000
2	3	\$23,500
3	3	\$23,500
4	3	\$23,500
5	3	\$21,000
6	3	\$24,000
7	3	\$30,000
8	3	\$45,000

Contact:

Rob Mattei
Director of Community Development
City of Grand Rapids
420 North Pokegama Avenue
Grand Rapids, MN 55744-2662
Office: 218-326-7622
Mobile: 218-244-2924
Fax: 218-326-7621



CERTIFIED, FILED, AND
RECORDED ON
10/18/2019 1:25:27 PM

PAGES: 4
REC FEES: \$46.00

NICOLLE ZUEHLKE
ITASCA COUNTY RECORDER

BY NZ Dep



DECLARATION OF COVENANTS, RULES AND RESTRICTIONS

The Grand Rapids Economic Development Authority, a public body corporate and politic under the laws of the State of Minnesota, is the fee owner of certain property in Itasca County, Minnesota, more particularly described as follows:

Lots Two (2) through Eight (8), Block 2 and Lots One (1) through Eight (8) Block 3, Plat of Great River Acres; (See Plat attached hereto).

Declarants hereby declare that all of the properties described above shall be held, sold and conveyed subject to the following restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with, the real property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof.

1. The land shall be used for private single-family residential purposes, consistent with uses permitted in the R-1 (Single Family Residential) zoning district, within which the Property is located.
2. Lot owners may provide for the construction of residential structures which shall have a main living area of not less than 1,000 square feet, and the minimum living area shall be exclusive of any garage, porch, patio or similar appurtenance. All homes shall have at least a one stall, attached garage. All structures shall have wood framing, with siding of natural earth-tone colors, have eaves on all sides that extend at least 12 inches out from the sidewalls and be constructed to meet the Minnesota State Building Codes. Manufactured, doublewide, modular and or prefabricated homes are not allowed. All exterior lighting shall be installed in such a manner as to not pose a nuisance to neighboring landowners.
3. Outbuildings on each lot shall be of a permanent nature and constructed with material and appearance consistent with the main residence.
4. There shall be no further subdivision of the lots and or parcels described above.
5. Each building lot owner on the above described premises shall have the right to proceed against any person violating or attempting to violate any provision contained herein, to prevent and abate such violation and to compel compliance with the terms of this instrument.
6. Variance from the provisions hereof may be granted by a vote of the owners of 85% of said lots (each lot being entitled to one vote.) A statement of said variance shall be duly

acknowledged and filed in the office of the County Recorder for Itasca County, Minnesota and shall be conclusive and binding upon all owners that the variance is in compliance with the provisions hereof and the deviation shall be waived to the extent thereof.

7. All driveways shall be paved with bituminous or concrete.
8. The grantees of deeds conveying land in the above described premises, by the acceptance of such deed, bind themselves, their respective heirs, devisees, executors, administrators and assigns, that the land and buildings thereon, or to be erected, shall be used and occupied in compliance with the provisions of this instrument.
9. There restrictions shall be in addition to those imposed by the applicable Zoning Ordinances.

In witness whereof the said Declarant has caused these presents to be signed this 17th day of OCTOBER, 2019.

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

By Sholom Blake
President
By Rob Mattei
Executive Director

Its: Executive Director

STATE OF MINNESOTA)

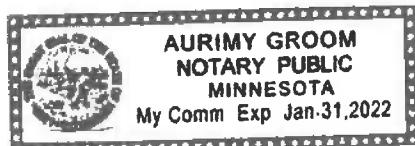
) ss.

COUNTY OF ITASCA)

The foregoing instrument was acknowledged before me this 17th day of October, 2019, by Sholom Blake, President of the Grand Rapids Economic Development Authority and Rob Mattei, Executive Director of the Grand Rapids Economic Development Authority.

Aurimy B. Groom
SIGNATURE OF NOTARY PUBLIC

This document drafted by:
Grand Rapids Economic Development
Authority
420 N. Pokegama Avenue
Grand Rapids, MN 55744



GREAT RIVER ACRES

Part of the Southwest Quarter of the Southeast Quarter of Section 19, AND
Part of the Northwest Quarter of the Northeast Quarter of Section 30, AND
Part of the Northeast Quarter of the Northwest Quarter of Section 30,
all in Township 55 North, Range 25 West, Fourth Principal Meridian,
Itasca County, Minnesota

