



Welcome to

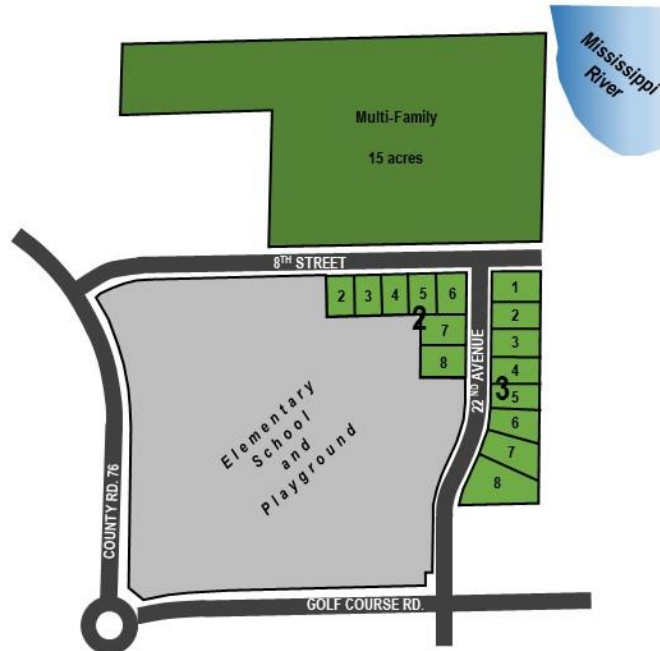
# Great River Acres

## RESIDENTIAL LOTS FOR SALE

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

### For Information:

[www.grandrapidseda.com](http://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

## Contact:

### Rob Mattei

Director of Community Development  
City of Grand Rapids  
420 North Pokegama Avenue  
Grand Rapids, MN 55744-2662

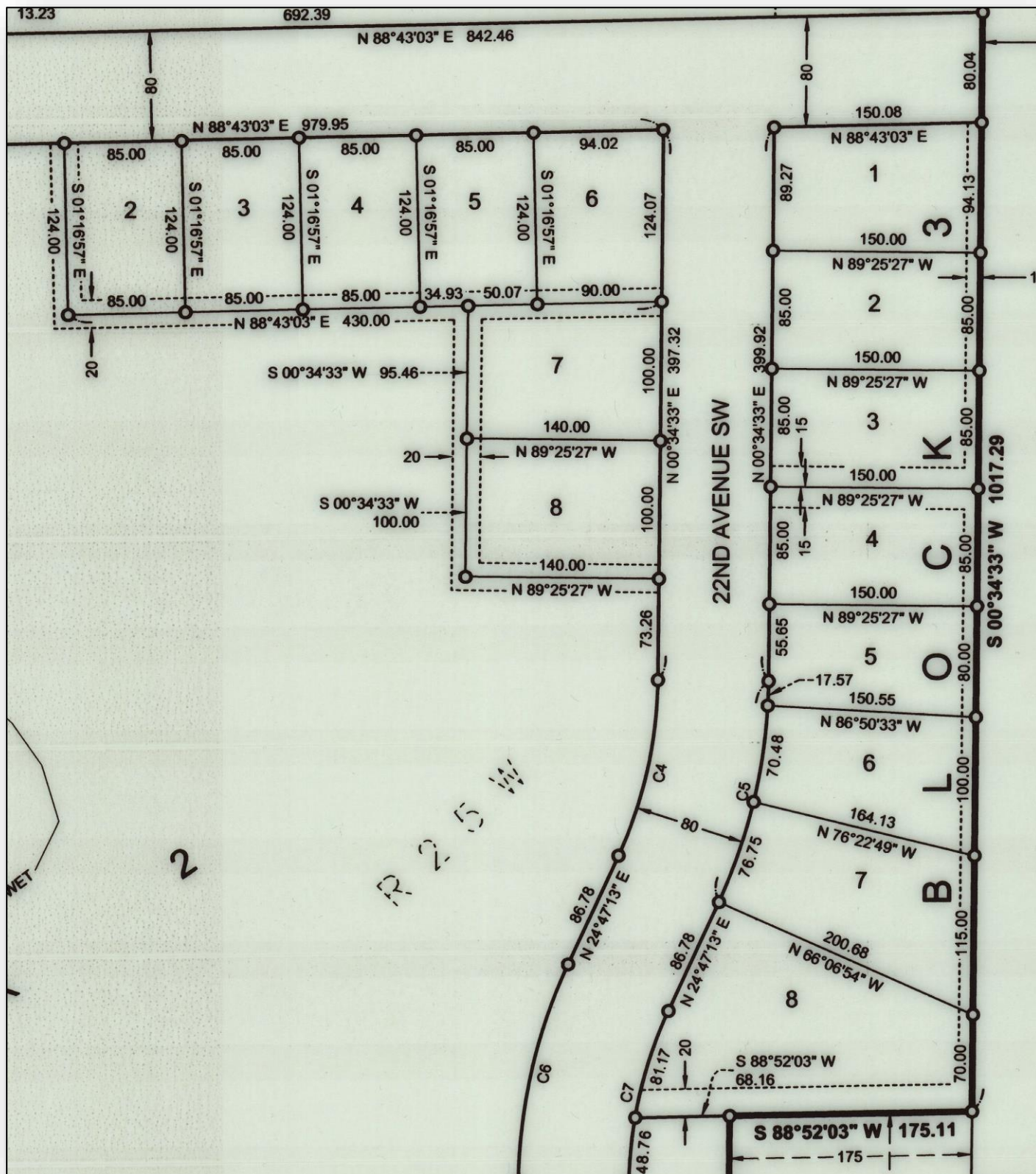
**Office:** 218-326-7622

**Mobile:** 218-244-2924

**Fax:** 218-326-7621

## 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
Sold 8	2	\$25,500
Option 1	3	\$25,000
Option 2	3	\$23,500
3	3	\$23,500
Option 4	3	\$23,500
5	3	\$21,000
Sold 6	3	\$24,000
Option 7	3	\$30,000
Sold 8	3	\$45,000



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 17<sup>th</sup> day of OCTOBER, 2019.

GRAND RAPIDS ECONOMIC DEVELOPMENT AUTHORITY

By Sholom Blake  
President  
By Rob Mattei  
Executive Director

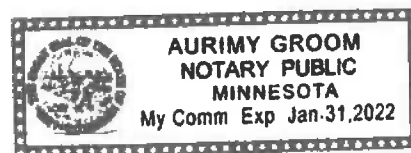
Its: Executive Director

STATE OF MINNESOTA )  
 ) ss.  
COUNTY OF ITASCA )

The foregoing instrument was acknowledged before me this 17<sup>th</sup> 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

KNOW ALL PERSONS BY THESE PRESENTS, That the City of Grand Rapids, a municipal corporation, being the owner of the following described property located in the City of Grand Rapids, County of Itasca, State of Minnesota, to wit:

The Northwest Quarter of the Northeast Quarter, in Section 30, Township 55 North, Range 25 West of the Fourth Principal Meridian, Itasca County, Minnesota, LESS the County Road (Highway), and LESS the North 210 feet of the West 470 feet of the Southwest Quarter and LESS the South 300 feet of the East 170 feet of the Northwest Quarter of the Northeast Quarter;

AND

The Southwest Quarter of the Southeast Quarter, Section 19, Township 55 North, Range 25 West, Itasca County, Minnesota, LESS the North 210 feet of the West 470 feet and LESS the North 900 feet of the Southwest Quarter of the Southwest Quarter;

AND

That part of the Northeast Quarter of the Northwest Quarter (NE 1/4 of NW 1/4), Section 30, Township 55 North, Range 25 West, Itasca County, Minnesota, lying northeasterly of County Road 76 and southerly of the following described line:  
Commencing at the North Quarter Corner of said Section 30, thence South 0 degrees 46 minutes 50 seconds West along the said line of said NE 1/4 of NW 1/4 a distance of 209.59 feet to the POINT OF BEGINNING; thence South 88 degrees 42 minutes 59 seconds West a distance of 129.62 feet to the northeasterly line of said County Road 76; thence South 51 degrees 15 minutes 05 seconds West a distance of 50.00 feet to the centerline of said County Road 76; and thence remaining.

Has caused the same to be surveyed and platted as GREAT RIVER ACRES and does hereby dedicate to the public, for public use the public ways and the drainage and utility easements as created by this plat.

In witness whereof said City of Grand Rapids, a Minnesota municipal corporation, has caused these presents to be signed by its proper officers on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Signed: City of Grand Rapids as owner

Date: Adams, Mayor \_\_\_\_\_ Kimberly Gibson, City Clerk \_\_\_\_\_

I, Chas. A. Larson, do hereby certify that this plat was prepared by me or under my direct supervision; that I am a duly Licensed Land Surveyor in the State of Minnesota, License No. 45342; that I am duly sworn to perform my duties as a Surveyor; that all monuments depicted on this plat have been, or will be correctly set within any year; that all water boundaries and wet lands, as defined in Minnesota Statutes, Section 505.021, as of the date of this certificate are shown and labeled on this plat; and all public ways are shown and labeled on this plat.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chas. A. Larson, Professional Land Surveyor

Minnesota License No. 45342

STATE OF MINNESOTA

COUNTY OF SAINT LOUIS

This instrument was acknowledged before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D. by Chas. A. Larson, Minnesota License Number 45342.

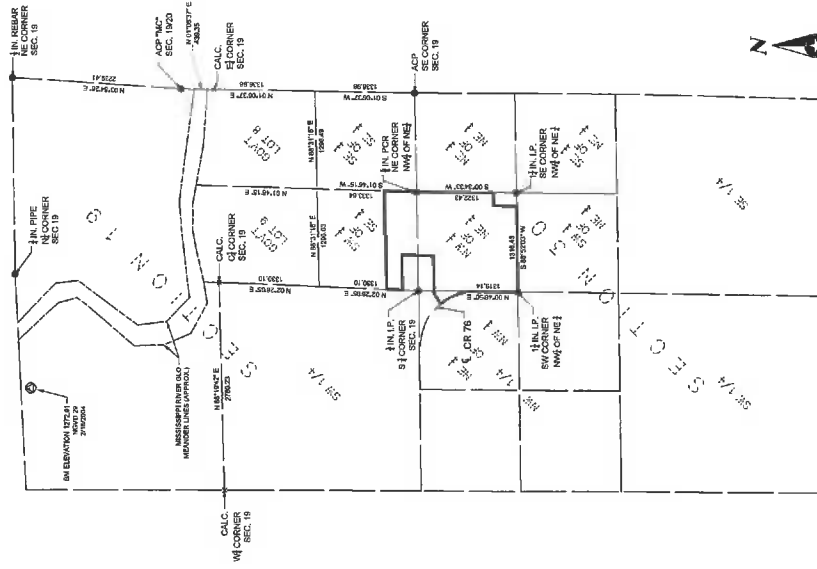
Michelle Ryan, Notary Public

St. Louis County, Minnesota

My Commission Expires 01-31-2020



VICINITY MAP  
SECTIONS 19 AND 30, TOWNSHIP 55 NORTH,  
RANGE 25 WEST, ITASCA COUNTY, MINNESOTA



ORIENTATION OF THIS BEARING  
SYSTEM IS BASED ON THE ITASCA  
COUNTY COORDINATE  
SYSTEM, NAD83

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all in Township 55 North, Range 25 West, Fourth Principal Meridian,  
Itasca County, Minnesota



MISSISSIPPI RIVER -  
BLANDIN RESERVOIR  
WATER LEVEL MEASUREMENT STATION NO. 28  
ELEVATION 1024.10 - FEBRUARY 18, 2004  
RECEIVED FROM DEPT. OF NATURAL RESOURCES

Curve	Length	Radius	Delta
C1	178.30	313.64	63°23'34"
C2	145.85	198.20	51°12'22"
C3	178.33	198.20	52°04'40"
C4	130.89	110.00	62°12'40"
C5	184.80	300.00	62°12'40"
C6	153.43	300.00	62°12'40"
C7	129.92	110.00	62°12'40"
C8	201.78	1802.45	10°17'34"



COORDINATE SYSTEM  
NAD 83  
ITASCA COUNTY SOUTH COORDINATE  
SYSTEM (METERS)

## LEGEND

- RIGHT OF WAY
- DRAINAGE AND UTILITY EASEMENT
- LOT LINE
- BLOCK LINE
- PLAT
- SECTION
- FOUND MONUMENT
- SET MONUMENT
- WET LAND
- WET LAND



SEH  
1115 5TH ST STE 200  
DULUTH, MN 55814  
TEL: 218.825.1234