



**PLANNING COMMISSION  
TOWN OF SHENANDOAH**

**March 11, 2025**

**(7:00 p.m.)**

**Agenda**

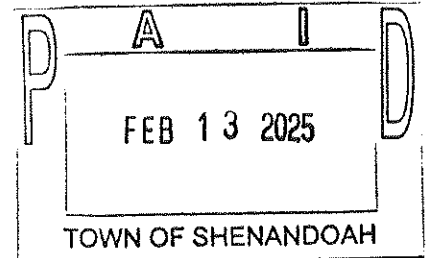
- 1) Call to Order
- 2) Roll Call - Quorum (4): Michael Lowe, Chairman  
Arthur "Todd" Stroupe, Vice Chairman  
Jonathan Comer  
Karen Comer  
Stephanie Richards  
Tim Seal  
MacKenzie Watson
- 3) Discussion/Motion to approve Meeting Minutes of February 05, 2025
- 4) Unfinished Business and/or New Business

**Item # 1 – Benjamin Eugene Bonham would like to consolidate two (2) lots on Pocahontas Avenue (address TBD), identified by tax map numbers 102A4-1-44-26 and 27**

- 4) Adjournment



Town of Shenandoah  
 426 First Street  
 Shenandoah VA 22849  
 (540) 652-8164



CONSOLIDATION OF LOTS REQUEST APPLICATION

DATE: 2/13/25 FEE: 102.50

The applicant is the  OWNER  OTHER (check one)

OWNER'S Name Benjamin Eugene Bonham

Address: 375 Tanyard Bridge Rd Ellen Va 22827

Phone: (540) 435-2617

OCCUPANT'S Name Benjamin Eugene Bonham

Address: TBA - 0 Pocahontas Ave Lot 26 Lot 27

Phone: (540) 435-2617

1. It is desired and requested that my property be consolidated as per the attached plat.
2. Address(es) of property to be consolidated: TBA - 0 Pocahontas Ave Lot 26 Lot 27
3. Size of property: Lot 26 - 50 x 150 Lot 27 50 x 150
4. Tax Map numbers: 102 A 4 1 44 26 + 27
5. Property is zoned: L-2
6. Public water:  YES  NO
7. Public sewer:  YES  NO
8. Private water:  YES  NO
9. Private sewer:  YES  NO
10. Applicant's additional comments, if any: to put home on lot

I (we) the undersigned do hereby certify that the above information is correct and true. I (we) further understand that if this request is approved the Town of Shenandoah requires that I (we) obtain the Mayor's signature/stamp on the deed prior to recording it.

Signature of Owner(s): [Signature]

Signature of Owner(s): [Signature]

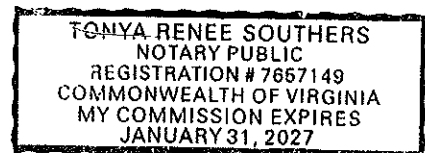
Commonwealth of Virginia  
 County of Page

To-Wit: Benjamin Bonham, personally appeared before me in my jurisdiction aforesaid and certified to the foregoing statements regarding an application for consolidation of property on this 13 day of February 2025.

[Signature]  
 Notary Public

My commission expires: 1.31.2027

ID # 7657149



**CERTIFIED TRUE COPY**

By: [Signature]  
Date:                     

Prepared by  
Catherine B. Lea, VSB#: 77921  
16381 Black Run Rd.  
Orange, VA 22960

After Recording Return to  
Statewide Settlement Services, LLC  
2282 Lillards Ford Road  
Brightwood, VA 22715  
StatewideSettlementLLC@gmail.com

Tax Map #: 102A4-1-44-26

Consideration: \$35,000.00

Assessed / Actual Value (Combined): \$3,400.00

Title Insurance Company: Stewart Title Guaranty Company

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided an examination for the legal description, an opinion on title or of the conveyance, nor has the preparer verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated.

THIS DEED made 11<sup>th</sup> day of January, 2025, by AMANDA M. FIDLER, party of the first part, hereinafter referred to as the Grantor, and BENJAMIN EUGENE BONHAM, party of the second part, hereinafter referred to as Grantee, whose address is 375 Tanyard Bridge Road, Elkton, VA 22827, provides;

**WITNESSETH:**

That for and in consideration of the sum of TEN and 00/100 DOLLARS (\$10.00) and other good and valuable consideration, cash paid in hand, the Grantor does hereby GRANT, BARGAIN, SELL AND CONVEY with GENERAL WARRANTY and ENGLISH COVENANTS OF TITLE unto the said Grantee, fee simple, the following described property:

ALL those two (2) certain lots or parcels of land with all improvements thereon and all rights easements and appurtenances thereunto belonging, lying and being situate in the Town of Shenandoah, Page County, Virginia, and being known and designated as Lots 26 & 27, Section 44 on 'BOUNDARY CONSOLIDATION SURVEY PLAT...TOWN OF SHENANDOAH PAGE COUNTY, VIRGINIA', dated October 2, 2009, and prepared by Archie J. Dodson, Jr., a copy of which is found of record in the Clerk's Office of the Circuit Court of Page County, Virginia, attached hereto and recorded herewith; BEING the same property conveyed to Amanda M. Fidler by Deed of Lester Hensley, dated 08/14/09 and recorded in the Clerk's Office of the Circuit Court of Page County, Virginia in Instrument Number 090002681.

This conveyance is made subject to the easements, restrictions, conditions and reservations contained in duly recorded deeds, plats and other instruments constituting constructive notice in the chain of title to the property hereby conveyed which has not yet expired by limitation of time contained therein or have not otherwise become ineffective, and to all matters visible upon a physical inspection of the property.

**\*\*\*THE REMAINDER OF THIS PAGE IS INTENTIONALLY LEFT BLANK\*\*\***

WITNESS the following signatures and seals.

Amanda M. Fidler (SEAL)  
AMANDA M. FIDLER

COMMONWEALTH OF VIRGINIA,

COUNTY OF ROCKINGHAM, to-wit:

The foregoing instrument was acknowledged before me this 6th day of February,  
2025, by Amanda M. Fidler

Patricia A. Doggett  
Notary Public

My commission expires: **07/31/2028**

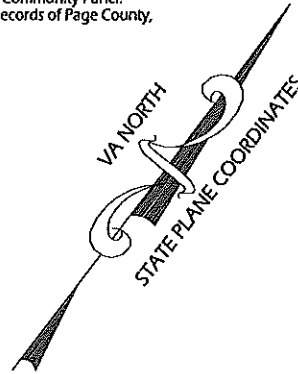
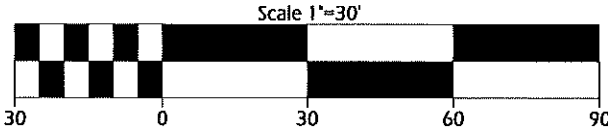
Registration #: **154897**

PATRICIA A. DOGGETT  
NOTARY PUBLIC  
REGISTRATION # 154897  
COMMONWEALTH OF VIRGINIA  
MY COMMISSION EXPIRES  
JULY 31, 2028

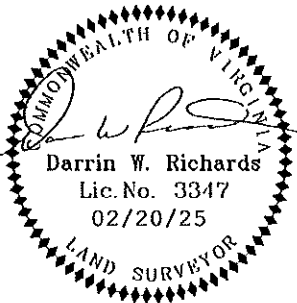
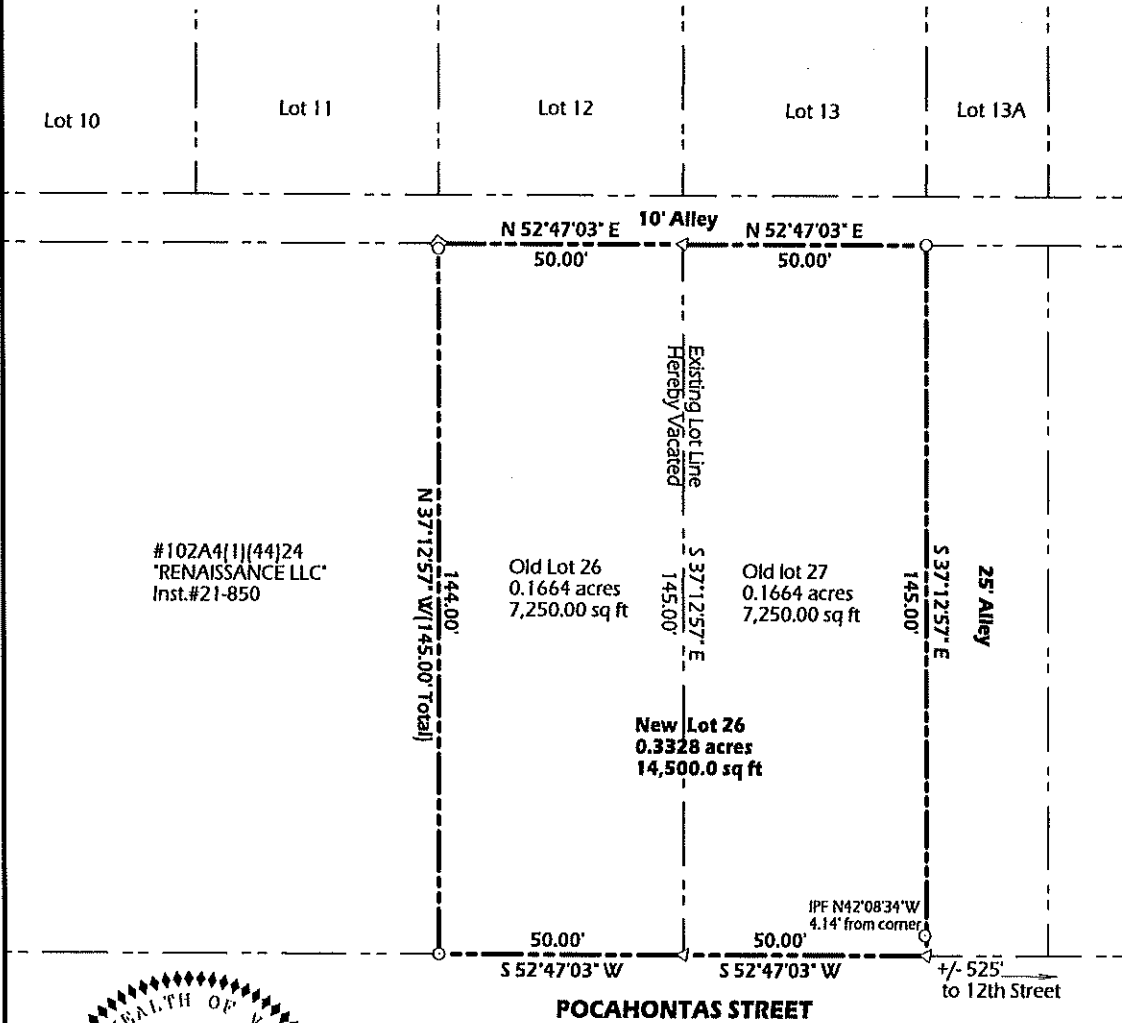
# Bonham

1. Easements, if any, not shown. No title report furnished.
2. This property does not lie within the 100 year Flood Zone as shown on the F.E.M.A. F.I.R.M. Community Panel.
3. Boundary derived from a field survey and from deeds of record as found among the Land Records of Page County, Virginia, as shown hereon.

- Legend
- ⊙ - Iron Pin Found
  - - Iron Pin Set
  - △ - Point
  - - Post



Agent for the Town of Shenandoah



**BLUE RIDGE SURVEYING**  
 21 North Broad Street, Suite 1  
 Luray, Va. 22835  
 Phone: 540-244-6979  
 Email: blueridgesurveying1@gmail.com  
 Job#0495

**BOUNDARY CONSOLIDATION SURVEY PLAT**  
 Properties of  
 'BENJAMIN EUGENE BONHAM'  
 Instrument#2025000329  
 Tax Map# 102A4 (1) (44) 26 & 27  
 Town of Shenandoah  
 Page County, Virginia  
 Scale 1"=30"  
 0.3328 Acres or 14,500.0 Sq. Ft.  
 February 20, 2025