



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

November 8, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**


Forwarded is the memorandum of CENRO Roxas, Palawan dated October 24, 2023 with the investigation report with categorical recommendation on the application for Survey Authority of Lot 70, Cad 860-D located at Brgy. Poblacion, San Vicente, Palawan, applied by Jose España.

After evaluation, this office found out the following:

- a. That Lot 70 falls within **Alienable and Disposable Land** per LC Map No. 2598, Project No. 1-T, Block XXVII.
- b. That subject lots was plotted and evaluated based on the attached technical descriptions (V-37) from the Office of the CENRO Roxas.
- c. That the subject lot consist of five (5) corners with an area of 960 sq. meters.
- d. Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

For the PENRO:


RONIE B. GANDEZA
DMO V / Chief, TSD
In-Charge, Office of the PENRO

Reference No. 2023-10333
RPSFiles/Memo/RO/Lot70
AAP

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By _____
Date: **08 NOV 2023** CN. **23-3162**



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph

Control No. 2023-10333-022

ANNEX "B"

CERTIFICATION

This is to certify that **Lot No. 70, Cad 860-D**, falls within **Alienable and Disposable Land** per LC Map No. 2598, Project No. 1-T, Block XXVII.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 8th day of November 2023 for confirmatory verification of the Regional office.

For the PENRO:



RONIE B. GANDEZA

DMO V / Chief, TSD

In-Charge, Office of the PENRO

Note:

Reference used was based on the rectified LC map provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 08 NOV 2023 CN. 23-3162

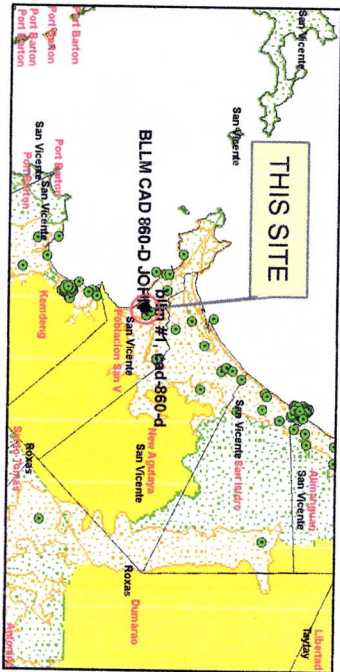
PROJECT NO. 1-T
BLOCK NO. XXVII
LC STATUS ALIENABLE & DISPOSABLE
LC MAP NO. 2598

Poblacion San V

10°31'10"N

119°16'5"E

119°16'5"E




LOCATION MAP SCALE: 1:500,000



MAP SHOWING
THE RELATIVE LOCATION OF LOT 70
FOR LC CERTIFICATION APPLIED BY
JOSE ESPANO

Located at Brgy. Poblacion
Municipality of San Vicente
Province of Palawan
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911
SCALE: 1:4000

- Legend**
- LOT 70
 - Land Classification**
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPF

Prepared by:

ALMAL MONTE-PADILLA DONNA BELLE E. LUENGO
EAI Engineer II



TRANSMITTAL OF REPORT: LOT 70, CAD 860-D, POB. SVP (JOSE ESPAÑO)

1 message

R4B CENRO Roxas Palawan <cenroroxaspalawan@denr.gov.ph>

Wed, Oct 25, 2023 at 10:45 AM

To: R4B PENRO Palawan <penropalawan@denr.gov.ph>

Cc: Donna Belle Luengo <surveysandmappingunit@gmail.com>, Surveys and Mapping MIMAROPA <smdmimaropa@gmail.com>, ARDTS MIMAROPA <ardts.mimaropa@gmail.com>, DENR Mimaropa Region <mimaroparegion@denr.gov.ph>, Surveys Division <surveys_mimaropa@yahoo.com>, smd records <recordssmd@gmail.com>

Good day!

Please see attached file. Thank you.

--
PABLO L. CRUZ
CENRO

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: _____
DATE: 10/25/2023 IN 23-16333

.....
DENR-CENRO Roxas, Palawan
Sandoval Street, Bgy. III,
Roxas, Palawan 5308
PHILIPPINES

Email: cenroroxaspalawan@denr.gov.ph

Contact Number:
Telephone: 048-717-0892

2023-10-1523.pdf
6906K



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CN 2023-5112

MEMORANDUM

FOR : The Provincial Environment and
Natural resources Officer
PENRO, Puerto Princesa City

FROM : The Community Environment and
Natural resources Officer
CENRO, Roxas, Palawan

SUBJECT : **TRANSMITTAL OF THE REPORT**


DATE : 24 October 2023

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot 70, Cad. 860-D.

After the conduct of the evaluation, I found out that

- The land subject thereof is within Alienable and Disposable land,
- Mr. España's possession in the land is open, peaceful, and
- The land is free from claims and conflict.

Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs of the subject lot.


PABLO L. CRUZ

DENR-CENRO PROV.
RELEASED
DATE, OCT 25 2023
BY: 
No. 2023-10-1523



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

ENGR. DONNA

MEMORANDUM


FOR : The Provincial Environment and
Natural resources Officer
PENRO, Puerto Princesa City

FROM : The Community Environment and
Natural resources Officer
CENRO, Roxas, Palawan

SUBJECT : TRANSMITTAL OF THE REPORT

DATE : 24 October 2023

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: 
DATE: 10/25/2023 CN 23-10333

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot 70, Cad. 860-D.

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Hence, I recommend for the approval of the application for survey authority. Attached are geo-tagged photographs of the subject lot.


PABLO L. CRUZ

DENR-CENRO
RELEASED

DATE: OCT 25 2023

BY: 

FILE NO. 2023-10-1523



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

THIS IS TO CERTIFY that Lot 70, Cad. 860-D is within alienable and disposable land per LC Map No. 1614, Project No. 9-A dated September 23, 1952, under FAO No. 4-129.

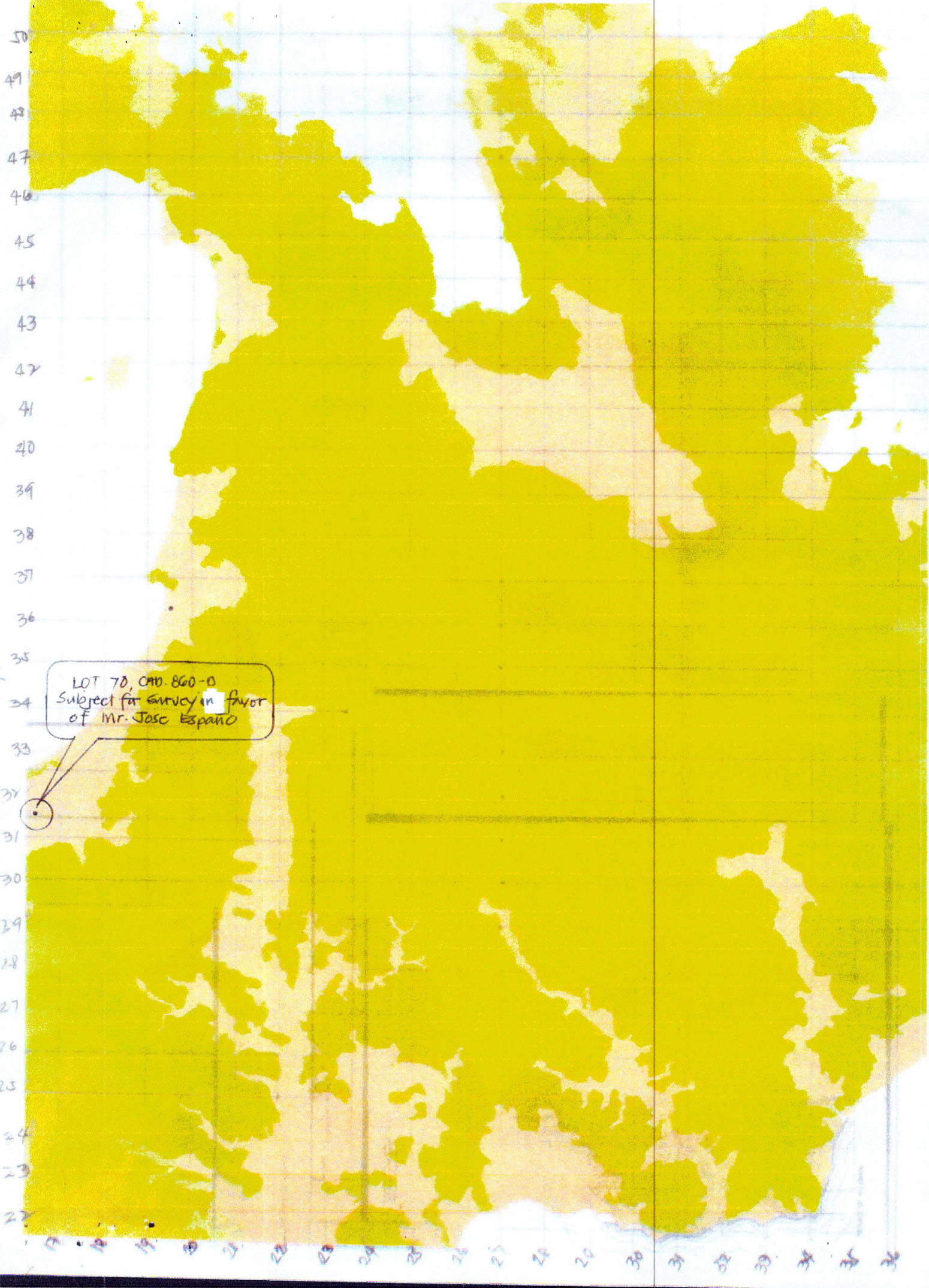
Said lot is not covered by Government Settlement Survey covering areas which are within timberland.

Issued on 23rd day of October March 2023.


PABLO I. CRUZ

Community Environment and
Natural Resources Officer





LOT 70, ORD. 860-0
Subject for survey in favor
of Mr. Jose Espano



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: cenrroxaspalawan@denr.gov.ph

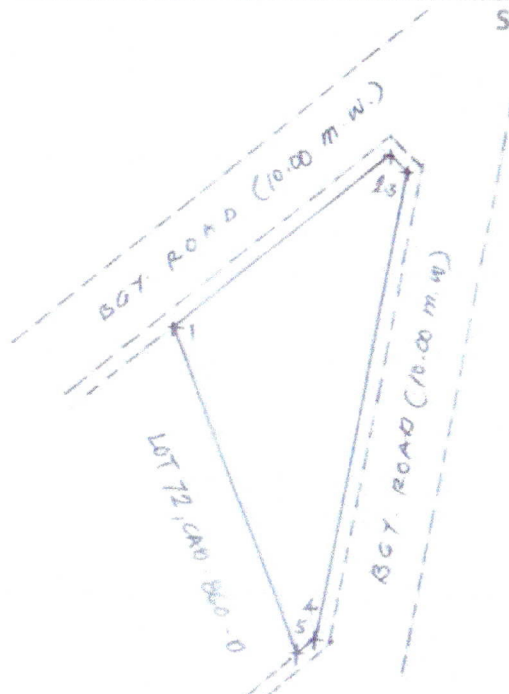
FPA No. N/A Claimant JOSE ESPAÑO
Lot No. 70, CAD. 860-D Ident. To Lot No. N/A
Portion of Lot No. N/A Surveyed For ABRAHAM WAPAL
Date of Survey 27/07/1987 Surveyed by M.V. FLORES
Area (sq. m.) 960 C. M. 10-31 N 119-16 E
Location POBLACION, SAN VICENTE Date Approved _____

TECHNICAL DESCRIPTION

TIE LINE: S 78-27 N 227.71 m fr. BLN 1, CAD. 860-D, SAN VICENTE CADASTRE

LINE	BEARING	DISTANCE		
1-2	N 49-36 E	37.20 m	+ 74.11	+ 28.33
2-3	S 44-27 E	2.93 m	- 2.09	+ 2.05
3-4	S 10-44 W	66.17 m	- 65.01	- 12.32
4-5	S 45-30 W	2.47 m	- 1.73	- 1.76
5-1	N 20-02 W	47.60 m	+ 44.77	- 16.31
			0	- 0.01

SKETCH



SCALE 1 : 1000
BEARINGS : GRID

T. D. Researched by: _____ Date: _____
T. D. Sketched By: albert. a. aborot Date: November 2023
T. D. Checked by: _____ Date: _____



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

AFFIDAVIT OF TWO DISINTERESTED PERSONS

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF ROXAS)

We Ma. Sherlie L. Paran married to Fanpelo Paran
and Marido L. Cayaban married to Kirelio F. Cayaban both
Filipinos, of legal age, and residents of the Municipality of San Vicente, Province of
Palawan after having been duly sworn to in accordance with law, depose and state:

1. That we personally know JOSE P. ESPANO who has filed a required
Survey Authority for subdivision of Lot No. 70 (Part), CAB. 860-D identical to Lot No.
located at Barangay Poblacion, Municipality of
San Vicente, Province of Palawan.
2. That we are actual residents of Barangay NEW VILLA TRIA in the municipality of
San Vicente, Palawan, and that we know the land very well, occupied and possessed
by JOSE ESPANO.
3. That we are not related to the applicant either by consanguinity or affinity and not, in any way,
interested in the proposed subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and signed this affidavit this 19th day
of OCTOBER, 2023 in the Municipality of San Vicente, Province of Palawan

Ma. Sherlie L. Paran
Affiant

CTC No. CC12018194225988
Issued on 02-10-2023
At Kemdcay, San Vicente, Palawan

MARIDO L. CAYABAN
Affiant

CTC No. CC1201819429489
Issued on Sept 20, 2023
At Kemdcay, San Vicente, Palawan

SUBSCRIBED AND SWORN to before me this date and place stated above.

ALBERT A. ABOROT
Land Management Inspector Officer I
(INVEST. OFFICER)



Lot 70, CAD. 860-D in Poblacion, San Vicente, Palawan subject for subdivision survey in favor of Jose Españo et. al.



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : The Investigating Officer

SUBJECT : **INVESTIGATION REPORT**

DATE : 23 OCT. 2023

Submitting herewith the report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject of this investigation is Lot 70, CAD. 860-D, located in Barangay Poblacion, San Vicente, Palawan, with an area of 960 square meters.

CLAIMANT

The claimant is Jose España, 60 years old, and resident of Barangay Poblacion, San Vicente, Palawan.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were undertaken:

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Survey and Mapping Division has overlaid the LC maps, by the Records Officer of the disposition thereof, and prepared the LC certification based on the findings.
2. Conduct inspection and took some geo-photos within the subject lot.

FINDINGS/RECOMMENDATION

After the conduct of the investigation, I found out the following:

1. The subject is within Agricultural (alienable and disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
2. The applicants possession on a portion of lot subject for survey is open and peaceful.
3. Free from claims and conflict.

I recommend for the approval of the application for survey authority of Jose España. Attached are geo-tagged photographs of the subject lot.

ALBERT A. ABOROT
LMO I / Investigating Officer

TAX DECLARATION OF REAL PROPERTYT.D. No.: **18-21-001-3927**Property Identification No.: **066-21-001-22-073**Owner: **JOSE ESPAÑO**Address: **MACATUMBALEN, SAN VICENTE, PALAWAN**

Administrator/Beneficial User:

Address:

Location of Property:

POBLACION

(Number and Street)

(Barangay/District)

TIN:

Telephone No.:

TIN:

Telephone No.:

SAN VICENTE, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. CAD. 860-D

CCT:

Lot No. 70 (PART)

Date:

Block No.

Boundaries: North: ALN 015 (ROAD LOT)

South: ALN 074

East: ALN 015 (ROAD LOT)

West: ALN 024

KIND OF PROPERTY ASSESSED:☒ **LAND**☐ **BUILDING**

No. of Storeys:

Brief Description:

☐ **MACHINERY**

Brief Description:

☐

Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
RESIDENTIAL (R-2)	548.00 sq.m	640 Php	403,328.00	RESIDENTIAL	10 %	Php 40,330.00	TAXABLE
Total	548.00 sq.m	Php	403,328.00			Php 40,330.00	
Total Assessed Value	FORTY THOUSAND THREE HUNDRED THIRTY PESOS						

Taxable ☒Exempt ☐

(Amount in Words)

Effectivity of Assessment/Reassessment:

**2020
YEAR**

Approved by:

(SGD) EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

02/06/2020

Date

This declaration cancels TD No. 21-001-1778 (Part)

Previous A.V. Php.

28,180.00

Previous PIN: 066-21-001-22-016

Previous Owner: **CESAR DELA CRUZ**

Previous Area: 1004 sq.m.

Memoranda:

TRANSFERRED AND TO SEGREGATE THIS PORTION PER DULY NOTARIZED DEED OF ABSOLUTE SALE EXECUTED ON DECEMBER 6, 1990, BARANGAY CERTIFICATION ISSUED ON JUNE 04, 2019, CENRO CERTIFICATION (ALIENABLE / DISPOSABLE) ISSUED ON MARCH 25, 2019 AND PER SUBMITTED FAAS SWORN STATEMENT FILED. TRANSFER TAX: P1,630.95, O.R. NO. 1179166, ISSUED ON JULY 2, 2019 AT SAN VICENTE, PALAWAN. LATE FILING OF SS: P3,072.00, O.R. NO. 1179167, ISSUED ON JULY 2, 2019 AT SAN VICENTE, PALAWAN

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date: 07-02-2019

Machine Validation: Printed by Abencio Jr. C. Gabayan/ 9:19:41 am/ 06/26/2023

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:

DATE: 06/26/2023

ABENCIO C. GABAYAN, JR.Sec. Fee: 50.00
O.R. No.: 1593021
O.R. Date: 06/26/2023
Place: PPCity



CESAR B. SALES
Punong Barangay

Sangguniang Barangay
Members:

RANDY A. BALCE

DANDY D. DELA CRUZ

ISMAEL L. TURLA

ELSA V. TEJADA

PEDRO B. ROMBO

RODEN U. PAITON

CRISTITUTO DANDAL JR.

MARK ANTHONY TABANGAY

MILTON E. RAHL
Barangay Secretary

FELMA Z. GADIANO
Barangay Treasurer

Republic of the Philippines
Province of Palawan
Municipality of San Vicente

BARANGAY GOVERNMENT OF POBLACION
OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **JOSE ESPAÑO**, of legal age, Filipino Citizen, with residential address at Sitio Macatumbalen, Barangay Poblacion, San Vicente, Palawan, is the actual occupant/owner of a parcel of land with an area of **548 Sq. meters** under **Tax Dec No. 18-21-001-3927, Pin No. 066-21-001-22-073, Lot No. 70 (Part), Cad. 860-D**, situated at Sitio Macatumbalen, Barangay Poblacion, San Vicente, Palawan.

This Certification is also supported by certification of No Improvement issued by Provincial Assessor of Palawan.

Issued this 30th day of June, 2023 upon request of **Mr. ROMER PAUL LABRADOR** for whatever purpose it may serve him best.

CESAR B. SALES
Punong Barangay

Paid Under O.R. No. 1351487

Issued at: Poblacion, San Vicente, Palawan

Issued on : June 30, 2023

Amount Paid : Php200.00

Republic of the Philippines
REGIONAL TRIAL COURT OF PALAWAN
AND PUERTO PRINCESA CITY

Fourth Judicial Region
Email Address: rtcproronon@justice.gov.ph
Hotline Number: 00289352889

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

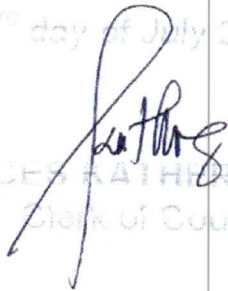
CERTIFICATION

TO WHOM IT MAY CONCERN

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Jose Espano represented by Romer Paul E. Labrador covering Lot No. 70, CAD: 000-D located at Brgy. Poblacion San Vicente Palawan.

This Certification is being issued upon the request of Albert A. Aborol for Survey Authority.

At Puerto Princesa City, this 3rd day of July 2023.


ATTY. PRINCESS KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15,000.00
Official Receipt: 00000000000000000000
Dated: July 3, 2023

DOCUMENTARY STAMP TAX
Paid at: 00000000000000000000
Payment made by: 00000000000000000000
Date of payment: 00000000000000000000

20

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS

That I, GESAR DELA CRUZ, Filipino, of legal age, married/single and a resident of Sitio Macatumbalen, San Vicente, Palawan, is the occupant-owner of a certain parcel of land, that for and in consideration of the sum of TWO THOUSAND (P 2,000.00), Philippine Currency, to me in hand paid by JOSE ESPANO, Filipino, of legal age, married/single, and a resident of MACATUMBALAN, San Vicente, Palawan, receipt of said sum, in full, is hereby acknowledged and confessed, do hereby these presents cede, convey and transfer all the improvements found thereon, and do hereby relinquish all my rights, interest and participation over said parcel of land, more particularly described and bounded as follows:

A parcel of land located at Sitio Macatumbalen, San Vicente, Palawan, declared under Tax Declaration No. PIN bounded on the

North - - - - - Elementary School
South - - - - - Eleuterio G. Alfaz
East - - - - - Cesar dela Cruz
West - - - - - Cesar dela Cruz

containing an area of 20 x 30 (600) sq. meters, more or less.

That I warrant the peaceful possession of JOSE ESPANO his heirs and assigns over said parcel of land together with all the improvements found thereon, free from all liens and encumbrances, and do hereby protect his right and interest against any unlawful claims of any interest persons, whomsoever.

IN WITNESS WHEREOF, I have hereto set my hand this 6th day of December, 1990 at San Vicente, Palawan.

JOSE ESPANO
Vendor

CESAR DELA CRUZ
Vendor Transferee

With my consent:

MARINA R. DELA CRUZ
Spouse of Vendor

Signed in the Presence of:

REMEDIOS R. CABIGTEN

CORAZON S. YAYEN

Witness

Witness

ACKNOWLEDGEMENT

Republic of the Philippines }
Province of Palawan } S.E.
Municipality of San Vicente }
X - - - - - X

Before me this 6th day of December, 1990 at San Vicente, Palawan, personally appeared Cesar dela Cruz with Rec. Cert. No. 5152517 issued on September 29, 1990 at San Vicente, Palawan, is known to me and to me known to be the same person who executed the foregoing instrument and acknowledged that the same is his free will and voluntary act and deed.

WITNESS MY hand and seal on the date and place above written.

Notary Public

Until Dec. 11, 1990

PTR 4024298

Issued June 18, 1990

Francisco B. Patterson

TA 454-1162

Doc. No. 143

Page No. 2

Book No. 143

Series 1990

12/6/90