



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

29 September 2021

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **PROPOSED SUBDIVISION OF LOT 294 OF PLS 232
IN NEW BARBACAN (RETAC), ROXAS, PALAWAN**

Attached as required in a memorandum by that Office of 14 September 2021 received by this Office yesterday in connection with the subject hereof is photocopy of the coordinates of BLLM No. 2 of PLS 232 here in Roxas, Palawan.

Thank you for facilitating our request.

For the CENR Officer:

RONNIE P. LILANG
Chief, Regulation and Permitting Section
Office-In-Charge

DENR-CENRO ROXAS

RELEASED

DATE: NOV 25 2021

BY: [Signature]

DOC. NO. 21-11 1441

Copy: The RED
File

Survey Controls Section

Point of Reference	Barrio	POSITION		Difference in *		Conversion Factor
		Northings	Eastings	Northings	Eastings	For Latitude
		Latitude	Longitude	Latitude	Longitude	For Longitude
		20000.00	20000.00	1101128.425	592350.673	7
BLLM #1		1101128.424	592350.781			
		10-19-08.278	119-20-35.346			
		20515.20	19979.72	20.28	1141643.625	592330.393
BLLM #2		1141542.060	53764.126	= 10-19-25.048, 119-20-34.698		
	Bo. del Pilar					
"	BLBM #1					
	3 = Bulldozed					
	Bo del Pilar	19950.58	20074.06			
"	4 = BLBM #2					
		24500.67	24562.63	= 10-21-34.604, 119-23-05.489		
"	5			1145636.17		596,907.052
		24511.37	24795.62	1145648.87		597140.042
"	6					
	Malcampo	16357.85	14678.87	1137486.25	587029.543	
"	7 = BLBM #1	11-17-14.728	17-41.44	10-17-10.179	119-17-40.168	
	Malcampo	16314.66	14568.03			
"	8 = BLBM #2	11-11-13.304	17-46.50	11-14-14.00	119-17-40.168	
		19203.11	13771.37	776.57		
PLS Col-1	"					
System	9	10-11-17.45	17-46.50	25.10	114201.21	476
232	"	19127.35	13503.97			
	10	10-11-17.45	17-46.50	25.10	114201.21	476

I.L. No. PLS-232 Precision _____ Date Established _____
 Province Palo Alto Compiled by Barbacoa Compt'd by _____
 Date 8-15-61 Date _____ Ch'd by _____
 Date _____ Difference _____



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COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
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Contact No. 09171606578 / 09175028647
Email address: cenroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 09 August 2021

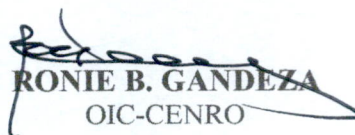
Submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 294 of PLS 232 in Bgy. New Barbacan, Roxas, Palawan.

Evaluating the same, it was ascertained that:

- a. The subject lot is within the agricultural (alienable/disposable) lands; and
- b. The same appears peacefully occupied/possessed by the heirs of Jesus Cervantes, the applicant present claimant and actual occupant to the exclusion of adverse others.

Hence, confirmation of the LC findings arrived at, is hereby recommended. Attached are geo-photographs showing improvements found introduced thereon.

For the CENR Officer:


RONIE B. GANDEZA
OIC-CENRO

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com

The Claimant

file



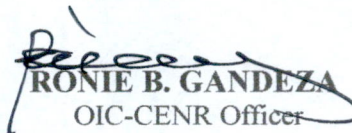
Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

This is to certify that no less than three-fourths ($>\frac{3}{4}$) northwest part of Lot 294 of PLS 232 is within the agricultural (alienable/disposable) lands per LC Map No. 889, Project No. 1-A/Block II dated 29 May 1931, under no FAO/DAO No. assigned.

Said lot is not covered by GSS and the rest of the area on the southeast is within timberland.

Issued on 09th day of August 2021.


RONIE B. GANDEZA
OIC-CENR Officer

Copy: The RED
The PENRO
file



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 CENR Officer
From : The Investigating Officer
SUBJECT : INVESTIGATION REPORT
Date : 6 August 2021

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LAND

The land subject of this investigation is Agricultural part of Lot 294 Pls 232 iden. To lot 4047(part) of Cad 862-D in Bgy. New Barbacan, Roxas Palawan.

CLAIMANT

The claimant is Eleazar Aguilar both claimant and the actual occupant of land subject hereof.

ACTIVITIES UNDERTAKEN

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

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Surveys and Mapping Division(SMD) has overlaid the LC Maps, by the Records officer of the disposition status thereof, and prepared the LC Certification based on the findings.

2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site as evidenced by the attached photographs apt for geo-tagging.

FINDINGS AND RECOMMENDATION

Verification disclosed the following:

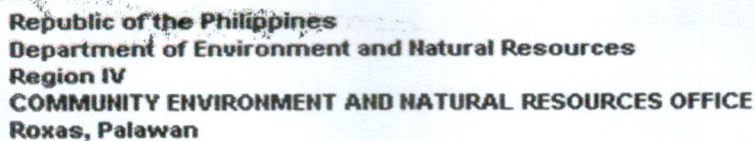
1. The lots involved are within the agricultural (alienable/disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.

2. The claimant's stay in the land is peaceful and exclusive.

RENEN REY A. ABOROT
Land Management Inspector

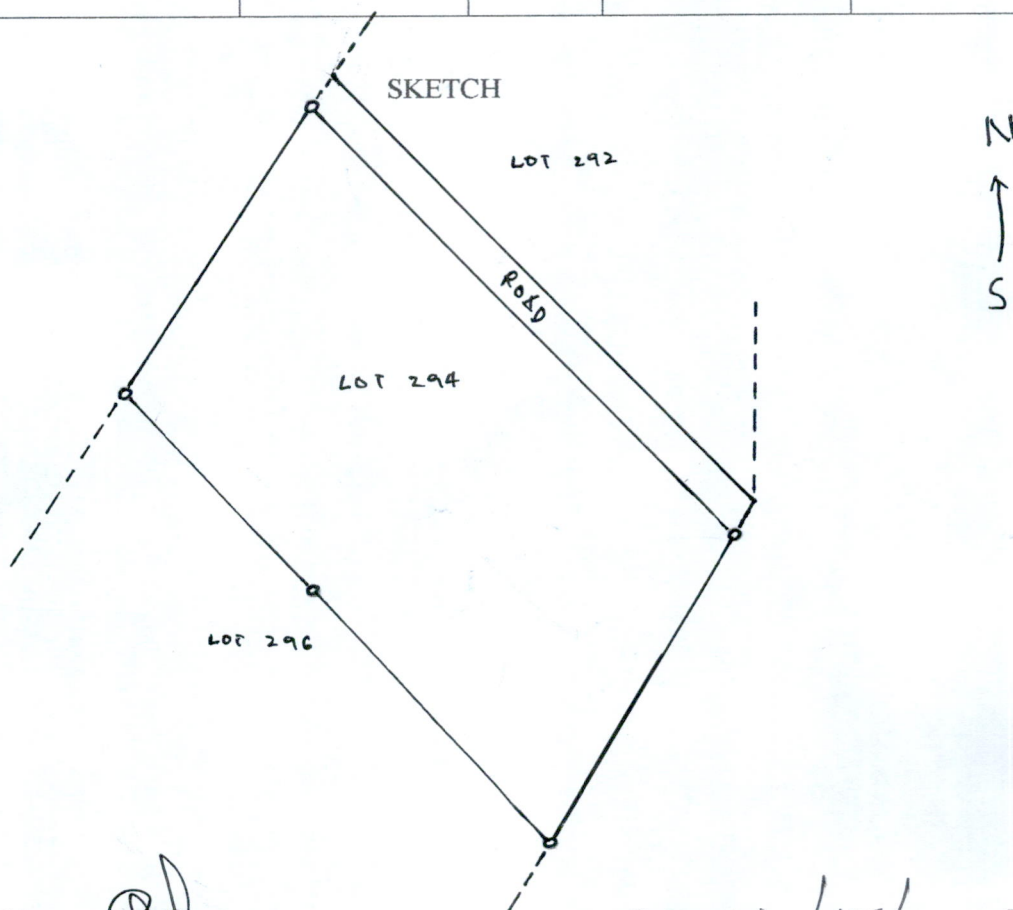
Geo-Photos of Lot 294 Pls 232 iden. to Lot 4047 Cad 862-D subject for issuance of Survey Authority
at Barangay New Barbacan, Roxas, Palawan



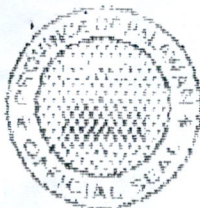


No. _____ Applicant: Eleanor Aguilar
Lot No. 294 Pls 232 Ident. to Lot No. 4047 cad 862-D
Portion of Lot No. _____ Surveyed for: Jerus. Coronales
Date of Original Survey: Feb. 1949-May 1951 Surveyed by: Valentin Delacruz
Area (sq. m.) 60,287 Date of Survey: Feb-1949-May 1951
Location: Bgy. New barbacom, Roxas-Pal Date Approved: October 16, 1956

TIE LINE:- $N 38^{\circ} 23' E$ 2471.83 m From BLM 2 to Cor. 1

[illegible]

T.D. Researched by: [Signature] Date: 08/17/2021
T.D. Sketched by: _____ Date: _____
T.D. Checked by: _____ Date: _____



Republic of the Philippines
Province of Palawan
CITY OF PUERTO PRINCESA

OFFICE OF THE PROVINCIAL TREASURER

TAX CLEARANCE CERTIFICATE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records of this office,
JESUS CERVANTES of ROXAS, PALAWAN

has/have already paid the taxes due in his/her its Real Property declared under
Tax Declaration No. 18-20-019-0337 with an Assessed Value of 139,190.00
situated at RETAC ROXAS, PALAWAN

OFFICIAL RECEIPT NO.	DATE	YEAR COVERED	AMOUNT PAID
5704095	04/12/2021	2021	2,783.80
XXXXXXXXXXXXXXXXXX			2,783.80

Issued this 12th day of April 2021
subject person/entity for whatever legal purpose it may serve.

Misc. Fees : P 50.00

O. R No. : 6009640

Date issued : 12 Apr 2021

0280942104016006

0280942104016006

ARMY KERIMA BADAJO

LRCO IV

DECLARATION OF REAL PROPERTY
(FILED UNDER PRESIDENTIAL DECREE NO. 464)

Owner JESUS CERVANTES Address Retac, Roxas, Palawan
Administrator _____ Address _____

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property _____ RETAC _____ Roxas, Palawan
(Number & Street) (Barangay/District) (Municipality/City/Province)
Certificate of Title No. _____ Cadastral Lot No. 294 DLS-232-D Assessor's (Lot No. 049
Boundaries: North: Road _____ South: Lot # 048 (Block No. 04
East: Public Land _____ West: Lot # 040
(State streets, lots, or streams by which bounded, or names of owners of adjoining lands)

I (a) LAND (AGRICULTURAL / MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDING				
Kind	Area	Value	Kind	Area	Class	Unit Value	Market Value
			Cocoland	6.0000	3rd	4,000	24,000.00
	Total			6.0000			24,000.00

I (b) PLANTS & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDING			
Kind	No./Area	Value	Kind	No./Area	Unit Value	Market Value
		Market Value	Coconut	50	40	2,000.000
		Adjustments:	Coconut	50	40	2,000.00
		(a) Along or no road frontage				
		(b) — kms. to all-weather rd.				
		(c) — kms. to market (pub.)				
		Total Adjustments				
		Adjusted Market Value				
		Total				
		Total for land, plant and trees				
		Adjusted value for land, plant and trees				
		Total: P				

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

[illegible][illegible]

CERTIFIED XEROX COPY FROM OFFICE FILE

1

Rodolfo R. Palanca

RODOLFO R. PALANCA

ASST. PROVINCIAL ASSESSOR-ADMINISTRATION

SEC. FEE 50.00

O.R. NO. 0733586

DATE Aug 12, 2020

PLACE PPCITY



Republic of the Philippines
PROVINCIAL GOVERNMENT OF PALAWAN
Office of the Provincial Assessor
TELEFAX : (048) 433-2571



C E R T I F I C A T I O N
(With Improvement)

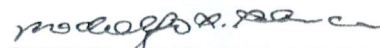
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on the records of this office as of this date, the parcel of land located at Barangay RETAC, ROXAS, Palawan covered by Tax Declaration No. 18-20-019-0337 is declared in the name of JESUS CERVANTES.

THIS CERTIFIES FURTHER that there is an improvement (Plants/Trees) introduced in the property described above.

ISSUED this 12nd day of August, 2020 at Puerto Princesa City, upon request of Ms. Lailanie Aguilar for whatever legal purpose it may serve.

BY AUTHORITY OF THE PROVINCIAL ASSESSOR:


RODOLFO R. PALANCA

Asst. Prov'l. Assessor for Admin

CERTIFICATION FEE PAID:

Sec. Fee	:	50
O. R. No	:	0733586
Date	:	08/12/2020

Puerto Princesa City

NOT VALID IF WITH ERASURE OR ALTERATION

Machine Validation: Printed by Abencio Jr. C Gabayan/ 2:36:47 pm/ 08/12/2020

NOT VALID WITHOUT DRY SEAL

PROJ. NO. 14-C
BLOCK - A
TIMBER LAND
LC - 2880
OCT. 13, 1981

PROJ. NO. 14-C
BLOCK - VI
ALIEN OR DISF.
LC - 2880

PROJ. NO. 14-C
BLOCK - V
ALIEN OR DISF.
LC - 2880

PROJ. 1-A
BLOCK - E
TIMBERLAND
LC - 889

THIS SITE

PROJECT NO. I-A

BLOCK - II

ALIENABLE

AND

DISPOSABLE

AREA = 2,270.4 HAS.

PROJ. 14-C
BLOCK - IV
ALIEN OR DISF.
LC - 2880
10-13-81



SCALE 1:20000
LC - 889
May 29, 1931

Del Pilar

So Onstad

Barbacan Pt

119° 19'

119° 20'

119° 21'

225

ASIJAR

291

PROJ. NO. 1-A
BLOCK-II
ALIEN, OR DISP.
LC-889
Arieta

292

EPIFANIO CONDE

Amoné Parales

293

LC-889 Dated 29 May 1931

72% A&D

28% TL

296

BLOCK-E



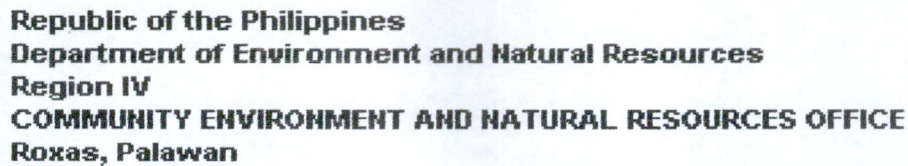
SCALE 1:4000

CM=10°20'N. 119°21'E.

PUBLIC LAND
Swamps

298

PROJECT NO. 1-A




RENE REY A. ABOROT
Land Management Inspector



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. III, Poblacion, Roxas, Palawan
Contact No. 09171606578
Email Address: cenroroxaspalawan@denr.gov.ph

DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2021-2819

Date and Time received:

06/29/2021 10:57:28 AM

From: ELEAZAR AGUILAR

Document Type: Letters

NEW BARBACAN ROXAS, PAL

Subject: REQUEST FOR INSPECTION OF LOT 294 LOC IN BGY. RETAC ROXAS, PAL FOR THE ISSUANCE OF AUTHORITY TO SURVEY

Attachment(s): SA FORM

Earmarked As:

Date: 06-29-21	From: DMC-4 (OIC)	To: CHIEF RPS	
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input checked="" type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter	Other Instruction(s): PS. [Signature]
Date: 06-29-21	From: [Signature]	To: LRM [Signature]	
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter	Other Instruction(s): Supervisor compliance to DMC 2021-2819-2 [Signature]
Date:	From:	To:	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter	Other Instruction(s):
Date:	From:	To:	
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter	Other Instruction(s):

Printed on 06/29/2021 11:07:39AM Received at: INFORMATION DESK/R Received by: BALTAR, APRIL

Date _____

The Community Environment and
Natural Resources Officer
Roxas, Palawan

Sir/Ma'am:

May I have the honor to request the following:

() Ocular inspection/investigation

(/) GPS Reading

Lot No.:

Location:

29A

Putac Roxas Pal.

() Certified photo copy/copies

() Technical Description/Cad Map/Sketch Plan

Lot No.:

() Location:

(/) Certification

(/) Land classification Status

(/) Land disposition status

Lot No.

Location:

29A

Putac Roxas Pal

() Others (Please specify)

Purpose:

to authorize

to survey

Very truly yours,

For Laitanin A. Aguilera
Fleazar Aguilera

Signature over Printed Name

Contact No.:

Address:

09380732400

New Barbaen Roxas

Requirements/Attachments

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Barangay Certification

Waiver of Rights/Deed of Sale/Donation

Tax Declaration

SPA/Authorization Letter

Others





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

SUBJECT

Survey Authority for a tract of land
Barangay Retac
Roxas Palawan

Survey Authority No. _____
Date: _____

Engr. **JOVITO T. CADATAL**
Barangay Poblacion
Municipality of Naujan
Province of Oriental Mindoro

Sir/Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of _____, to avail of your services, authority is hereby given to you to execute the survey thereof subject to the relevant provision of the Manual for Land Surveys in the Philippines, as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

Very truly yours,


For and by Authority of
The DENR Secretary

RONIE B. GANDEZA
CENR Officer


JOVITO T. CADATAL
(Signature/Name of GE)

3999
(License No.)

Above Request Confirmed:


(1) Eleazar C. Aguilar
(Signature/Name of Claimant)

Barangay Retac, Roxas, Palawan
(Address)

Issuance of Survey Recommended:

(2) _____
(Signature/Name)

(Position/Designation)

Ref. _____
Cad Cost of P _____
Under O.R. No. _____
Dated: _____

Ref. Insp./Invest Report
Date: _____

NOTE: For this Survey Authority to be valid, the four (4) required signatures must be present.

Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay New Barbacan
OFFICE OF THE PUNONG BARANGAY

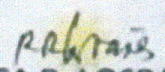
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that ELEAZAR C. AGUILAR, of legal age, single and a resident of this barangay, is the actual occupant of Lot No. 294 situated at Purok 4, Bgy. New Barbacan, Roxas, Palawan, consisting an area of sixty thousand two hundred eighty seven (60,287) square meters.

This certification is issued upon request of Mr. Eleazar C. Aguilar for whatever legal purpose/s it may serve her best.

Issued on this 16th day of July, 2020 at Bgy. New Barbacan, Roxas, Palawan.


REBECCA R. LOSBAÑES
Punong Barangay

Cert.Fee:P100.00

O.R. No. 9833240

Date Issued: 7-16-2020

At: Bgy. New Barbacan, Roxas, Palawan

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 13-20-019-0337

Property Identification No.: 066-20-019-09-007

Owner: JESUS CERVANTES

Address: RETAC, ROXAS, PALAWAN

Administrator/Beneficial User:

Address:

Location of Property:

RETAC

TIN:

Telephone No.:

TIN:

Telephone No.:

ROXAS, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. PLS 232

CCT:

Lot No. 294

Date:

Block No.

Boundaries: North: ALN 005, 008

South: SULU SEA

East: ALN 002

West: ALN 009, 010

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
AGRICULTURAL (COCON3-ML)	4.5000 ha.	150,000 Php	695,250.00	AGRICULTURAL (Coconut Land)	16 %	Php 111,240.00	TAXABLE
AGRICULTURAL (RICLW3-ML)	1.5000 ha.	100,000 Php	154,500.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	Php 24,720.00	TAXABLE
AGRICULTURAL		Php	20,177.70	AGRICULTURAL (Plants/Trees)	16 %	Php 3,230.00	TAXABLE
Total	60,000.00 sq.m	Php	869,927.70			Php 139,190.00	

Total Assessed Value ONE HUNDRED THIRTY-NINE THOUSAND ONE HUNDRED NINETY PESOS

(Amount in Words)

Taxable ☒Exempt ☐Effectivity of Assessment/Reassessment: 2019
YEAR

Approved by: By Authority of the Provincial Assessor:

(SGD) ELPIDIO D. BATUL, JR, REA

06/21/2018

MUNICIPAL ASSESSOR

Date

This declaration cancels TD No. 20-019-0195

Previous A.V. Php.

49,080.00

Previous PIN: 066-20-019-09-007

Previous Owner: JESUS CERVANTES

Previous Area: 60000 sq.m.

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

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:

CERTIFIED COMPUTER GENERATED COPY
By Authority of the Provincial Assessor:

DATE: 08/12/2020

RODOLFO R. PALANCA
Asst. Prov'l. Assessor for AdminSec. Fee: 50
O.R. No.: 0733586
O.R. Date: 08/12/2020
Place: PPCity

Machine Validation: Printed by Abencio Jr. C Gabayan/ 2:29:01 pm/ 08/12/2020