



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

July 15, 2021

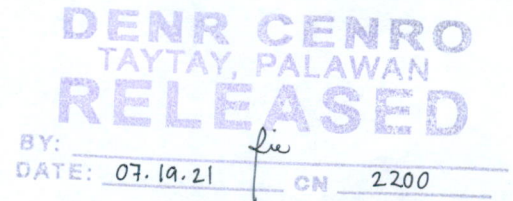
MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA
1515 L&S Bldg., Roxas Blvd.,
Ermita, Manila

THRU : The Provincial Environment and Natural
Resources Office - Palawan


FROM : The Community Environment and Natural
Resources Office – Taytay-El Nido, Palawan

SUBJECT : **INITIAL REPORT ON CONDUCTED VERIFICATION AND
INVESTIGATION ON THE CONCERN LOGGED BY
JOCELYN RANES IN PRESIDENTIAL COMPLAINT CENTER
(PCC) BEARING CODE NO. PCC-CYR-06-26-2021-019**



Respectfully endorsing the memorandum dated July 7, 2021 of SEMS/Chief of Regulation and Permitting Section Alexander E. Mancio and Administrative Officer I (Records) Elvie G. Base relative to concern of a certain Jocelyn Ranes in Presidential Complain Center bearing Code No. PCC-CYR-06-26-2021-019.

For information and records.


ALAN L. VALLE

Copy furnished:

Presidential Action Center
File




July 7, 2021

MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : SEMS/Chief of Regulation and Permitting Section
Administrative Officer I (Records)

SUBJECT : **INITIAL REPORT ON CONDUCTED VERIFICATION AND INVESTIGATION ON THE CONCERN LOGGED BY JOCELYN RANES IN PRESIDENTIAL COMPLAINT CENTER (PCC) BEARING CODE NO. PCC-CYR-06-26-2021-019**

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: 
DATE: 07-15-21 CN 3233

Respectfully submitting the above subject for your perusal.

On July 2, 2021, the undersigned with Park Maintenance Foreman/Assistant PASu of El Nido-Taytay Managed Protected Area proceeded to Barangay Local Government of Bucana, El Nido, Palawan to coordinate on the identity of a certain Jocelyn Ranes who sought help from the Presidential Action Center regarding on the Decision of the Regional Trial Court Branch 51 relative to Civil Case No. 5434, Edna Lim Balisbis and Andrew L. Cheng versus Sps, Marios Neil and Joyce Ranes for recovery of possession with damages wherein the respondent Jocelyn Ranes is requesting for clarification if their area occupied is within the property of complainant for the filing of Appeal.

The team was accompanied by Officer-in-Charge, Kagawad Buen Abenir to the residence of Ms Ranes and was able to talk to her on the matter she referred to the Presidential Action Center. Likewise, to verify the boundaries of the alleged titled land owned by Edna Lim Balisbis and Andrew Ching to find out if their area occupied was inside of this private property or within legal easement.

Based on the conversation and the documents presented by Ms Ranes, the team found out that their area is the same area subject of the claim and conflict of Roman Liad and Eutiquio Garson. It is a portion of **Lot 993, Pls-31** and now covered by Lot 2552, Cad 1037-D which according to Ms Ranes is already an excess lot out of the titled property of Garson.

Per records verification, Lot 993, Pls-31 has an area of 35.4092 hectares and surveyed for Dioscoro Ebarle based on Lot Data Computation. It is an agricultural land (alienable and

disposable) being within Block IV, Project 5-A, Land Classification Map No. 1187 established on September 7, 1935. Perusal of Technical descriptions of Lot 993, Pls-31 and Cad 1037-D of Bucana, it appears that this lot overlaid by portion of Lots 2521, 2522, 2523, 2524, 2526, 2551 and 2552, Cad 1037-D. Further, it was subdivided into five (5) resultant lots under Csd 04-013846-D in favor of Eutiquio Garzon approved on July 17, 1996. Lots 993-A, B, and D were all covered by patents while Lot 993-C has an existing application.

The team then proceeded on ground verification of the boundaries showing the periphery of the titled property of Garzon. The team found three (3) old boundary monuments (*mojon*) within the area. Upon plotting the coordinates of these boundary monuments and of the location of Ms Ranes residence through the geotag photos perusal to Cadastral Map and Csd 04-013846-D, it was found out that area claimed by Ms Ranes and other 17 families is in in the property of the Garzon and in in the 40 meter legal easement. Though the area is an agricultural area, it is within the El Nido-Taytay Managed Resource Protected Area. Pursuant to DAO 2021-07 Section 5.3, *all National Parks Protected Areas, whether in urban or rural areas, shall adopt a 40 meters easement zone, taking into consideration the provisions of Section 18 (v) of R.A. 11038 or the ENIPAS Law, and Section 24.4 of DAO 2019-05.* It is worth to mention that this Office has been installed easement marker on the area denoting the 20 meters easement in 2019 during the conduct of the Implementation of Operational Strategy on the Recovery of Easement in Barangay Bucana, El Nido, Palawan.


Recommendation

The undersigned recommends the following:

1. Implementation of the 40 meters delineation of legal easement pursuant to DAO 2021-07 to be conducted by the Protected Area Management Office (PAMO) – El Nido-Taytay Managed Resource Protected Area in coordination with the legal owner.
2. Inform the Barangay and the respondent and the other occupants that their area is within the titled property of the Garzon as well as within the legal easement.
3. Conduct Information. Education and Communication regarding the implementation of legal easement.

Attach are the plotting of geotag photos plotted perusal of Cadastral Map and Csd 04-013846-D and photo documentations during conduct of ground verification.

For information and records.


ALEXANDER E. MANCIO
Senior Ecosystem Management Specialist/
Chief, Regulation and Permitting Section


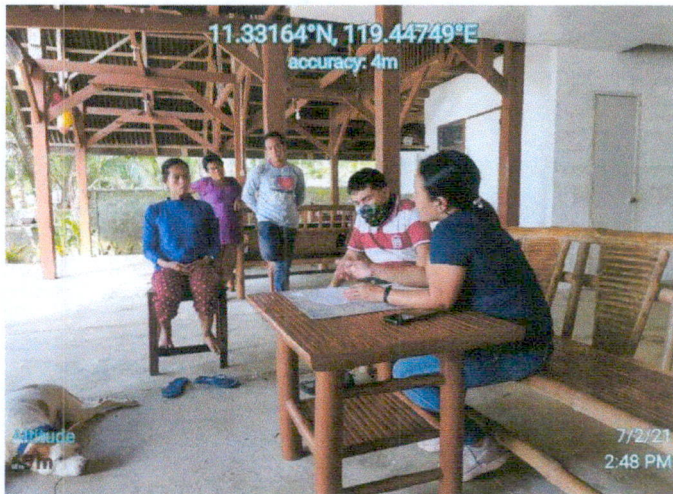
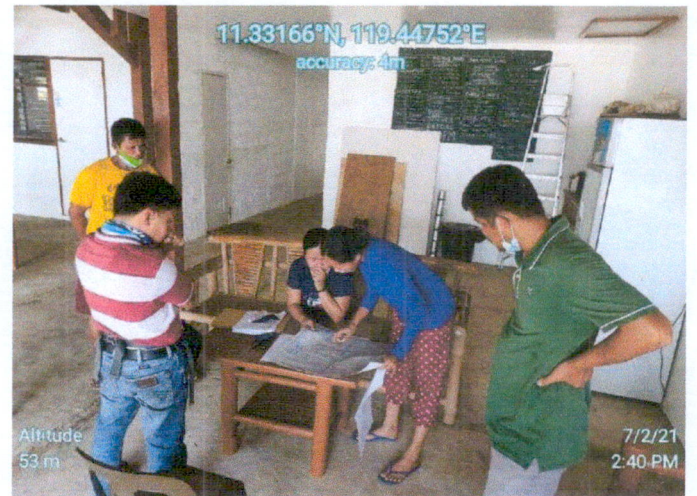
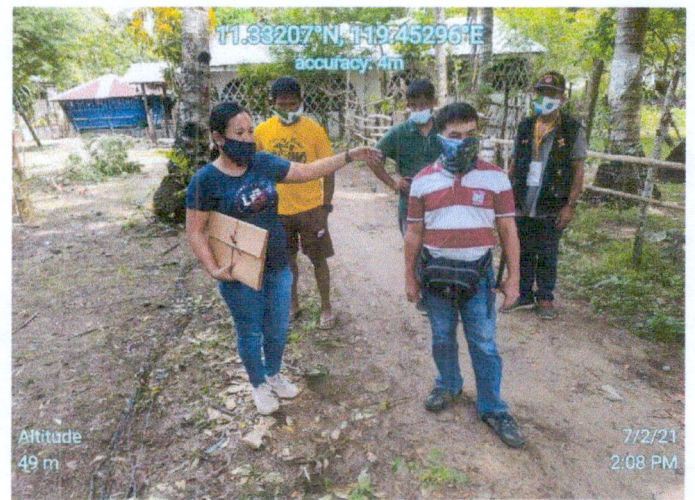
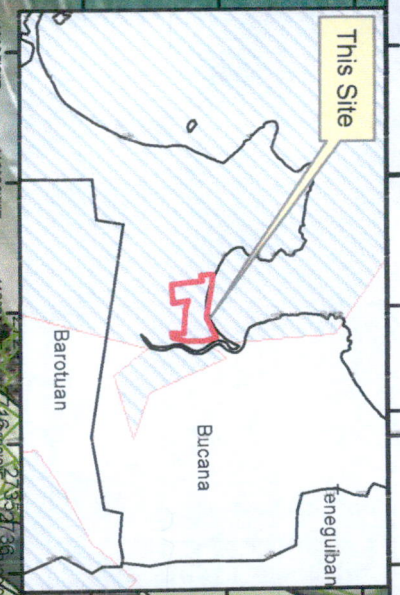

ELVIR G. BASE
Administrative Officer I/
Records

PHOTO DOCUMENTATION







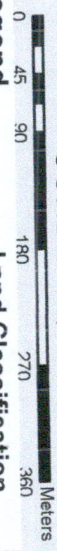
SKETCH MAP
SHOWING THE LOCATION OF
LOT NO. 933, PLS 31 WITH NO.
Csd-04-013846-D

FOR

EUTQUIO GARSON

Located at Barangay Bucana, El Nido,
Palawan

SCALE: 1:5,500



Legend

- Geotag Pictures
- Bucana_CAD
- LOT 933, PLS 31
- PA_ENTMRPA
- Barangay Boundary

Land Classification

- Alienable & Disposable
- Forestland
- UPF

Projection : Universal Transverse Mercator Z50N
Datum : World Geodetic System 1984

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Digitized by:
FOR. CHRISTIAN O. CUYO
 FT II/Chief, Monitoring Unit

Checked and Verified by:
ELVIE G. BASE
 AO I/Records

FOR. ALEXANDER E. MANCIO
 SEAMS/Chief, RPS

Attested by:
ENGR. ALAN L. VALLE
 ENGR. VICENRO