

### 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 Provincial Environment and

Natural Resources Officer

**FROM** 

: The OIC-CENR Officer

**SUBJECT** 

: TRANSMITTAL OF REPORT

DATE

: August 4, 2021

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 163, PLS-232 at Bgy. IV, Roxas, Palawan.

Evaluating the same, I found out that:

a. The land subject hereof is within the agricultural (alienable/disposable lands; and

b. The same appears peacefully occupied/possessed by Reynaldo S. Zapanta to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.

Copy: The ARD, Technical Services

c/o The SMD at surveys mimaropa@yahoo.com

The Claimant

File

DENR-CENRO POXAS

EY:

000. NO. wn-09-109.

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

Barangay III (Poblacion), Roxas, Palawan Contact No. 09171606578 / 09175028647

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Email address: <a href="mailto:centroroxaspalawan@denr.gov.ph">centroroxaspalawan@denr.gov.ph</a>

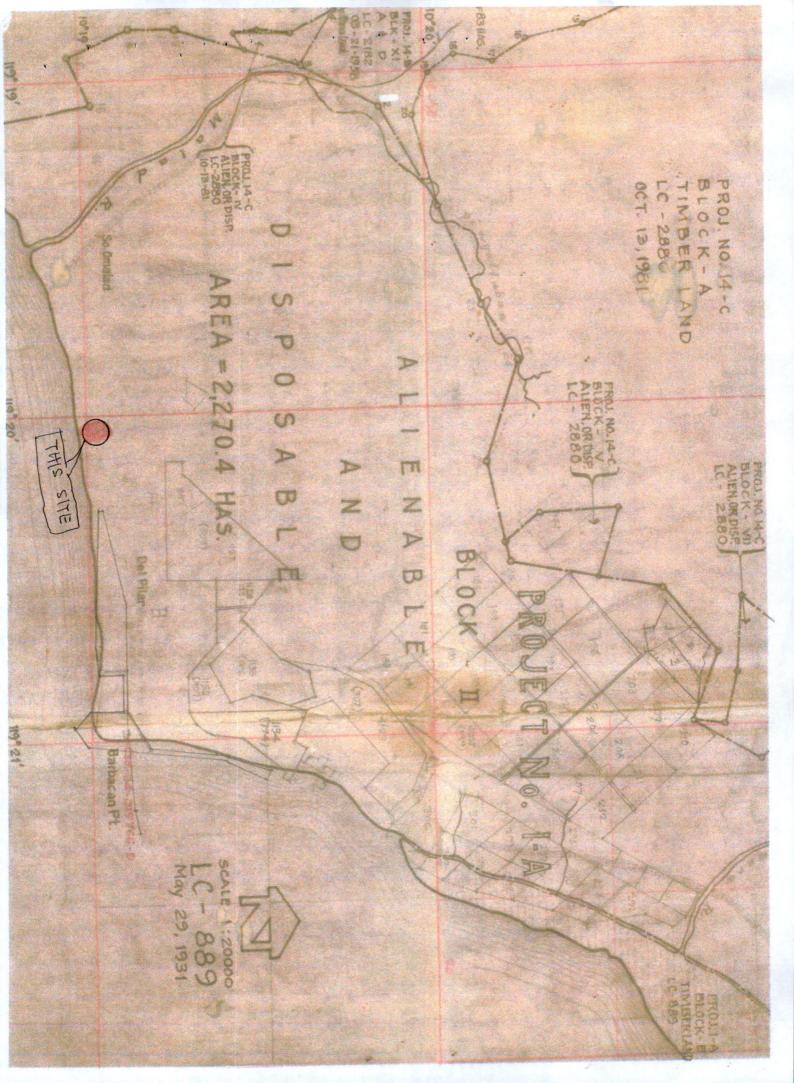
#### **CERTIFICATION**

THIS IS TO CERTIFY that Lot/Survey No. <u>163, Pls-232</u> is within <u>agricultural and disposable land</u> per LC Map No. <u>889</u>, Project No. <u>1-A</u> dated <u>May 29, 1931</u>, under FAO/DAO No. <u>DMC-2019-10</u>.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 4th day of August, 20 21.

OIC-Community Environment and
Natural Resources Officer







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

No	Applicant :
Lot No. 163, Pls-23	2 Ident.To Lot No. <u>707, Cad 862-D</u> .
Portion of Lot No	Surveyed for: PEDRO BACQUIAO .
Date of Original Surv	ey : <u>February 1949-May 1951</u> Surveyed by : <u>ENGR. VALENTIN DELA CRUZ</u>
Area (sq. m.)166,	Date of Survey: February 1949-May 1951
Location : Bgy. IV	Roxas, Palawan Date Approved: October 16, 1956

### **TECHNICAL DESCRIPTION**

THE LINE: S 17-13 W, 879.34 meters from BLLM 1 to corner 1.

LINE	BEARINGS	DISTANCE	LINE	<b>BEARINGS</b>	DISTANCE
1-2	S 78-41 W	527.85	1-2	-103.58	-517.58
2-3	S 78-37 W	75.80	2-3	-14.96	-74.30
3-4	N 17-50 W	152.66	3-4	145.32	-46.75
4-5	N 41-34 E	159.18	4-5	119.09	105.61
5-6	N 64-33 E	178.38	5-6	76.65	161.07
6-7	N 56-46 E	10.78	6-7	5.91	9.01
7-8	N 57-36 E	31.83	7-8	17.05	26.87
8-9	N 63-59 E	209.71	8-9	91.98	188.45
9-10	S 27-09 E	240.62	9-10	-125.12	64.16
10-1	S 17-01 E	128.87	10-1	-123.22	37.71

**SKETCH** 



N

Not drawn to scale

T. D. Researched by :	Date :		
T.D. Sketched by :	Date :01	8/04/2021	
T. D. Checked by:	Date :	1	



## MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS AND CAGAYANCILLO

Barangay 2, Roxas, Palawan

### CERTIFICATION

#### TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court Lot  $163 \cdot , P \cdot S - \lambda \cdot 3 \lambda$  located at Barangay IV, Roxas, Palawan has no pending case or is not a subject of any registration case filed before this Court.

This Certification is issued upon the request of subject claimant/applicant Reynaldo S. Zapanta for his application for Survey Authority for subdivision.

This 4th day of August 2021 at Roxas, Palawan, Philippines.

Comm. Tax Cert: 25981427

Issued on: 08/04/2021 Issued at Roxas, Palawan

O.R. (local): 6184922 Issued on: 8/04/2021

O.R. (JDF/SAJ)/LRF: 5128920/5030016/2314660

Issued on: 8/04/2021 Issued at: Roxas, Palawan For:

LAILYN T. BUÑAG Officer-in-charge

MIRRIAM D. MANGA Stenographer



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

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

JOINT AFFIDAVIT	
We, EDDIE B VILLOURE single/married/widow and LITA C. BUNAL single/married/widow both residents of Bgy. W, Roxas, Palawan after having been swor hereby depose and state:	
1. That we personally know Reynaldo S. Zapanta. who desires for subdivision of Lot 163・ トレミー よるユ in Bgy.IV, Roxas, Palawan;	
2. That we are actual residents of Barangay IV, in the Municipality of Roxas, Palawan;	
<ol><li>That we are aware of the fact that Reynaldo S. Zapanta is the actual occupant and possessor of the subject lot;</li></ol>	or
<ol> <li>That we are not related to the applicant either by consanguinity or affinity and not, in ar way, interested in the land; and</li> </ol>	ıy
<ol><li>That to the best of our knowledge, belief and information, the land is not claimed be adverse others.</li></ol>	у
IN WITNESS WHEREOF, we have hereunto set our hands this day	of
EDENT B. VILLERES LITA C. DUNAG	
Affiant Affiant CTC No. 2594544	
Issued on 01-04-21 Issued on 03-16-21	
Issued at ROYAS, PALAWAN Issued at RAYAS, PALAWAN	
SUBSCRIBED AND SWORN to be fore me on the date and place stated above.	
ARNOLD V. GONZALES	
Officer Authorized to Administer Oath	

(Designation)



### REPUBLIC OF THE PHILIPPINES Unified Multi-Purpose ID



CRN-0111-5172715-0

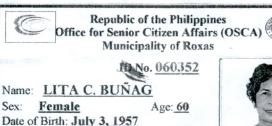


VILLODREZ
GIVEN NAME
EDDIE

MICHAEL
BORBON

MARIE DE PERTH 1965/11/27
ACENTRAS
IV ROXAS PALAWAN PHL 5388





Date of Birth: July 3, 1957

Address: Bgv.IV, Roxas, Palawan Date Issued: April 23, 2018 Place of Issued: Roxas, Palawan

Signature

This Card is non-transferrable & valid anywhere in the country

#### Benefits and Privileges under RA 9994

- Free Medical/dental, diagnostic & laboratory service in all government facilities

- 20% discours in faceter, sensons, recreations entered.
  20% discourd in faceters, greena houses & concert halls
  20% discourd in medical dental, diagnostic & laboratory fees in private facilities
  20% discourd in five fix domestic air, sea travel & public land transportation
  5% discourd in busic necessities & prime commodities
  12% VAT-exemption on the purchase of goods & services which are entitled
  5% discourd for the monthly will action of water & electricity, provided that the
  water and electricity seter basis are under the name of the sensor citizens

Persons and Corporations in the arm R4.999 strate be penalized. Only for the exclusive use of Senior Califan, observed privileges is punishable by law. Azame

PUR FICACION A. DEL ROSARIO
OSCA Head

MARIA ANGELA V. SABANDO

BIR FORM 0016 (DECEMBER, 2014) CCI2019 25940544 **COMMUNITY TAX CERTIFICATE** INDIVIDUAL PLACE OF ISSUE (City /Mun./ Prov.) 20 21 Potas, Parawan 1201 TAXPAYER'S COPY NAME (SURNAME) TIN (If Any): UTA (FIRST) (MIDDLE) FEMALE SEX: MALE ICR NO. (If an Alien) PLACE OF BIRTH HEIGHT troker, Malanta 1 Single Married DATE OF BIRTH WEIGHT STATUS TAXABLE AMOUNT COMMUNITY TAX DUE PROFESSION / OCCUPATION / BUSINESS puris dentor A. BASIC COMMUNITY TAX (\$5.00) Voluntary or Exempted (\$1.00) 1. n B. ADDITIONAL COMMUNITY TAX tax not to exceed \$5,000.00) GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR ( ₱1.00 for every ₱ 1,000.00 ) 炒 2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION ( P1.00 (or every P1.000) 105- N 3. INCOME FROM REAL PROPERTY ( \$1.00 for every \$1,000) TAXPAYER'S SIGNATURE Right Thumb TOTAL P/06. N INTEREST 21.8 TOTAL P 137-80 AMOUNT PAID (In words): one Lumped thirly ELSA PEDRE seven MUNICIPAL / OFF TREASURER pera algolia DOP: 05.06.2019



# Republic of the Philippines Province of Palawan Municipality of Roxas

#### OFFICE OF THE PUNONG BARANGAY

Barangay IV-Poblacion

### CERTIFICATION

#### TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that based on my knowledge that **Mr. Reynaldo S. Zapanta** of legal age, married, Filipino, resident of Barangay IV-Poblacion, Roxas, Palawan is own a certain parcel of lot located at Purok Republic, Barangay IV-Poblacion, Roxas, Palawan containing an area of 700.00 sq. m. with Tax Declaration No. 18-20-004-0594, Property Identification No. 066-20-004-15-035 Survey No. PART-PLS-232, Lot No. 163-

THIS CERTIFICATION is issued upon request of Mr. Reynaldo S. Zapanta for purposes requirements for titling of above-said lot at Department of Environment and Natural Resources and for whatever legal purpose/s it may serve him best.

Issued this **4**th day of **September 2020**, at Barangay IV- Poblacion, Roxas, Palawan.

ESTER O. BUNGAY
Puning Barangay

Cert. Fee: P 150.00 O.R. No: 0715691

Issued on: September 4, 2020

Issued at: Barangay IV, Roxas, Palawan

C MUNITY TAX CERTIFIC	DATE ISSUED	<b>CCI2019</b> 09	
PLACE OF ISSUE (City Mun. / Prov.)	01 31 2020	TAXPAYER	
TE (SURNAME) COOR & TOST)	gnaldo 2 MIDDLE)	TIN (If	Any):
DRESS My. W Noxox,	Polamo	SEX: MALE	2 FEMALE
ZENSHIP ICR NO. (If an Alien)	PLACE OF BIRTH NOW	Paleura	HEIGHT
	dow/ Widower/ Legally Separated	PE OF BIRTH 1943	WEIGHT
TUS	Dini be	TAXABLE AMOUNT	COMMUNITY TAX DUE
BASIC COMMUNITY TAX (₱5.00)	S Y I I I I I I I I I I I I I I I I I I	P P	P 5 -
ADDITIONAL COMMUNITY TAX		P	140-
GROSS RECEIPTS OR EARNINGS DERIVED FROM PRECEDING YEAR ( P1.00 for every P 1,000.00 )	3		
SALARIES OR GROSS RECEIPT OR EARNINGS DE PROFESSION OR PURSUIT OF ANY OCCUPATION	ERIVED FROM EXERCISE OF ( P1.00 for every P1,000)		
INCOME FROM REAL PROPERTY ( \$\mathbb{P}1.00 for every			
Right Thumb TAXPAYER'S SIGNAT		TOTAL	P/45-
Print	Mmh	INTEREST	
/-//			

#### DEED OF SALE

#### KNOW ALL MEN BY THESE PRESENTS:

This DOCUMENT made and executed by and between RUFINA CORRAL, of legal age, widow, Filipino with residence and post-office address at Barangay IV, Poblacion, Roxas, Palawan hereinafter known as the VENDOR and REYNALDO ZAPANTA, also of legal age, married to ALICIA GABRIEL ZAPANTA, Filipino with residence address at Barangay IV-Poblacion, Roxas, Palawan hereinafter known as the VENDEE:

#### WITNESSETH

That FOR AND IN CONSIDERATION of the sum of TWELVE THOUSAND PESOS (P12, 000. 00) Philippine Currency in hand paid by the VENDEE unto the VENDOR the latter by these presents SELL, TRANSFER AND CONVEY by way of ABSOLUTE SALE unto the VENDEE, his heirs assigns and successors that portion of land herein above-described located at the Northern part thereof with meters and bounded as follows:

North:

National Higway

East South: AL # 036

Foreshore

West

AL # 034

That the said parcel of land consisting an area of more or less 700 square meters.

That the VENDOR HEREBY WARRANTS unto the VENDEE ownership and peaceful possession over that portion of land above-described, free from all liens and encumbrances.

That the said land is not tenanted or leased to any person for contract of lease hence it does not falls under the purview of PD 27 or to the provision of the CARP law as amended.

IN WITNESS WHEREOF, the parties hereunto set their names and signatures this 22<sup>nd</sup> day of November 2004 at Roxas, Palawan, Philippines

NA B. CORRAL Vendor

SIGNED IN THE PRESENCE OF:

HARVENE DASAP

Witness

REPUBLIC OF THE PHILIPPINES

PROVINCE OF PALAWAN

) S.S

MUNICIPALITY OF ROXAS

BEFORE ME, this 22<sup>nd</sup> day of November 2004, in the Municipality of Roxas, Palawan, personally appeared RUFINA CORRAL and REYNALDO ZAPANTA, with the CTC Nos. 16620425 issued on 07/02/04 and issued on at Roxas, Palawan, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

IN WITNESS WHEREOF, I have hereunto signed this deed of sale this 22<sup>nd</sup> day of November 2004 at Roxas, Palawan;

Doc. No. Page No.

Book No.

Series of 2004.

Until December 31

Brgy. III Roxas, Palawan Ptr. No. 4718212/5/25/04 PPC

IBP No. 596322

TIN NO. 922-397-393

MA'S COPY TAX DECLARATION OF REAL PROPERTY

TC : GR

<sup>TD</sup> No. 18-20-004-0594	Property In	dentification No	066-20-00	04-15-035	
)wner: HRS. OF PEDRO BAQUIAO			TIN:		
\ddress:				phone No.	
\dministrator/Beneficial UserISIDRO ZAPANTA - VI	ENDEF			onone No.	
(ddress: BGY, IV, ROXAS, PALAWAN			TIN:	phone No.	
ocation of Property:			1010,	SHOHE IVO.	
(Number and Street)	BARAN: (Baranga)			OXAS, PALAV	
		District)	(IVIUI	nicipality & Pro	vince)
CT/TCT/CLOA No.		Survey No.	PART-PLS-23	2	
		Lot No. 16	63-E		
.e:		Blk. No.			
loundaries:					
North: NAT'L HIGHWAY		Sou	th: FORESHOR	RE	
East: _ ALN 036			est: ALN 034	a Compression of the Marie of the Compression of th	
IND OF PROPERTY ASSESSED:			761. 71214 004		
LAND					
The same of the sa		MACHI Brief	NERY Description:		
BUILDING		Others:			
No. of Storeys:			Specify:		
Brief Description: Unit			Assessment	Assessed	
Classification         Area         Value           RESIDENTIAL (R-1)         700.00 sg.m.         850         P	Market Value	Actual Use	Level	Value	Taxabilit
700.00	hp 595,000.00 hp 595,000.00	RESIDENTIAL		59,500.00	TAXABLE
otal Assessed Value FIFTY-NINE THOUSAND FIN	With the same of t		Php	59,500.00	
THE THOUSAND FIX		nt in Words)			
axable Exempt		,			
	Lifectivity of A	ssessment/Reas	ssessment:	Year	
pproved by: By Authority of the Provincial Assessor:	•			1001	
( LU	4 M				
ELPIDION. BAT	UL, JR., REA		06/11/20	118	
MUNICIPAL AS	SSESSOR		Date		
is declaration cancels TD No. 20-004-0530	Previous A.V. Php 35,	,000.00 Pr	evious PIN 06	6-20-004-15-0	3.5
evious Owner :HRS. OF PEDRO BAQUIAO; Frev. A	Admin: ISIDRO ZAPAN	TA - VENDEE		Area: 700 sq.	
emoranda:				-	
VISED PURSUANT TO SECTION 219 OF R.A. 7160 AM	ND SECTION 24 OF PRO	VINCIAL ORDINA	ANCE NO. 1914-2	2018, SERIES O	F 2018.
SEC. FEE GO 00					
00 4 112 - 403 0		CERTIFIED PHOT	OCOPY FROM O	FFICE FILE	

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.



## REPUBLIC OF THE PHILIPPINES DEPARTMENT OF TRANSPORTATION LAND TRANSPORTATION OFFICE PROFESSIONAL DRIVER'S LICENSE





Last Name. First Name. Middle Name ZAPANTA, REYNALDO SACAMAY

Nationality Sex Date of 8irth Weight (kg) Height(m) PHL M 1963/12/24 75 1.78

Address BGY 4 ROXAS PALAWAN

License No. Expiration Date 2023/12/24 D.I.1

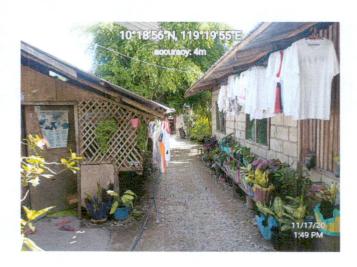
Restrictione 1,2,3,8

Conditions



HI ORGAN DONATION: I WILL NOT DONATE ANY ORGAN

Geotagged pictures taken on Lot 163(Part), Pls-232 located at Bgy. IV, Roxas, Palawan requested for issuance of survey authority by Reynaldo S. Zapanta, et al..







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

SUBJECT: Survey Authority for a tract	
of public land located in EGY. IV POB. KOXAS, PALAWAN	
	Survey Authority No
	Date
Engr. Regina R. Peñamora Tangay St. Libis, San Pedro Puerto Princesa City	
Madam:	
REYNALM S. ZAPANTA	der No.38 and upon evaluation of the request of to avail of your services, authority is hereb subject to the relevant provisions of the Manual for
Land Surveys in the Philippines as amended an	
Violation of any of the aforesaid cond that may result there from shall be your sole lia	litions, shall invalidate this authority, and damage bility and professional responsibility.
	Very truly yours,
	For and by authority of The DENR Secretary:
Conditions accepted:	
(4) RECINA R. PEÑAMORA Geodetic Engineer PRC Reg #: 6739 Lic.#: 1400363 PPC/01/03/2020	(3) POPIE B. GANDEZA O/C-CENRO
Above stated request confirmed:	Issuance of Survey Authority Recommended:
(1) KFYNALIND & ZAPANTA (Signature/Name of Claimant)	(2) ARPOLD V. GONZALES (Signature/Name)
(Signature/Name of Claimant)	(Signature/Name)
BGY. IN POB ROXAC PAL. (Address)	LMI
(Address)	(Position/Designation)
Ref	Ref. Insp./Inves./Report Dated
Under O.R. No.	Dated

Dated

For Chief-RPS.
Sir, For Appropriate
Actions, pls. +4.

September 4, 2020

**CENRO EMER D. GARRAEZ** Roxas, Palawan

Dear CENRO Garraez,

Good day!

We are respectfully submitting the attached documents for application for land titling of our parcel of land located at Purok Republic, Bgy. 4, Roxas, Palawan containing an area of 700 sq.m. with Tax Declaration No. 18-20-004-0594, such as Photocopy of Deed of Sale, Barangay Certificate, Cedula and Photocopy of Tax Declaration.

Thank you very much.

09497811591

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

#### COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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

#### **MEMORANDUM**

For

: The OIC-Community Envionment and

Natural Resources Officer

From

: The Investigating Officer

Subject

: INVESTIGATION REPORT

Date

August 4, 2021

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

#### SUBJECT LOT

The subject of this investigation are respective portion of Lot 163, Pls-232 in Bgy. IV, Roxas, Palawan.

#### **CLAIMANT**

The claimant is Reynaldo S. Zapanta, actual occupant and possesor of part of the subject lot.

#### **ACTIVITIES UNDERTAKEN**

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

- 1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex"B"to DMC-2019-10) prepared and its technical description also required by the SMD.
- The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

#### FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

- 1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
- 2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.

ARNOLD V. GONZALES

Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan Email Address: <a href="mailto:denrroxaspal@gmail.com">denrroxaspal@gmail.com</a>

BIR FORM 0016 (DECEMBER, 2014) INDIVIDUAL CCI2019 09848018 **COMMUNITY TAX CERTIFICATE** Pelawer 2021 01 02 21 TAXPAYER'S COPY (FIRSTENDINE NAME (SURNAME) (MIDDLE) Moxer, Palam ADDRESS MALE [2] FEMALE PLACE OF BIRTH CITIZENS Man Pal. WEIGHT 2 Married STATUS 2 Married
PROFESSION / OCCUPATION / BUSINESS TAXABLE COMMUNITY TAX DUE A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P 1.00) B. ADDITIONAL COMMUNITY TAX (tax not to exceed \$5,000.00) 1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR ( 1911.00 for every \$1.000.00 ) P 2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION ( P1.00 (or every P1,000) 24 -3. INCOME FROM REAL PROPERTY (₱1.00 for every ₱1,000) Right Thumb TAXPAYER'S SIGNATURE TOTAL 29-Print INTEREST TOTAL P 29 -AMOUNT PAID WUMICIPAL TREASURER MUNICIPAL / CITY TREASURER Nine pers

÷: 05.06.2019