



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

March 23, 2021

MEMORANDUM

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

ATTENTION : The Assistant Regional Director for Technical Services
The Chief, Surveys and Mapping Division

FROM : The Provincial of Environment and
Natural Resources Officer-Palawan

SUBJECT : **LETTER COMPLAINT DATED FEBRUARY 26, 2019 ON
THE ILLEGAL OCCUPATION BY DIAMOND
EXPLORE SECURITY AGENCY NOW TAKEN OVER
BY LAB SECURITY AND INTELLEGEENCE AGENCY
LED BY LIBERATO A. BARCELO OVER A PARCEL
OF LAND OWNED BY BINGA BEACH BROTHERS
INC. (BBB) LOCATED AT SITIO LUMAMBONG,
BRGY. BINGA, SAN VICENTE, PALAWAN**

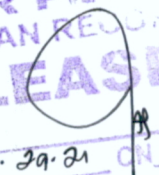
Forwarded is the survey report dated March 22, 2021 of Engr. Donna Belle Luengo submitted in compliance to the Memorandum from That Office dated December 7, 2020 and this Office Memorandum dated January 22, 2021. It informs the results of the verification survey aided by sketch maps showing the survey activities, land use classification and the relative position of the actual occupation as against the approved technical description.

For information, record and advise of forward action.


ERIBERTO B. SANOS, CESE

Copy Furnished:

1. CENRO Roxas, Palawan
2. Binga Beach Brothers Inc.
Sitio Lumambong, Binga, San Vicente
Email Address: david@bingabeach.com
3. Kim Gaza
LMA Law
Unit 22, 2/F ZETA II Bldg.
191 Salcedo St., Legaspi Village
Makati City

**DENR PENRO
PALAWAN REGION
RELEASED**
BY: 
DATE: 3-29-21

Sta. Monica, Puerto Princesa City
Telefax (048) 433-5638/email add: denrpalawan@yahoo.com

2021-3339



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

March 22, 2021

MEMORANDUM

FOR : The Provincial Environment & Natural Resources Officer

THRU : Technical Services Division

FROM : Engr. Donna Belle E. Luengo

SUBJECT : **LETTER COMPLAINT DATED FEBRUARY 26, 2019 ON THE ILLEGAL OCCUPATION BY DIAMOND EXPLORE SECURITY AGENCY NOW TAKEN OVER BY LAB SECURITY AND INTELLIGENCE AGENCY LED BY LIBERATO A. BARCELO OVER A PARCEL OF LAND OWNED BINGA BEACH BROTHERS INC. (BBB) LOCATED AT SITIO LUMAMBONG, BRGY. BINGA, SAN VICENTE, PALAWAN**

Pursuant to Memorandum from Regional Executive Director dated December 7, 2020 and this Office Memorandum dated January 22, 2021, the undersigned together with the PENRO survey team conducted the verification survey located at Barangay Binga, San Vicente, Palawan.

The team is tasked to conduct verification survey of **Lot 3969 & 3970 both Cad.860-D**. Upon coordination with the requesting party (BBB) they submitted Tax Declaration No. 21-003-0971 and a sketch plan describing the particular area subject of request. The sketch plan prepared by Engr. Mariano Maglinis and Engr. Aldric Eco appears to be the basis of their tax declaration No. 21-003-0971.

Please be informed that the undersigned had once conducted the verification survey involving the claims of Binga Beach Brothers Inc. involving **Lot 3947-E, Psd-4B-006641 and Lot 6843-A-5** per Memo instruction from then Regional Executive Director Henry Adornado dated August 13, 2019 and submitted a result of observation with narrative survey report dated August 29, 2019 duly endorsed to the Regional Office per Memo dated September 2, 2019. The same reference were used in the current verification survey.

After data gathering through research, the following were observed:

- Lot 3969, Cad.860-D is a cadastral lot with an area of 5,359 square meters.
- Lot 3970, Cad.860-D is a cadastral lot with an area of 9,089 square meters.
- Lot 3970 and 3940 was consolidated/subdivided with survey number CCS-04-002635-D. Lot 6843 is the highest lot number assigned to one of the subdivided lot inside the CCS plan.

- Lot 6843 was then again subdivided into 2 lots with survey number Csd-04-032170-D.
- Lot 6843-A is a portion of Lot 6843 of the subdivision plan CSD-04-032170-D approved on March 3, 2008 surveyed for the Hrs. of Diones A. Distal.
- Per approved subdivision plan (CSD-04-032170-D), Lot 6843-A has five (5) corners with an area of Four Thousand One Hundred Thirty Eight (4,138) square meters.

Per results of the verification survey the following were determined:

1. Lot 3970 falls to the salvage zone of 20.00 meters wide from high tide. Therefore lots inside 3970 like Lot 6843 & 6843-A-5 falls to the salvage zone area (see attached Annex I).
2. Lot 3969 and 3970 falls within Alienable and Disposable land *per LC Map No 1614, Project No. 9-A, Block VIII* however, it falls to salvage zone area (see attached Annex II).
3. The bearings and distances of the lots plotted (see attached Annex III) were projected as per actual GPS Readings using RTK equipment provided with geographic coordinates of corner 2 of Lot 3947-E with **Latitude = 10°46'9.786" and Longitude = 119°19'16.022"** using WGS 84 Zone 50 projection. (Point of reference used for projection purposes with respect to its actual position)

The team is on conclusion that Lot 3969, 3970, 6843-A, Psd-4B-006641 and 6843-A-5 is found to be inside the salvage zone of 40.00 meters wide from the mangrove area and 20.00 meters wide from the high tide as provided in Article 51 of Presidential Decree 1067 otherwise known as Water Code of the Philippines.

In view of the foregoing, I hereby recommend that this report be forwarded to regional office for information and appropriate action.


DONNA BELLE E. LUENGO
 Engineer II/PENRO-Palawan

ANNEX I

VERIFICATION PLAN

LOT 3969, 3970 & 3947, CAD. 860-D
LOT 3947-E, PSD-4B-006641,
LOT 6843-A-5

AS PREPARED FOR

BINGA BEACH BROTHERS INC.

VS.

LAB SECURITY AND
INTELLIGENCE AGENCY

SITUATED IN THE

RUBAN CODE:
BANKING OF: BINGA
WUN OF: SAN VICENTE
PROVINCE OF: PALAWAN
ISLAND OF: PALAWAN
CONTAINING AN AREA OF

SO. M.

ZONE NO.:
PPCS-PTM/PS-82
BEARING GRID
SCALE 1:1500

CERTIFICATION

This is to certify that the bearings, distances and area of the lots plotted herein are true and correct based on the technical description submitted on record on file in this office. I further certify that this plan accurately indicates the boundaries of the property as pointed to me on the ground by the survey claimant or the authorized representative.

Date prepared

DATE RECEIVED

By: *[Signature]*
OFFICIAL ENGINEER
Licenses No. 100-100110 Date 10-10-10

LOCATION MAP

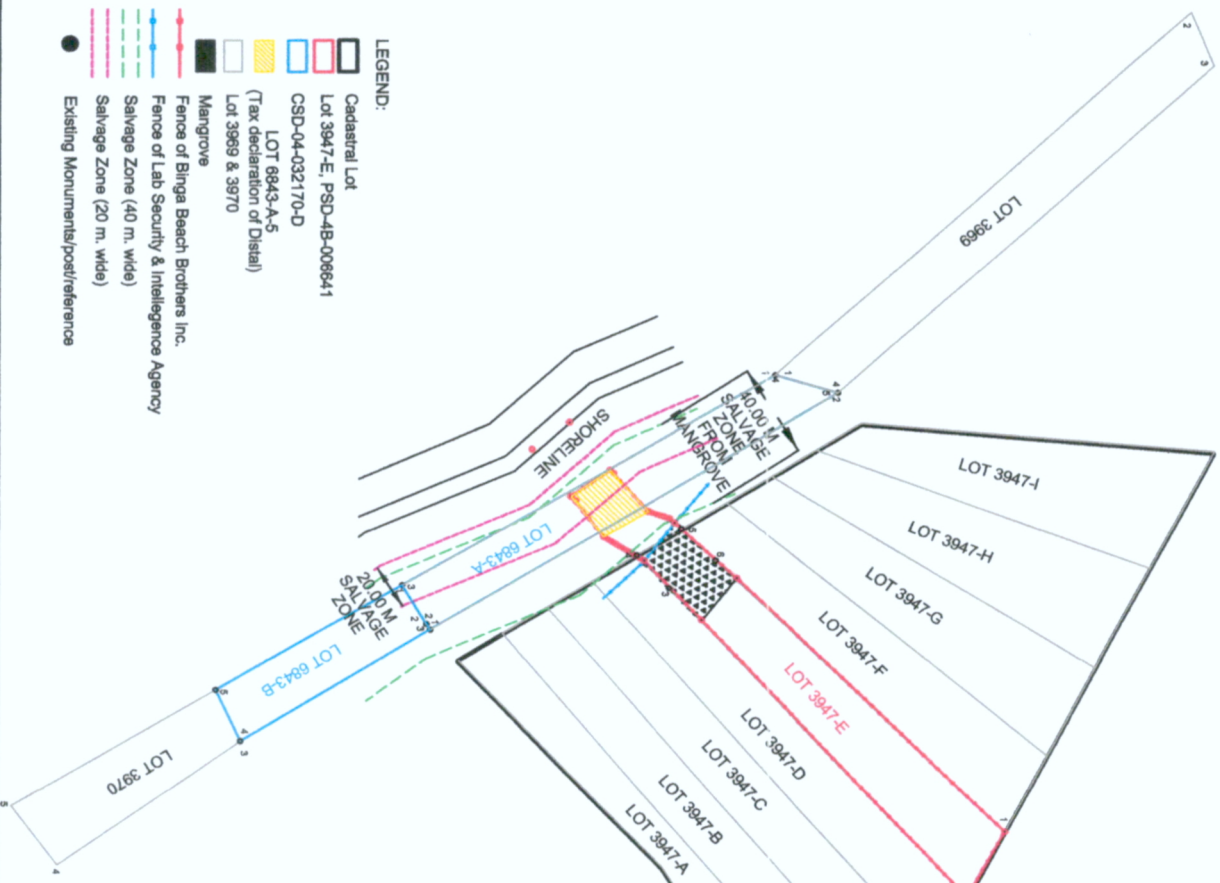
THIS SITE



MAP OF PALAWAN

LEGEND:

- Cadastral Lot
- Lot 3947-E, PSD-4B-006641
- CSD-04-032170-D
- LOT 6843-A-5 (Tax declaration of Distal)
- Lot 3969 & 3970
- Mangrove
- Fence of Binga Beach Brothers Inc.
- Fence of Lab Security & Intelligence Agency
- Salvage Zone (40 m. wide)
- Salvage Zone (20 m. wide)
- Existing Monuments/post/reference



TECHNICAL DESCRIPTION

LINE	BEARINGS	DISTANCES
LOT 3947-E		
1-2	S. 82° 00' E.	33.28 M.
2-3	S. 48° 46' W.	185.83 M.
3-4	S. 48° 46' W.	20.00 M.
4-5	N. 31° 15' W.	22.17 M.
5-6	N. 43° 52' E.	20.00 M.
6-1	N. 43° 52' E.	170.72 M.
LOT 6843-A		
1-2	N. 30° 10' W.	182.22 M.
2-3	N. 19° 57' E.	27.78 M.
3-4	S. 31° 01' E.	201.18 M.
4-5	S. 58° 59' W.	2.98 M.
5-1	S. 58° 59' W.	20.02 M.
LOT 3969		
1-2	N. 42° 00' W.	236.60 M.
2-3	N. 87° 18' E.	28.52 M.
3-4	S. 41° 51' E.	213.43 M.
4-1	S. 19° 57' W.	27.78 M.
LOT 3970		
1-2	N. 19° 57' E.	27.78 M.
2-3	S. 31° 01' E.	294.81 M.
3-4	S. 30° 08' E.	94.60 M.
4-5	S. 53° 58' W.	32.68 M.
5-1	N. 30° 11' W.	373.28 M.

The lines from BLUM 1, CNO. 860-D, San Vicente Codastre,

to Corner "1".

LOT NO.	BEARINGS	DISTANCES
3947-E	N. 10° 53' E.	28.286.40 M.
6843-A	N. 10° 48' E.	27.985.38 M.
3969	N. 10° 31' E.	28.132.87 M.
3970	N. 10° 31' E.	28.132.87 M.

119°19'0"E

ANNEX II

119°19'20"E

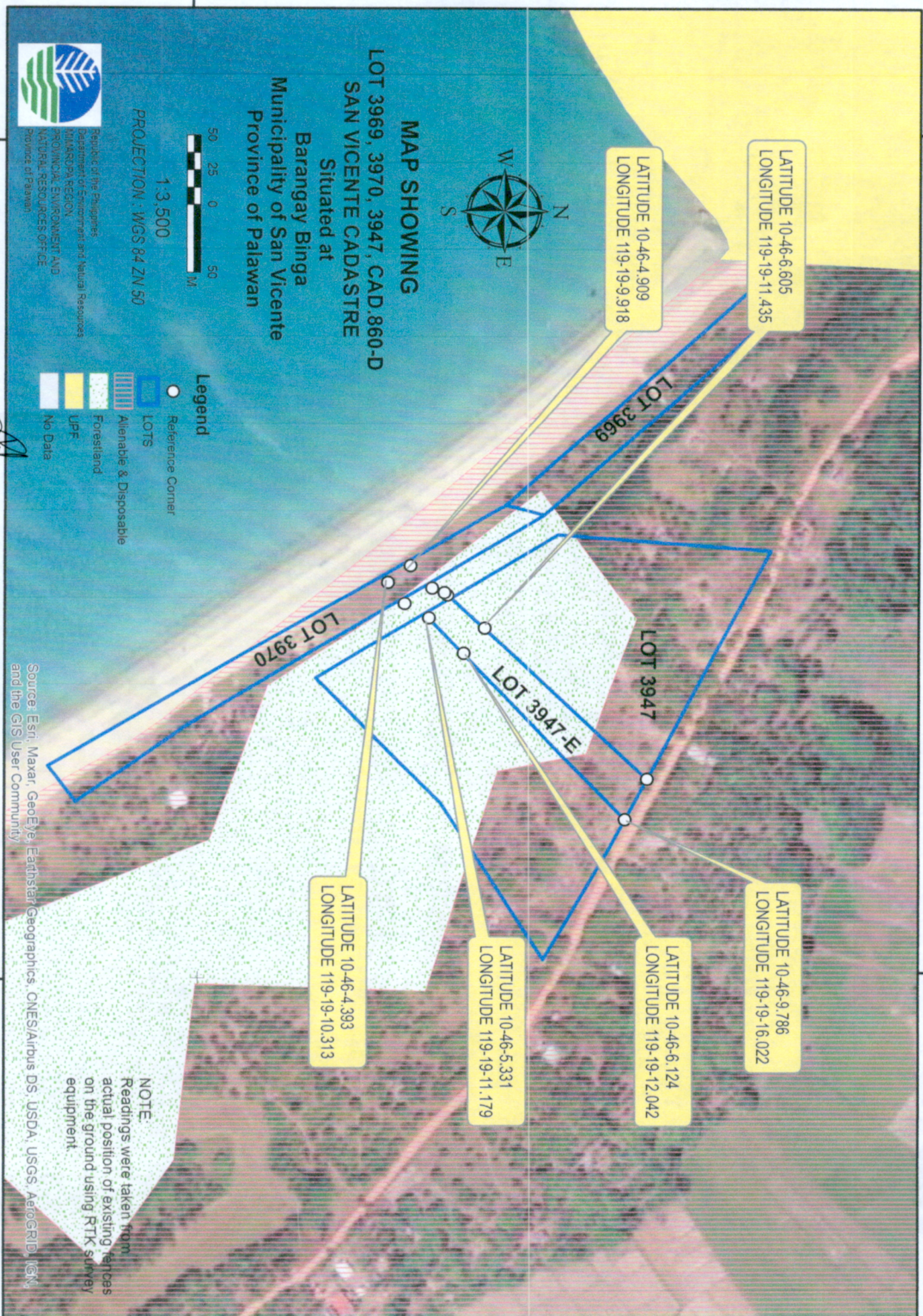
10°46'0"N

10°46'0"N

119°19'0"E

119°19'20"E

Prepared by: Dona Belle Luengo



10°46'0"N

10°46'0"N

119°19'0"E

119°19'20"E



Department of the Philippines
Department of Environment and Natural Resources
MILAKSOPA REGION
PROVINCIAL ENVIRONMENT AND
NATURAL RESOURCES OFFICE
Province of Palawan



1:3,500

PROJECTION : WGS 84 ZN 50



MAP SHOWING

LOT 3969, 3970, 3947, CAD.860-D

SAN VICENTE CADASTRE

Situated at

Barangay Binga

Municipality of San Vicente

Province of Palawan

LATITUDE 10-46-6.605
LONGITUDE 119-19-11.435

LATITUDE 10-46-4.909
LONGITUDE 119-19-9.918

LATITUDE 10-46-9.786
LONGITUDE 119-19-16.022

LATITUDE 10-46-6.124
LONGITUDE 119-19-12.042

LATITUDE 10-46-5.331
LONGITUDE 119-19-11.179

LATITUDE 10-46-4.393
LONGITUDE 119-19-10.313

LOT 3969

LOT 3947

LOT 3947-E

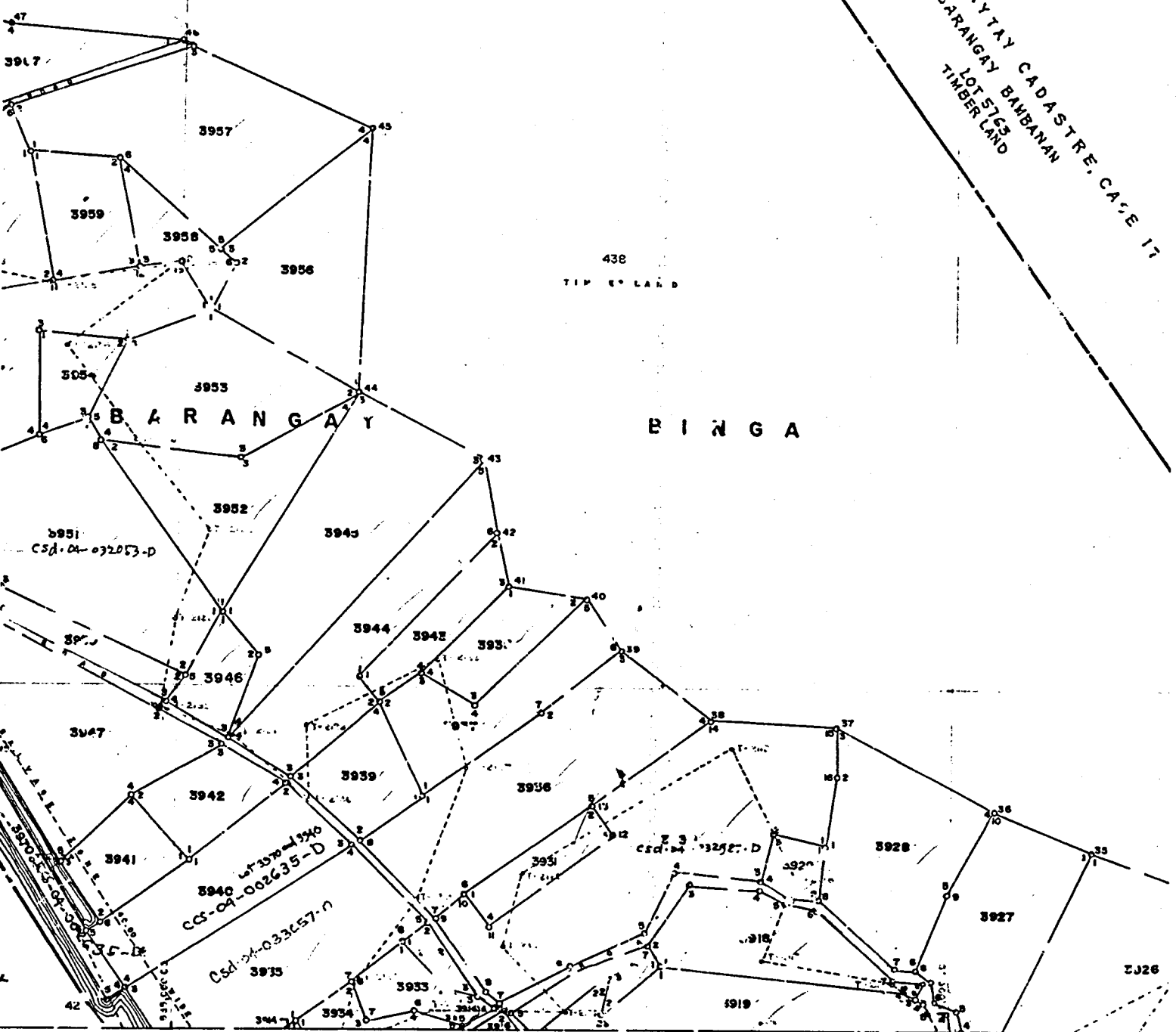
LOT 3970

NOTE:
Readings were taken from
actual position of existing fences
on the ground using RTK survey
equipment.

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN,
and the GIS User Community

Prepared by: Engr. Dora Belle Lunge

C.S.D. 341-D TAYTAY CADASTRE CASE 17
 BARANGAY BAMBANAN
 LOT 5763
 TIMBERLAND



OCTOBER 23, 1992
 3rd DIVISION, PANAMA
 CIVIL ENGINEERING DIVISION
 REGION IV

C.C. 10° 45' N 19° 19' E	MUN. OF TAYTAY	MUN. OF TAYTAY
C.M. 10° 46' N 18° 18' E	C.M. 10° 46' N 18° 18' E	C. 10° 46' N 18° 20' E
C.M. 10° 46' N 18° 18' E	C.M. 10° 46' N 18° 18' E	C.M. 10° 45' N 18° 20' E

SAN VICENTE CADAST
 Cad. 860-D, CASE-1
 C.M. 10° 46' N 18° 19' E
 SCALE 1:4000
 0 50 100 150 200

TC: SD

TAX DECLARATION OF REAL PROPERTYT.D. No. **21-003-0853**Property Identification No.: **066-21-003-07-048**Owner: **NESTOR R. DISTAL married to Amelita Walog**Address: **SAN JOSE, PUERTO PRINCESA CITY**

Administrator/Beneficial User:

Address:

TIN:

Telephone No.:

TIN:

Telephone No.:

Location of Property:

BINGA**SAN VICENTE, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. **TCT NO. 085-2015000712**Survey No. **PSD-4B-008541**

CCT:

Lot No. **3947-E**

Date:

08-28-2015

Block No.

Boundaries: North: **NE - ALN 043 (ROAD)**South: **SW - CREEK**East: **SE - ALN 049**West: **NW - ALN 047****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
Pasture Land (PASTU2-M1)	0.5282 ha.	50,000 Php	21,920.30	AGR-CULTURAL	10 %	3,510.00	TAXABLE
Total	5,282.00 sq.m	Php	21,920.30			3,510.00	
Total Assessed Value	THREE THOUSAND FIVE HUNDRED TEN PESOS						

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2016
YEAR

Approved:

(SGD) NERRIE G. RODRIGUEZ**10/19/2015**

PROVINCIAL ASSESSOR

Date

This declaration cancels TD No. **21-003-0803 (Part)** Previous A.V. Php **31,570.00** Previous PIN: **066-21-003-07-028**

Previous Owner: **NESTOR DISTAL, JANE**
DISTAL-ESTEBAN, HARRIET
DISTAL-CABUGUAS, MERLIE
DISTAL-AGANTA, LALAINE
DISTAL-MACOLOR, GEOFFREY R.
DISTAL, ORVILLE R. DISTAL, DIONES
DISTAL, JR. AND VICKY
DISTAL-BALLESTER

Previous Area: **4.754 ha.****Memoranda:**

TRANSFERRED PER TCT NO. 065-2015000712 ISSUED ON AUGUST 28, 2015. SWORN STATEMENT FILED. TAXES PAID UP TO 2015 PER ATTACHED TAX CLEARANCE.
 TRANSFER TAX: P686 45 (P), OR# 5643056 ISSUED ON 10-15-15 AT PPCITY.

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. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: **- NONE -**SWORN STATEMENT Date: **10-15-2015**

Machine Validation: Printed by Lydia S. Magsal/9:16:20 AM/2/20/2018

CERTIFIED COMPUTER GENERATED COPY
 By Authority of the OIC-Provincial Assessor:

DATE: **2/20/2018**

RODOLFO R. PALANCA
 Asst. Prov'l. Assessor for Admin

Sec. Fee: **50**
 O.R. No.: **2906647**
 O.R. Date: **2/20/2018**
 Place: **PPCity**

wt 6843-A-5

TC: SD

TAX DECLARATION OF REAL PROPERTY

T.D. No. **21-003-0971**

Property Identification No. **066-21-003-09-025**

Owner: **NESTOR R. DISTAL**

Address: **SAN JOSE, PUERTO PRINCESA CITY**

Administrator/Beneficial User:

Address:

Location of Property:

BINGA

(Number and Street)

(Barangay/District)

SAN VICENTE, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. **CAD. 860-D**

CCT:

Lot No. **6958(P)**

Date:

Block No.

Boundaries: North: **ALN 023**

South: **ALN 026**

East: **CREEK**

West: **IMURUAN BAY**

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
Coconut Land (COCON2-ML)	0.0460 ha.	80,000 Php	3,238.40	AGRICULTURAL	16 %	Php 520.00	TAXABLE
Plants/Trees		Php	2,833.60	AGRICULTURAL	16 %	Php 450.00	TAXABLE
Total	460.00 sq.m	Php	6,072.00			Php 970.00	
Total Assessed Value NINE HUNDRED SEVENTY PESOS							

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: **2018**
YEAR

Approved:

(SGD) NERRIE G. RODRIGUEZ, REA

PROVINCIAL ASSESSOR

7/6/2017

Date

This declaration cancels TD No. **21-003-0832 (Part)**

Previous A.V. Php.

8,450.00

Previous PIN:

066-21-003-09-020

Previous Owner: **ORVILLE R. DISTAL**

Previous Area: **0.4138 ha.**

Memoranda:

TRANSFERRED AND SEGREGATED THIS PORTION PER AFFIDAVIT OF WAIVER AND TRANSFER OF RIGHTS ON THE UNDIVIDED PORTION OF 460 SQM. OF LOT 6843-A-5, CAD. 860-D EXECUTED ON NOVEMBER 11, 2016 AND SUBDIVISION PLAN OF LAND SUBMITTED. SWORN STATEMENT FILED. TAXES PAID UP TO 2017 PER ATTACHED TAX CLEARANCE. TRANSFER TAX PAID.

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. 1281-12 dated November 6, 2012. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.: - NONE -

SWORN STATEMENT Date: **07-06-2017**

Machine Validation: Printed by Lydia S. Miagao/ 9:17:23 AM/ 2/20/2018

CERTIFIED COMPUTER GENERATED COPY
By Authority of the OIC-Provincial Assessor:

RODOLFO R. PALANCA
Asst. Prov'l. Assessor for Admin

DATE: **2/20/2018**

Sec. Fee: 50
O.R. No.: 2966648
O.R. Date: 2/20/2018
Place: PPCity



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

January 22, 2021

MEMORANDUM

TO : Engr. Donna Belle E. Luengo
Engineer II
This Office

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : LETTER COMPLAINT DATED FEBRUARY 26, 2019 ON THE
ILLEGAL OCCUPATION BY DIAMOND EXPLORE SECURITY
AGENCY NOW TAKEN OVER BY LAB SECURITY AND
INTELLEGEENCE AGENCY LED BY LIBERATO A. BARCELO OVER
A PARCEL OF LAND OWNED BY BINGA BEACH BROTHERS INC.
(BBB) LOCATED AT SITIO LUMAMBONG, BRGY. BINGA, SAN
VICENTE, PALAWAN

Referred is the Memorandum from Regional Executive Director dated December 7, 2020 to conduct ground validation/verification survey covering Lot 3969 & 3970, both Cad.860-D at Binga, San Vicente, Palawan.

Please coordinate with the parties concerned to address the expenses to be incurred and the schedule of survey.

For your guidance and compliance.


ERIBERTO B. SAÑOS, CESE

Copy Furnished:

1. CENRO
Roxas, Palawan
2. Binga Beach Brother Inc.
Sitio Lumambong, Binga, San Vicente, Palawan

Ref. No: 220-9023

DENR DENRO
PALAWAN RECORDS
RELEASED

DATE: 27-01-20-9023

DEC 07 2020

MEMORANDUM

TO : The PENR Officer
Sta. Monica, Puerto Princesa City, Palawan

ATTENTION : CENRO Roxas

FROM : The Regional Executive Director

SUBJECT : LETTER COMPLAINT DATED FEBRUARY 26, 2019 ON
THE ILLEGAL OCCUPATION BY DIAMOND EXPLORE
SECURITY AGENCY NOW TAKEN OVER BY LAB
SECURITY AND INTELLEGENGE AGENCY LED BY
LIBERATO A. BARCELO OVER A PARCEL OF LAND
OEWNED BY BINGA BEACH BROTHERS INC. (BBB)
LOCATED AT SITIO LUMAMBONG, BARANGAY
BINGA, SAN VICENTE, PALAWAN

RECEIVED
DEC 14 2020

This refers to the Memorandum dated November 16, 2020 signed by PENRO Palawan forwarding the Memorandum dated November 06, 2020 in connection to the above subject matter.

In this regard, you are hereby instructed to dispatch survey team to conduct ground validation/verification survey in the subject area covering Lot 3969 and Lot 3970, both lots within CAD 860-D preferably using Real-Time Kinematics (RTK) survey equipment. Coordinate with Binga Beach Brother Inc. (BBB) the schedule of the said survey and require them to send representative to witness the conduct of ground survey.

The conduct of survey is in line with our next legal course of action to be taken by this office on the matter.

Submit your survey report for information.

For compliance.

Maria Lourdes G. Ferrer
MARIA LOURDES G. FERRER, CESO IV

Copy Furnished:
Binga Beach Brother Inc.
Sitio Lumambong, Barangay Binga, San Vicente, Palawan



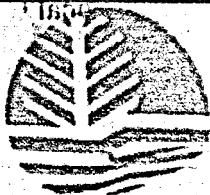
Department of Environment
and Natural Resources
MIMAROPA Region



DocID: 38947

RMM/ARDTS

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000
DENR VOIP: (02) 248-3367/248-3468/249-3367/405-0416 local 2700 / 2717
Facsimile : (632) 405-0046
Email: denr.mimaropa@gmail.com



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

MEMORANDUM

TO : The PENR Officer
Sta. Monica, Puerto Princesa City

FROM : The Regional Executive Director

SUBJECT : VERIFICATION SURVEY OF PROPERTY COVERED BY LOT 3947-E, PSD-4B-006641 AND LOT 6843-A-5 IN THE NAME OF MR. NESTOR DISTAL LOCATED AT BRGY. BINGA, SAN VICENTE, PALAWAN

AUG 13 2019

PENR PENRO
PALAWAN RECORDS

RECEIVED

BY:

DATE: 08/14/19 CN 19-6052
10:30

This refers to the survey plan of lot nos. 3947-E, Psd-4B-006641 and 6843-A-5 in the name of Mr. Nestor Distal located at Brgy. Binga, San Vicente, Palawan, as per verification of this office portion of which falls within forestland.

In this regard, you are hereby directed to send your survey team headed by Engr. Donna Belle E. Luengo to conduct verification survey to determine the status of the aforementioned lot.

For your immediate action.

HENRY A. ADORNADO, Ph.D.

RECEIVED

DATE: 11/19/14
 TRACKING NO. 11-1616
 SURVEY DIVISION
 DIVISION 4 MINASOPRA

11-1616
 32-31
 11-1616
 26-31
 6-31
 9-31

CD-550-11
 Lot No. 3947 E. Patent No. 111113-112 Date:
 Deed No. _____ Date _____ LIR No. No. _____
 CMT No. _____ Date _____ Issued to _____
 TGT No. 1-18094 Dated 11-14-14 Issued to Nestor Distal et al.

SUBDIVISION PLAN OF LAND LOT 3947 SAN VICENTE CADASTRE AS SURVEYED FOR

NESTOR DISTAL et al.

SITUATED IN THE

RURBAN CODE:

BARANGAY OF : BINGA

MUN. / CITY OF : SAN VICENTE

PROVINCE OF : PALAWAN

ISLAND OF : PALAWAN

Containing an area of 47,540 Sq. M.

PPCS - TM/PRS 92 ZONE NO.:

BEARINGS : GRID

SCALE 1: 2000

I hereby certify that this is a correct plan of the survey made by me personally or under my direct supervision in conformity with the provision of RA 1542, as amended, otherwise known as "The Geodetic Engineering Act of 1942" and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicated the boundaries of the parcels as posted to me on the ground by the survey claimant or his authorized representative and/or based on the available legal and/or official documents and that I assume full responsibility for the technical correctness of the survey and accuracy of the monument setting.

OCT 20 2014
 Nestor Distal

11-1616
 NESTOR C. MAGALANES

1632 Date 11-09-14
 6593334 Date 01-29-14
 169-057-288

Republic of the Philippines
 Department of Environment and Natural Resources
 Lands Management Service
 Region Office - IV

Manila

The survey plotted herein is found to be in order as per submitted survey returns of the Geodetic Engineer and therefore recommended for approval.

ROMAN G. LEGASPI
 OIC, Regional Survey Division

Date Approved December 16, 2014

This approved plan, however, shall not be construed as title to the land.

OSCAR C. DOMINGUEZ
 OIC, Regional Technical Director for Land

Date Submitted / Re-Submitted	Date Returned	Remarks	Documents Received
Nov. 19, 2014			

C.M. 10-76N 11919F
 Position verified by: C-5 11-25-14
 Plotted on 4-M-11 N. _____ E. by: _____
 Field Notes checked by: _____
 Traverses Computation checked by: _____
 Astronomical Computation checked by: _____
 Lot Data Computation checked by: _____
 Plotted / Inked by: _____
 Traced by: _____
 Checked & Verified by: _____

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

PSD-4B-00464

With my conformity

Nestor Distal
 NESTOR DISTAL

Land Owner

(FOR SIMPLE SUBDIVISION ONLY)

VERIFICATION FEE

Paid Under

CERTIFICATION

For and distances of the boundary submitted as well as the aggregate area of the plan are identical to those certified by the Registrar of

ROMAN G. LEGASPI

LOT 3947-1

Annex "B"

PSD-4B-006641

DISTANCES

1-2	S.30°03'W.	130.71M.
2-3	S.20°03'W.	20.00M.
3-4	N.31°15'W.	22.17M.
4-5	N.04°38'E.	20.00M.
5-6	N.04°39'E.	130.14M.
6-1	S.82°05'E.	57.72M.

THE LINE FROM
BLM NO. 1 CAD 880-D SAN VICENTE
CADASTRE to Corner "1":

LOT 3947-A

1-2	S.59°42'E.	36.05M.
2-3	S.57°45'W.	134.73M.
3-4	S.46°04'W.	105.70M.
4-5	S.46°04'W.	20.00M.
5-6	N.31°15'W.	22.17M.
6-7	N.48°25'E.	20.00M.
7-1	N.49°25'E.	223.39M.

LOT NO.	BEARINGS	DISTANCES
3947	N.10°31'E.	28322.02M.
3947-A	N.11°06'E.	28231.26M.
3947-B	N.11°06'E.	28231.26M.
3947-C	N.11°00'E.	28247.81M.
3947-D	N.10°59'E.	23249.87M.
3947-E	N.10°53'E.	28266.40M.
3947-F	N.10°53'E.	28266.40M.
3947-G	N.10°43'E.	28290.13M.
3947-H	N.10°43'E.	28290.13M.
3947-I	N.10°38'E.	28304.81M.

LOT 3947-B

1-2	S.48°25'W.	223.39M.
2-3	S.49°25'W.	20.00M.
3-4	N.31°15'W.	22.16M.
4-5	N.48°15'E.	20.00M.
5-6	N.48°15'E.	211.98M.
6-1	S.59°42'E.	23.88M.

LOT 3947-C

1-2	S.59°42'E.	26.30M.
2-3	S.49°15'W.	211.80M.
3-4	S.49°15'W.	20.00M.
4-5	N.31°15'W.	22.17M.
5-6	N.48°27'E.	20.00M.
6-1	N.48°27'E.	199.80M.

LOT 3947-D

1-2	S.59°42'E.	6.55M.
2-3	S.48°27'W.	199.80M.
3-4	S.48°27'W.	20.00M.
4-5	N.31°15'W.	22.17M.
5-6	N.46°49'E.	20.00M.
6-7	N.46°49'E.	185.83M.
7-1	S.62°05'E.	22.96M.

LOT 3947-E

1-2	S.62°05'E.	33.26M.
2-3	S.46°49'W.	185.83M.
3-4	S.46°49'W.	20.00M.
4-5	N.31°15'W.	22.17M.
5-6	N.43°52'E.	20.00M.
6-1	N.43°52'E.	170.72M.

LOT 3947-F

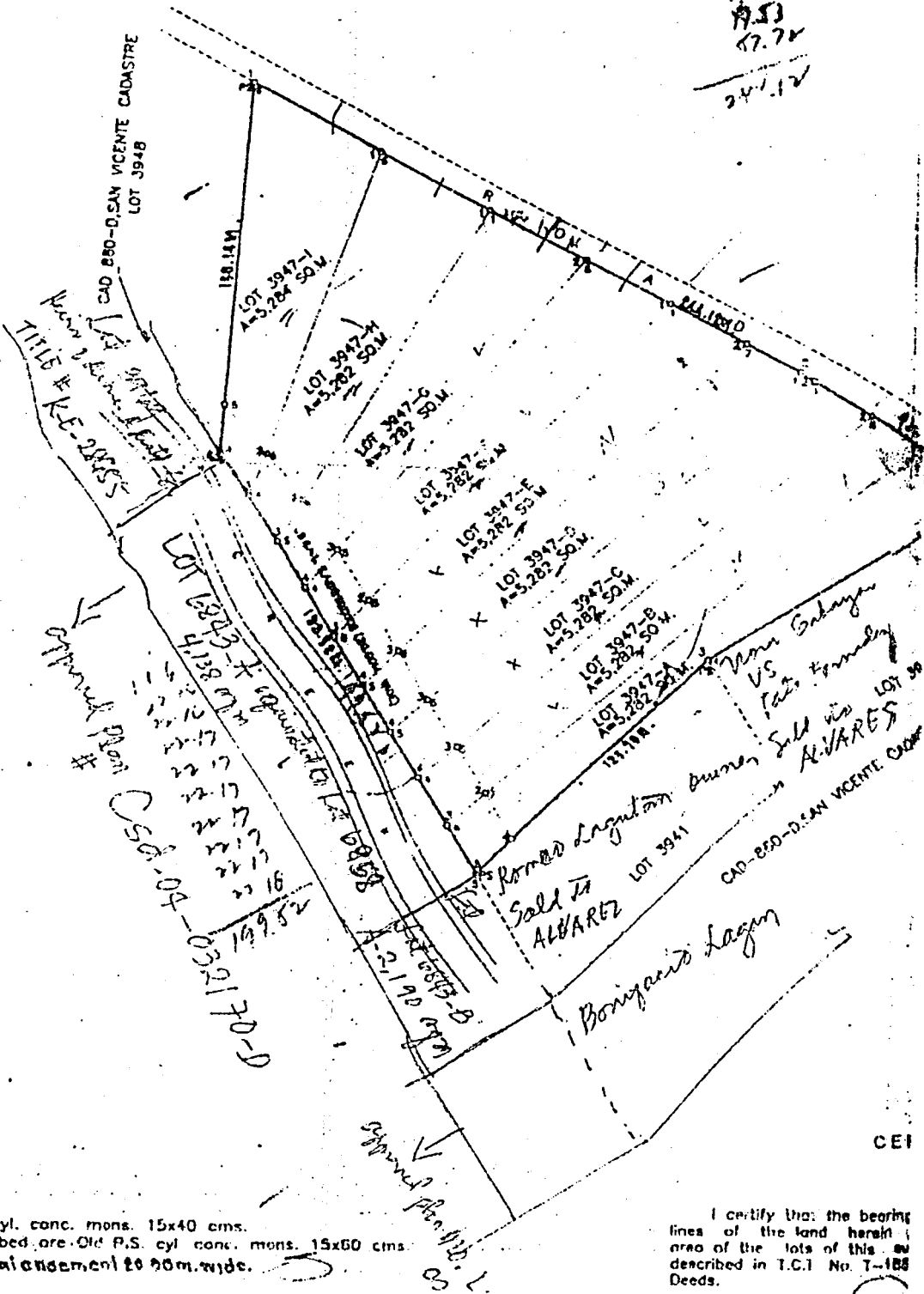
1-2	S.43°52'W.	170.72M.
2-3	S.43°52'W.	20.00M.
3-4	N.31°15'W.	22.17M.
4-5	N.39°02'E.	20.00M.
5-6	N.39°02'E.	155.30M.
6-1	S.62°05'E.	37.66M.

LOT 3947-G

1-2	S.62°05'E.	42.99M.
2-3	S.39°02'W.	155.30M.
3-4	S.39°02'W.	20.00M.
4-5	N.31°15'W.	22.17M.
5-6	N.31°25'E.	20.00M.
6-1	N.31°25'E.	140.95M.

LOT 3947-H

1-2	S.31°25'W.	140.95M.
2-3	S.31°25'W.	20.00M.
3-4	N.31°15'W.	22.17M.
4-5	N.20°03'E.	20.00M.
5-6	N.20°03'E.	130.71M.
6-1	S.62°05'E.	49.53M.

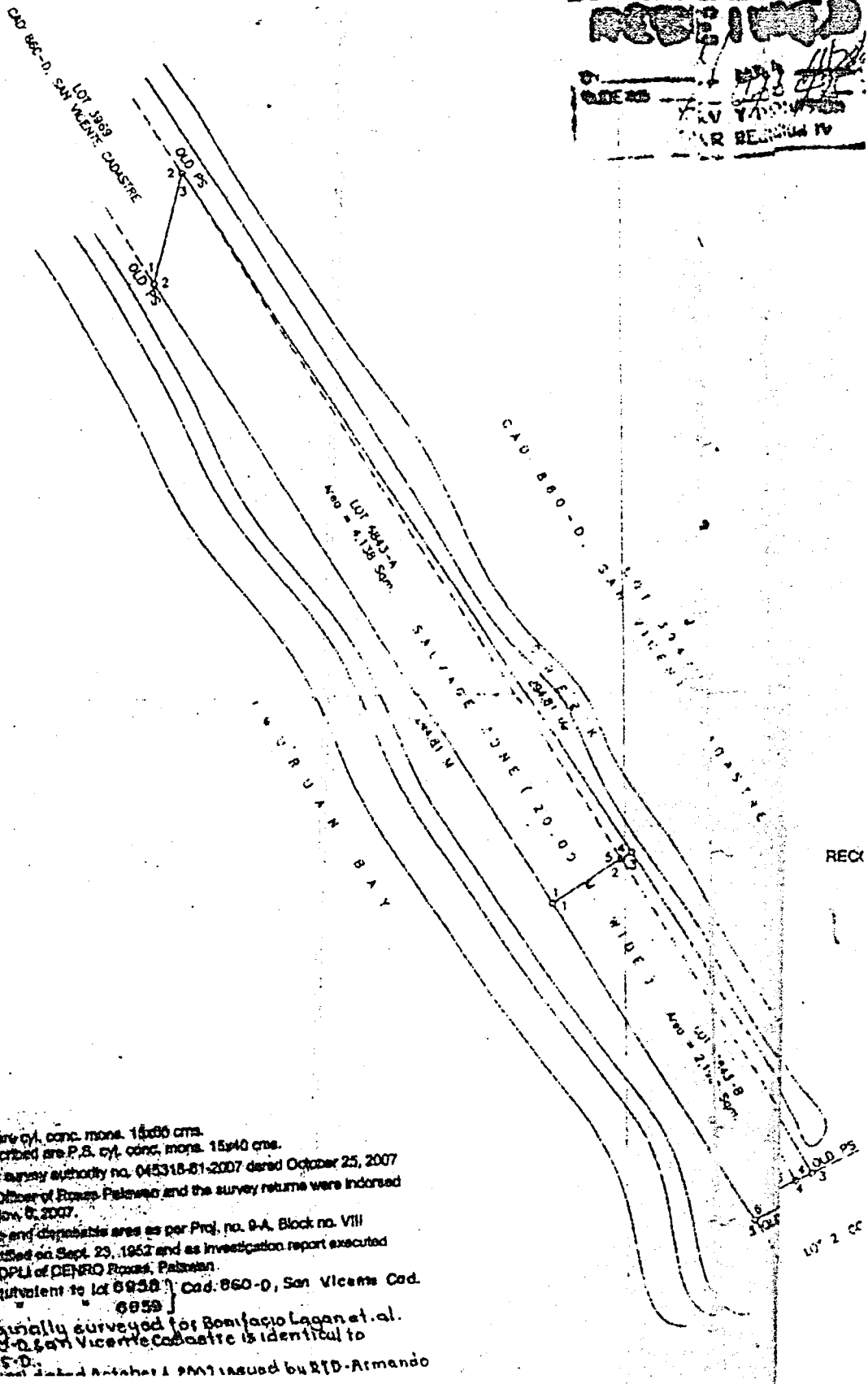


NOTE:

All corners marked "P.S." are cyl. conc. mons. 15x40 cms.
All corners not otherwise described are Old P.S. cyl. conc. mons. 15x60 cms.
Portion of all sub-lots are legal easement 20.00m. wide.

I certify that the bearing lines of the land herein are of the lots of this as described in T.C.I. No. 1-185 Deeds.

RECEIVED
 OFFICE OF THE
 SURVEYOR
 SAN VICENTE
 CAD. 860-D



NOTES:

All corners marked ON P.S. are cyl. conc. mone. 15x10 cms.
 All corners not otherwise described are P.S. cyl. conc. mone. 15x10 cms.
 Surveyed in accordance with survey authority no. 045318-01-2007 dated October 25, 2007
 as issued by the CENSO Office of Rivas Palmar and the survey return were endorsed
 by the same office on Nov. 6, 2007.
 This survey is made pursuant to and depreciable area as per Proj. no. 9-A, Block no. VIII
 L.C. Map no. 1614 as certified on Sept. 23, 1952 and as investigation report executed
 by Agracia C. Renteria Sr. DPL of CENRO Rivas, Palmar.
 Lot 6843-A shall be equivalent to lot 6850 } Cad. 860-D, San Vicente Cad.
 6843-B }
 6850 }
 This lot was originally surveyed for Bonifacio Lagan et al.
 Lot 6843, Cad. 860-D, San Vicente Cadastre is identical to
 lot 3, Ces-04-008635-D.

CSD-04-032170-D