



DENR Mimaropa Region <mimaroparegion@denr.gov.ph>

E-CCV-2022-007862

1 message

Riades Xorbabe <alouroxasbae@gmail.com>

Tue, Aug 9, 2022 at 9:26 PM

To: mimaroparegion@denr.gov.ph

The Honorable
LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director
DENR By the Bay Bldg.
[1515 Roxas Blvd., Ermita](#)
M a n i l a

Madam,

Greetings.

This is with reference to the above-noted subject and in accordance with your Letter-Response dated June 22, 2022 addressed to Engr. Earnswell Q. Quilang, ENGINEER II, Plan Examination Section, Land Registration Authority, East Avenue corner NIA Road, Quezon City, referring to the status of the Approved Subdivision Plan of Lot 379, CAD. 648-D, SAN TEODORO CADASTRE, as Surveyed for SHERLEY A. LONTOK, ET AL (Lots-379-A to Lot-379-J, equivalent to Lot-15011 up to Lot-15020), , Csd-04-032346-D, located in Brgy. Ilag, San Teodoro, Oriental Mindoro, containing an area of ONE HUNDRED FIFTY-NINE THOUSAND TWO HUNDRED TWENTY (159,220).

Based on the tabulations made by your good office for the following plan numbers:

1. Lot-3577, Cad-104,
equivalent to Lot-
379, Cad-648, Bsd-8063;
2. Lot-3577-B, Bsd-8063
(4463, Cad-104), Csd-
4A-00284-D;
3. Lot-5154, Cad-104
(5154, Cad-104 (3577-
B-2 (Lot-4453-B), Csd-
04-007162-D;
4. Lot-4462, Cad-104,
equivalent to 3577-A,
Bsd-8963 (equivalent to
H-205595), Psd-04-
117132;
5. Lot-4092, Cad-104,
equivalent to Lot-378,
Cad-648-D, Psd-04-
096829;
6. Lot-379, Cad-648-D
(equivalent to Lot-3577,
Cad-104), Csd-04-
032346-D; and

7. Lot-4082-A & 4092-B,
Psd-04-096828 & 4886,
Cad-104 (Lot-3559-A,
Csd-1742-D), Pcs-04-
013279.

I wish to inform your good

Office that, based on the records we have, Lot-3577,

Cad-104, equivalent to Lot-379, Cad-648-D, Bsd-8063, containing a total whole area of 159,220 Square Meters was in the name of

MANUEL APOLINAR, our Grandfather, who is listed as the original Claimant of said lot, in which plan was then APPROVED by ENGR.

BENJAMIN P. PAMBID, Regional Technical Director,
Region IV-B on February 26, 1993.

The legal Heirs if MANUEL APOLINAR, represented by SHERLEY A. LONTOK applied for the subdivision of said Lot-379, Cad-648-D,

San Teodoro Cadastre into Ten (10) lots (Lot-379-A to 379-J, equivalent to Lots-15011 up to Lot-15020, as

recommended for approval by Mr. PANCRACIO M. ALCANTARA, DENR CENRO, with NOTES, to wit:

- a. All corners marked "Old
BL" are cyl. conc.mons.
15 x 60 cm.
All corners not other
wise described are
"PS" are cyl. conc.
mons. 15 x 60 cm;

- b. Surveyed in accordance
with Survey Authority
No. 01-297-07 dated
Dec. 12, 2007 as issued
by the CENR Officer of
Baco, Oriental Mindoro

- c. This survey is inside
alienable and
disposable area as per
Project No. 18, L. C.
Map No. 2817,
certified in Dec. 15,
1959 as per invest
igation report of Edna
L. Maralit, DPLI;

- d. Lot 379-A up to Lot-
379-J shall be
equivalent to Lot-
15011 up to 15020,
Cad-648-D, San
Teodoro Cadastre; and

- e. Submitted is "Paglilipat
ng Karapatan sa
Lupang wala pang
Titulo"
The listed claimant is
Manuel Apolinar.

Said subdivision plan of Lot-379, Cad-648-D, SAN TEODORO CADASTRE as surveyed for SHERLEY A. LONTOK, ET AL was APPROVED on June 3, 2008, duly signed by ENGR. LYDIA S. LOPEZ, OIC, Regional Technical Director, Region IV-B.

The Heirs of MANUEL APOLINAR, represented by SHERLEY A. LONTOK requested the assistance of the DENR, CENRO Office, Pasi II, Socorro, Oriental Mindoro, thru authorized representative in filing application for Land Title of the 10 approved subdivided lots. But as first step, DENR CENRO required CLEARANCE/ CERTIFICATION from the Land Registration Authority of the STATUS of the said approved subdivision plan, the SUBJECT MATTER of this letter.

The Land Registration Authority, thru Engr. Earnswell Q. Quilang of the Land Examination Section wrote to your good office dated March 30, 2022 requesting for the verification of discrepancies found in said approved survey plan when plotted in their Municipal Index Sheet which appears to be covered by the following approved plans, to wit:

1. Csd-4A-000284-D, Lot-4463-A covered by OCT-P-81;
2. Csd-04-007162-D, Lots-5154-A and 5054-C covered by OCT Nos. 5080 & P-5078;
3. Psd-04-096829, Lot-4097-E covered by TCT No. 117215;
4. Psd-04-117132, Lot -1 & Lot-2, covered by TCT Nos. T-103824 & T-103825;
5. Plan 4082, Cad-104, equivalent to Lot-378, Cad-648-D, Psd-04-096829;
6. 379, Cad-648-D, San Teodoro Cadastre, equivalent to Lot-3577, Cad-104, Calapan Cadastre, Csd-04-032346-D; and
7. Lot-4092-A & 4092-B, Psd-04-096829 & 4886, Cad-104 (Lot-3559-A, Csd-1742-D.

As a response, in your letter dated June 22, 2022 to said LRA Letter dated March 30, 2022, and based on the tabulations made and/or conducted by your good office, all subdivision plans emanated from Lot-3577, Cad-104, Calapan Cadastre which is equivalent to Lot-379, Cad-648-D, San Teodoro Cadastre, hence subdivision plan Csd-04-032346-D is a double subdivision to Item Nos. 1 to 5 and that, the Heirs of MANUEL APOLINAR, rep. by SHERLEY A. LONTOK were advised

by your good office to coordinate with the DENR-PENRO, Calapan City, Oriental Mindoro regarding the findings and to request investigation for the above-mentioned double subdivision.

But, please correct us if we are wrong, with all due respect. What we noticed here is not just double subdivision but MULTIPLE SUBDIVISIONS of Lot-3577, Cad-104, Calapan Cadastre, Bsd-8063, equivalent to Lot-379, Cad-648-D, San Teodoro Cadastre.

We did our part and our best, in verifying the relationship of said plans to the approved plan of Lot-379, Cad-648-D, San Teodoro Cadastre, equivalent to Lot-3577, Cad-104, Calapan Cadastre, Bsd-8063 as surveyed for MANUEL APOLINAR, with approved subdivision plan Lots 379-A to Lot-379-J, Cad-648-D, San Teodoro Cadastre, Csd-04-032346-D in the name of SHERLEY A. LONTOK, ET AL.

We wish to inform your good office of our own findings and personal knowledge of the said plan of Lot-379, Cad-648-D, San Teodoro Cadastre, equivalent to Lot-3577, Cad-104, Calapan Cadastre for MANUEL APOLINAR as listed CLAIMANT, that:

- A). We knew that our Grandfather Manuel Apolinar sold a portion of his land to DELFIN BAE;
- B). We are in doubt how big portions of land of MANUEL APOLINAR (in Item No. 4), Lot-containing an area of 75,756 square meters were subdivided into two (2) lots, Lot - 4462, Cad-104, Calapan Cadastre, equivalent to 3577-A, Bsd-8063, equivalent to H-205595, Lot-1 & 2, Psd-04-117152 which was approved on May 3, 1999;
- C). In Item No. 5, Lot- 4092, Cad-104, equivalent to Lot-378, Cad-648-D, San Teodoro Cadastre, (4092-A to 4092-F, Psd-04-096829 is outside of Lot-379 and is not included/related to Lot- 379, Cad-648, San Teodoro Cadastre, Csd-04- 032346-D; and
- D). In Item No. 7, Lot- 4092-A & 4092-B, Psd- 04-096829 & 4886, Cad- 104 (Lot-3559-A, Lot- 3599-B & Lot-3599-C, Csd-1742-D), Pcs-04- 013279 are far outside from Lot-379, Cad-648-D, San Teodoro Cadastre. It is located and beside Lot 378, Cad-648, San Teodoro Cadastre on plan and is not connected/ related to Lot-379, Cad-648-D, San Teodoro Cadastre, Bsd- 8063 of the late MANUEL APOLINAR, now subdivided into ten (10) lots , Lots-379-A to 379-J, Cad-648-D, Csd- O4-032346-D.

We wonder why said subdivision plan of Sherley A. Lontok, et al (Lots 379-A to Lot-379-J, Cad-648-D, San Teodoro Cadastre, Csd-04-032346-D will be considered double subdivision when in fact, the whole area was just enameated from our Grandfather MANUEL APOLINAR (Lot-379, Cad-648-D, San Teodoro Cadastre, Bsd-8063.

All other Lot plans which were identified in letter-response are verified as approved only on February 7, 1997 (Lot-4092-D, Psd- 096829), Lot-4462, Cad-104 equivalent to 3577-A, Bsd-8063 (equivalentebt to H-205595 was approved only on May 3, 1999 and Lot-4092-A & Lot-4092-B, Psd-04- 096829 & 4886, Cad-104 (Lot-3559-A, Csd-1742-D), Pcs-04-013279 was approved only on June 7, 2001, while Lot-379, Cad-648-D, San Teodoro Cadastre, Bsd-8063, equivalent to Lot-3577, Cad-

104, Calapan Cadastre was approved on FEBRUARY 26, 1993, ahead of those approved plans which are still using CAD-104, CALAPAN CADASTRE.

In this connection, May we respectfully request directly from your good office, for an immediate and thorough investigation of the approved plans inside Lot-379, Cad-648-D, San Teodoro Cadastre, Csd-04-032346-D without the knowledge of the HEIRS OF MANUEL APOLINAR, REPRESENTED BY SHERLEY A. LONTOK, ET AL, in accordance with DENR Rules and Regulations on Public Land Applications and Land Surveys, Republic Act No. 8560 dated February 26, 1998 and Republic Act No. 11573 dated July 16, 2021.

Hoping for your very kind consideration and appropriate action.

Very truly yours,

SHERLEY A. LONTOK, ET AL
rep. by:
Maria Lourdes Benosa
with S.P.A.
09162708212

