



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](mailto:cenroroxaspalawan@denr.gov.ph)

**MEMORANDUM**

FOR : The Provincial Environment and  
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**

DATE : August 5, 2022

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I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 12130-J-31, Csd-4B-001631-D identical to Lot 13142, Cad 862-D at Bgy. Sandoval, Roxas, Palawan.

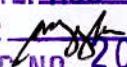
Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Mrs. Maylene Y. Pacho 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.

  
PABLO E. CRUZ

Copy: The ARD, Technical Services  
c/o The SMD at [surveys\\_mimaropa@yahoo.com](mailto:surveys_mimaropa@yahoo.com)  
The Claimant  
File

DENR-CENRO ROXAS  
**RELEASED**  
DATE. AUG 26 2022  
BY:   
DOC. NO. 2022-08-1353



Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
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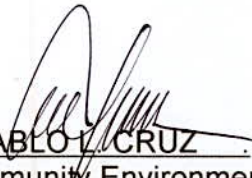
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## CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 12130-J-31, CSD-4B-001631-D identical to Lot No. 13142, Cad 862-D is within **agricultural and disposable land** per LC Map No. 1545, Project No. 1-I dated December 1, 1950, under FAO/DAO No. DMC-2019-10.

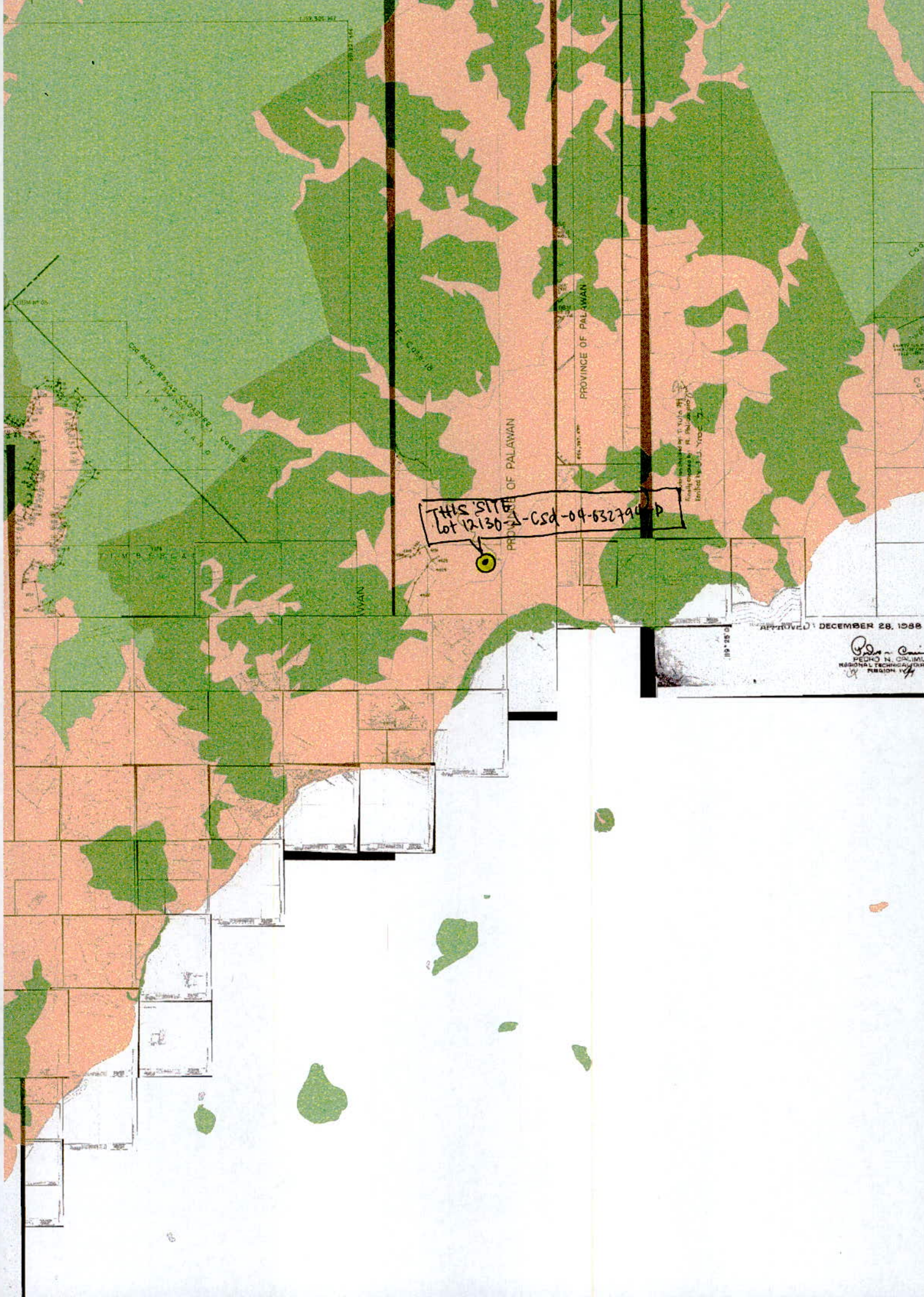
Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 5<sup>th</sup> day of August 2022.

  
PABLO L. CRUZ  
Community Environment and  
Natural Resources Officer







THIS SITE  
Lot 12130-2-CSD-04-632794-D

PROVINCE OF PALAWAN

PROVINCE OF PALAWAN

APPROVED: DECEMBER 28, 1988

REGIONAL TECHNICAL DIVISION  
REGION IV





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

No. \_\_\_\_\_ Applicant : \_\_\_\_\_

Lot No. 12130-J-31, CSD-4B-001631-D Ident.To Lot No. 13142, Cad 862-D

Portion of Lot No. 12130-J, CSD-04-032794-D Surveyed for: REPUBLIC OF THE PHILIPPINES

Date of Original Survey : \_\_\_\_\_ Surveyed by : Engr. RENE D. SALAZAR

Area (sq. m.) 50,000 Date of Survey: December 5-8, 2013

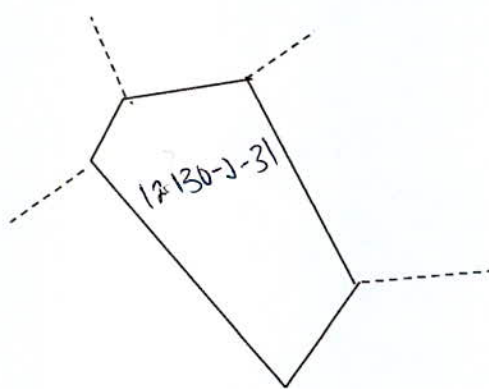
Location : Sandoval, Roxas, Palawan Date Approved: February 6, 2015

### TECHNICAL DESCRIPTION

TIE LINE : N 18-50 E, 6,514.80 meters from BLLM 1, Cad 862-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 84-41 E	57.49	1-2	-5.32	57.24
2-3	S 82-57 E	153.45	2-3	-18.83	152.29
3-4	S 37-26 E	37.78	3-4	-29.99	22.96
4-5	S 29-24 E	154.70	4-5	-134.77	75.94
5-6	S 63-32 W	13.84	5-6	-6.17	12.39
6-7	S 58-14 W	160.83	6-7	-84.67	-136.74
7-8	N 35-37 W	4.40	7-8	3.57	-2.56
8-9	N 53-36 W	318.96	8-9	189.27	-256.72
9-1	N 59-46 E	33.52	9-1	16.88	28.96
				-0.03	0.02

### SKETCH



T. D. Researched by : \_\_\_\_\_ Date : \_\_\_\_\_

T.D. Sketched by : ARNOLD V. GONZALES Date : 06/16/2022

T. D. Checked by : \_\_\_\_\_ Date : \_\_\_\_\_



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

**TECHNICAL DESCRIPTIONS**

Survey Plan No. : **CSD-4B-001631-D**  
Lot No. : **LOT 12130-J-31**  
Portion of Lot : **LOT 12130-J, CSD-04-032794-D**  
Land Owner/Claimant : **REPUBLIC OF THE PHILIPPINES**  
Location : **SANDOVAL & SAN NICOLAS, ROXAS, PALAWAN**

**Boundaries:**

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
1-2-3	NE	LOT 12130-J-30, CSD-4B-001631-D, (MUNICIPAL SITE)
3-4-5	NE	LOT 12130-J-42, CSD-4B-001631-D, (SPORTS COMPLEX)
5-6-7	SE	NATIONAL ROAD (20.00 M. WIDE)
7-8-9	SW	LOT 12130-H, CSD-04-032794-D
9-1	NW	LOT 12130-J-27, CSD-4B-001631-D (ATHLETES VILLAGE)

**Tie Point: BLLM NO. 1, CAD-862-D, ROXAS CADASTRE**

**Lot Description:**

<u>Line</u>	<u>Bearing</u>	<u>Distance</u>
<b>Tie Point - 1</b>	<b>N 18° 50' E</b>	<b>6514.80 m.</b>
1-2	S 84° 41' E	57.49 m.
2-3	S 82° 57' E	153.45 m.
3-4	S 37° 26' E	37.78 m.
4-5	S 29° 24' E	154.70 m.
5-6	S 63° 32' W	13.84 m.
6-7	S 58° 14' W	160.83 m.
7-8	N 35° 37' W	4.40 m.
8-9	N 53° 36' W	318.96 m.
9-1	N 59° 46' E	33.52 m.

**Area**

: **FIFTY THOUSAND (50,000) sq. m. more or less**  
Descriptions of corners : All corners are marked **PS** cyl. conc. mops. 15x40 cms.  
except corners 6 to 9 by **Old PS** cyl. conc. mons. 15x60 cms.

**Bearings**

: True

**Date of Original Survey**

:

**Date of Survey**

: Dec. 5-8, 2013

**Date Approved**

: Feb. 6, 2015

**Geodetic Engineer**

: RENE D. SALAZAR

Note: Lot 12130-J-31, shall be equivalent to Lot 13142, Cad.862-D, Roxas Cadastre

Note: This Technical Description is based from the  
Records on file in this office as certified by Brian D.

Aguinaldo, In-charge, Land Records Section

Requested by : R. Salazar

Who paid the Cert. Fee: P50.00

under OR No. / date : 0053299-3/11/19

Prepared & Verified by:

Approved by:

**JOCELYN A. SARILE**

Chief, Survey & Control Section/  
LAMS Coordinator

**ROMAN G. LEGASPI**

OIC, Chief, Surveys and Mapping Division





**MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS  
AND CAGAYANCILLO**

Mabini Street, Baragay 2  
Roxas, Palawan  
[6thmctcroxascagayancillo@gmail.com](mailto:6thmctcroxascagayancillo@gmail.com)  
Telephone No.: (048)717-5563

**C E R T I F I C A T I O N**

**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that according to the records now available at this Court, there is no criminal or civil case filed, pending or disposed of against MA. MYLENE Y. PACHO pertaining to Lot No. 12130-J-31, CSD-4B-001631-D situated at Barangay San Nicolas, Roxas, Palawan.

This Certification is issued upon request of claimant OBETA M. BELO a resident of Barangay Malacampo, Roxas, Palawan for lawful purposes.

This 30<sup>th</sup> day of June, 2022 at Roxas, Palawan, Philippines.

*for:*

**ROGER M. SERATUBIAS**

Clerk of Court II

  
**LAILYN T. BUÑAG**  
Interpreter

Comm. Tax Cert.: 10607243

Issued on: 06/16/22

Issued at Roxas, Palawan

O.R. (local): 1006098

Issued on: 06/16/22

O.R. (JDF/SAJ): 5030949/5032523/2315515

Issued on: 06/30/22

Issued at: Roxas, Palawan



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, JULIETA D. MIAGAO, married and ELIZABETH A. MIAGAO married both residents of Bgy. San Nicolas, Roxas, Palawan after having been sworn, hereby depose and state:

1. That we personally know MYLENE PACHO ET AL... who desires for segregation/subdivision of Lot 12130-J-31 in Bgy. San Nicolas, Roxas, Palawan;
2. That we are actual residents of Barangay San Nicolas, in the Municipality of Roxas, Palawan;
3. That we are aware of the fact that Mylene Pacho et al... is the actual occupant and or possessor of the subject lot;
4. That we are not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of our knowledge, belief and information, the land is not claimed by adverse others.

**IN WITNESS WHEREOF**, we have hereunto set our hands this 16th day of June 2022 in the place above first written.

JULIETA D. MIAGAO  
Affiant  
CTC No. 25984920  
Issued on Jan. 7, 2022  
Issued at San Nicolas, Roxas, Pal.

ELIZABETH A. MIAGAO  
Affiant  
CTC No. 10861472  
Issued on Jan. 9, 2022  
Issued at San Nicolas, Roxas, Pal.

**SUBSCRIBED AND SWORN** to be fore me on the date and place stated above.

ARNOLD V. GONZALES  
Officer Authorized to Administer Oath  
Land Management Inspector  
(Designation)





Republic of the Philippines  
Province of Palawan  
Municipality of Roxas  
Barangay San Nicolas  
**OFFICE OF THE PUNONG BARANGAY**



**BARANGAY OFFICIALS**  
**2018- 2022**

## BARANGAY CERTIFICATION

**HON. ESTARNILO A. PACTAO**  
Punong Barangay

TO WHOM IT MAY CONCERN:

**HON. GERRY P. EDRADAN**  
Barangay Kagawad

THIS IS TO CERTIFY that, **MS. MA. MAYLENE Y. PACHO**, of legal age, single, is a resident of Purok Bagong Silang Barangay San Nicolas, Roxas, Palawan, personally to me that she has good moral character and law-abiding citizen of this community.

**HON. CECILIA P. ADION**  
Barangay Kagawad

**HON. JOGEL Y. OABINA**  
Barangay Kagawad

This certifies further, that, **MS. MA. MAYLENE Y. PACHO**, is the actual occupant of a parcel of Land identified as Lot No. 12130-J-31, with An area of Fifty Thousand (50,000) Square meter, situated at Barangay San Nicolas, Roxas, Palawan.

**HON. FREDDIE A. FRANCISCO**  
Barangay Kagawad

This certification is issued upon request of the concern person mention Above in connection to apply for Survey Authority.

**HON. FRANCIS B. VILLAROSA**  
Barangay Kagawad

Issued this 18<sup>th</sup> day of March, 2022.

**HON. PRUDENCIO A. BALDONADO, JR.**  
Barangay Kagawad

**HON. RUVELYN G. LORDA**  
Barangay Kagawad

**ESTARNILO A. PACTAO**  
Punong Barangay  
VIN: 5318-0113A-C24560A91000

**HON. BRYAN JAY S. ADION**  
SK chairman

Cert. Fee: 150.00  
O.R. No.: 0948163  
Issued on: 03/18/22  
Issued at: San Nicolas, Roxas, Palawan

**MRS. SHIRLEY E. BACAS**  
Bgy. Secretary

**MISS ELIZABETH P. EDRADAN**  
Bgy. Treasurer

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_

**ATTY. ORLANDO A. BA-ALAN**  
NOTARY PUBLIC  
Until December 31, 2022  
Bar Roll No. 56352  
IBP No. 177580 / 02-08-22 / Pal  
PTR No. 0891252 / 01-14-22 / Pal  
MCLE Compliance No. VII-0014950 / 04-14-25

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BOOK NO. 61  
SERIES OF 2022



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

**GARCIANO Y. PACHO SR.**, of legal age, Filipino, married to Arlene N. Pachco, resident of San Nicolas, Roxas, Palawan, **MA. MYLENE Y. PACHO**, of legal age, Filipino, single, resident of San Nicolas, Roxas, Palawan; **ANDRES Y. PACHO**, of legal age, Filipino, married to Maribel A. Pachco, resident of Abongan, Taytay, Palawan; **JOSETO Y. PACHO**, of legal age, Filipino, single, resident of Minara, Roxas, Palawan; **MARCELO Y. PACHO SR.**, of legal age, Filipino, married to Alma H. Pachco, resident of Minara, Roxas, Palawan; **DANIEL Y. PACHO**, of legal age, Filipino, married to Elma F. Pachco, resident of New Agutaya, San Vicente, Palawan; and, **JULIE ANN M. PACHO**, of legal age, Filipino, single, resident of San Nicolas, Roxas, Palawan, do hereby NAME, APPOINT, and CONSTITUTE our sister, the same **MA. MYLENE Y. PACHO**, to be our true and lawful attorney-in-fact, for us and in our name, place and stead, to do and perform the following special powers, to wit:

TO FILE AND CAUSE AN APPLICATION, PROCESS AND FOLLOW UP ALL TRANSACTION FOR THE TITLING/TRANSFER OF A PROPERTY IN OUR NAME BEING THE HEIRS OF THE LATE NECOMEDES A. PACHO (NOW DECEASED) OVER A PARCEL OF LAND, DESIGNATED AS LOT NO. 4648, CAD-862-D (NOW LOT NO. 12130-J-31, CSD-4B-001631-D), CONSISTING OF FIFTY THOUSAND (50,000) SQUARE METERS, MORE OR LESS, SITUATED IN BRGY. SAN NICOLAS, ROXAS, PALAWAN, PER ATTACHED EXTRAJUDICIAL PARTITION AND SETTLEMENT OF ESTATE THAT WE EXECUTED IN OUR FAVOR;

TO PAY ALL THE LEGAL FEES FOR THE TITLING OF THE SAID PROPERTY IN OUR RESPECTIVE NAME, LIKE SURVEY COST, AND OTHERS FEES, IN OUR BEHALF AND SUBMIT ANY REQUIREMENT IF NEEDED FOR AND IN OUR BEHALF; AND

TO MAKE, EXECUTE, PREPARE, ACCOMPLISH, AND SIGN ALL OTHER LEGAL PAPERS IN OUR NAME AND IN OUR BEHALF, AND ANY NECESSARY DOCUMENTS TO EFFECT ANY TRANSACTION PERTAINING TO THE TITLING OF THE ABOVE-STATED REALTY IN OUR NAMES.

**HEREBY GIVING AND GRANTING** unto said attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary or proper to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present and acting in person; and **HEREBY RATIFYING AND CONFIRMING** all that our said attorney-in-fact shall lawfully do and cause to be done under and by virtue of these presents.

**IN WITNESS WHEREOF**, the PARTIES have hereunto set their hands, this 17<sup>th</sup> day of June 2022, in Roxas, Palawan, Philippines.

  
**GARCIANO Y. PACHO SR.**  
Principal

  
**ANDRES Y. PACHO**  
Principal


  
**MARCELO Y. PACHO SR.**  
Principal

  
**MA. MYLENE Y. PACHO**  
Principal/Attorney-in fact

  
**JULIE ANN M. PACHO**  
Principal

  
**JOSETO Y. PACHO**  
Principal

  
**DANIEL Y. PACHO**  
Principal

  
**REYNALDO A. ELLOREMO**

Witnesses:

  
**SAGRADO N. BELTRAN JR.**

CERTIFICATION

We, **LUCENA R. BAACO & ANALIE R. BAACO**, both of legal age, married/single, Filipino, and presently residing at Poblacion, Taytay, Palawan and Brgy. San Nicolas, Roxas, Palawan, respectively, on oath we hereby state that we personally known the brothers, DANIEL Y. PACHO and ANDRES Y. PACHO, of Abongan, Taytay, Palawan, and New Agutaya, San Vicente, Palawan, respectively; and they are the same person who signed the SPECIAL POWER OF ATTORNEY herein made and written.

**LUCENA R. BAACO**  
Affiant

**ANALIE R. BAACO**  
Affiant

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES]  
ROXAS, PALAWAN JS.S.

BEFORE ME, a notary public in and for the Northern Province of Palawan, Philippines, this 17<sup>th</sup> day of June 2022 came and appeared:

Name	Identification Card	Issued on/at
GARCIANO Y. PACHO SR.	TIN:311-998-104-000	
MARCELO Y. PACHO SR.	VIN:5318-0080-J2572MYP10000-0	Comelec Roxas, Palawan
MA. MYLENE Y. PACHO	VIN:5318-0114B-C2576MYP20000	Comelec Roxas, Palawan
JOSETO Y. PACHO	VIN:5318-0081A-D0478JYP10000	Comelec Roxas, Palawan
JULIE ANN M. PACHO	PSU ID No. 2020-10-0379R	Palawan State University
LUCENA R. BAACO	Senior Cit ID No. 993	OSCA Taytay, Palawan
ANALIE R. BAACO	VIN:5318-0014B-K1373ARB20000	Comelec Roxas, Palawan
DANIEL Y. PACHO		
ANDRES Y. PACHO		

Known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged before me that the same is their voluntary act and deed.

WITNESS MY HAND AND SEAL, on the date and place above written.

**ATTY. ORLANDO A. BA-ALAN**

Notary Public

Until December 31, 2022

Bar Roll No. 56352

IBP No. 177580/02-08-22/Nat'l

PTR No. 0891252/01-14-22/Pal

MCLE Compliance No. VII-0014950/4-14-25

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Series of 2022





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](mailto:cenroroxaspal@denr.gov.ph)

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**MEMORANDUM**

For : The Community Environment and  
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : June 15, 2022

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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 12130-J-31, Csd-4B-032794-D identical to Lot 13142, Cad 862-D located at Bgy. Sandoval, Roxas, Palawan.

**CLAIMANT**

The claimant are Mylene Y. Pachon et al... actual occupant and possessor 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.
2. 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

Geotagged photos taken on Lot 12130-J-31, Csd-4B-032794-D requested for issuance of Survey Authority by Mylene Y. Pacho located at Bgy. Sandoval, Roxas, Pal.

