



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

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**


DATE : August 4, 2022

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 4034, Cad 860-D at Bgy. Kemdeng, San Vicente, Palawan.

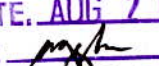
Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Mercedes Y. Llavan 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 L. CRUZ

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

DENR-CENRO ROXAS
RELEASED
DATE: AUG 26 2022
BY: 
DOC. NO. 2022-08-1344



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

CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 4034, Cad 860-D is within **agricultural and disposable land** per LC Map No. 3309, Project No. 1-T dated June 29, 1987, 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 4th day of August 2022.

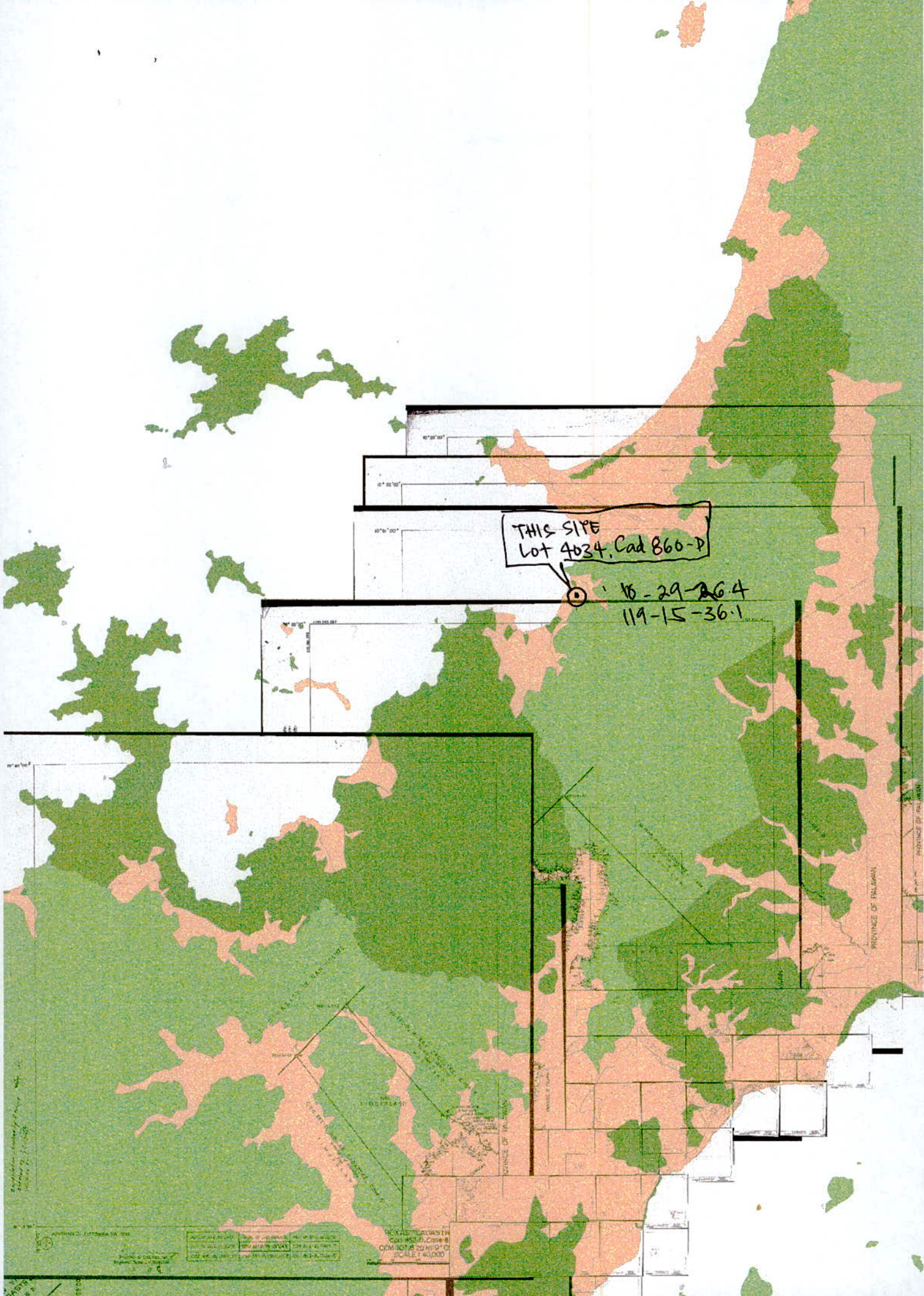

PABLO L. CRUZ

Community Environment and
Natural Resources Officer



THIS SITE
Lot 4034, Cad 860-D

16-29-26.4
119-15-36.1



Topographic Survey of Palawan, 1964-65
Volume 1, 1-10000

Scale 1:40,000
Datum: Manila Datum
Projection: UTM
Zone: 50N
Units: Meter

Scale 1:40,000
Datum: Manila Datum
Projection: UTM
Zone: 50N
Units: Meter

PROVINCE OF PALAWAN



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

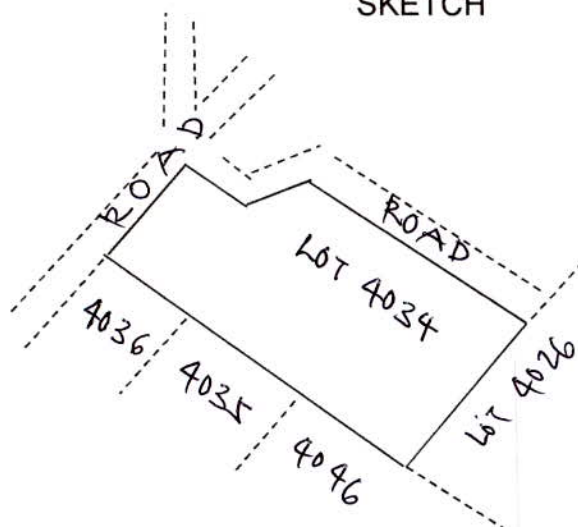
No. _____ Applicant : ELESIO LLAVAN, JR.
Lot No. 4034, Cad 860-D Ident. To Lot No. -
Portion of Lot No. - Surveyed for: LLAVAN, ELESIO
Date of Original Survey : June 10-30, 1988 Surveyed by : MARIANO V. FLOTILDES
Area (sq. m.) 60,906 Date Survey: June 10-30, 1988
Location : Bgy. Kemdeng, San Vicente, Palawan Date Approved: September 23, 1991

TECHNICAL DESCRIPTION

THE LINE : S 21-50 W, 3,341.12 meters from BLLM-1, Cad 860-D

| LINE | BEARINGS | DISTANCE | LINE | BEARINGS | DISTANCE |
|------|-----------|----------|------|----------|----------|
| 1-2 | N 59-06 W | 107.71 | 1-2 | 55.31 | -92.42 |
| 2-3 | N 28-50 E | 108.30 | 2-3 | 94.87 | 52.23 |
| 3-4 | S 60-48 E | 80.59 | 3-4 | -39.31 | 70.35 |
| 4-5 | N 66-38 E | 54.16 | 4-5 | 21.48 | 49.71 |
| 5-6 | S 55-58 E | 343.79 | 5-6 | -192.41 | 284.90 |
| 6-7 | S 38-45 W | 135.57 | 6-7 | -105.73 | -84.85 |
| 7-8 | N 58-45 W | 121.70 | 7-8 | 63.13 | -104.04 |
| 8-1 | N 59-44 W | 203.65 | 8-1 | 102.64 | -175.9 |
| | | | | -0.02 | -0.02 |

SKETCH



* ALL OF CAD 860-D

T. D. Researched by : ARNOLD V. GONZALES Date : _____
T.D. Sketched by : _____ Date : _____
T. D. Checked by : _____ Date : _____

Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
Puerto Princesa City

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Elesio Llavan, Jr. covering Lot No. 4034, CAD 860-D located at Barangay Kemdeng, San Vicente, Palawan.

This Certification is being issued upon the request of Rosanna H. Pean for the issuance of survey authority.

At Puerto Princesa City, this 11th day of May 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 8779248/8779619/3298994
Dated: May 11, 2022



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, Magina P. Cad, married and antonio Inlo both residents of Bgy. Kemden, SAN VICENTE, Palawan after having been sworn, hereby depose and state:

1. That we personally know MERCEDES YAYEN LACAN who desires for segregation/subdivision of Lot 4034 in Bgy. KEMDEN, Palawan;
2. That we are actual residents of Barangay KEMDEN, in the Municipality of SAN VICENTE, Palawan;
3. That we are aware of the fact that MERCEDES Y. LACAN 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 3rd day of August 2022 in the place above first written.

Magina P. Cad
Affiant
CTC No. CC12018 19422398
Issued on 08-02-2022
Issued at Municipal office

antonio Inlo
Affiant
CTC No. CC12018 19422399
Issued on 08-02-2022
Issued at Municipal office

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 San Vicente
 Office of the Senior Citizens Affairs (OSCA)
 

Name : CAAB, JOSEFINA PACALDO
 Address: MANINGNING, KEMDENG, SAN VICENTE, PALAWAN

DECEMBER 10, 1964 FEMALE
 Date of Birth Sex

AUGUST 27, 2021
 Date Issued

Signature/Thumbmark Control No. SV-1161

This Card is non-transferrable

Benefits and Privileges under Republic Act No. 9994



- Free medical & dental, diagnostic & laboratory service in all government facilities
- 20% discount for medicines
- 20% discount in hotels, restaurants, recreation centers
- 20% discount in theaters, cinema houses & concert halls
- 20% discount in medical/dental services, diagnostic & laboratory fees in private facilities
- 20% discount in fare for domestic air, sea travel & public land transportation
- 5% discount in basic necessities & prime commodities
- 12% VAT exemption on the purchase of goods & services which are entitled to the 20% discount
- 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter bases are under the name of the senior citizens.

Persons and Corporations violations RA 9994 shall be penalized.
 Only for the exclusive use of Senior Citizens; abuse of privileges is punishable by law.

CONCORDIO O. PAZ
 OSCA Head

AMY ROA ALVAREZ
 Municipal Mayor

Josefin P. Caab


 Republic of the Philippines
 Province of Palawan
 Municipality of San Vicente
 Office of the Senior Citizens Affairs (OSCA)
 

Name : MUÑO, ANTONIA PAMARAN
 Address : MAHAYAHAY, KEMDENG SAN VICENTE
 PALAWAN

MAY 15, 1947 FEMALE
 Date of Birth Sex

antonio mulo AUGUST 27, 2021
 Signature/Thumbmark Date Issued

Control No. SV-7164

This Card is non-transferrable

Benefits and Privileges under Republic Act No. 9994

- Free medical & dental, diagnostic & laboratory service in all government facilities
- 20% discount for medicines
- 20% discount in hotels, restaurants, recreation centers
- 20% discount in theaters, cinema houses & concert halls
- 20% discount in medical/dental services, diagnostic & laboratory fees in private facilities
- 20% discount in fare for domestic air, sea travel & public land transportation
- 5% discount in basic necessities & prime commodities
- 12% VAT-exemption on the purchase of goods & services which are entitled to the 20% discount
- 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter bases are under the name of the senior citizens.

Persons and Corporations violations RA 9994 shall be penalized
 Only for the exclusive use of Senior Citizens; abuse of privileges shall be punishable by law.

CPaz
CONCORDIO O. PAZ
 OSCA Head

Amy Roa Alvarez
AMY ROA ALVAREZ
 Municipal Mayor

antonio mulo

**PAGBABAHAGING LABAS SA HUKUMAN NG LUPANG PAG-AARI NI ELESIO
LLAVAN JR.**

ALAMIN NG LAHAT NA:

Kami, **MERCEDES YAYEN LLAVAN**, nasa wastong gulang, Pilipino, byuda, at nakatira sa Bgy. New Villafria, San Vicente, Palawan; **ROLANDO YAYEN LLAVAN**, nasa wastong gulang, Pilipino, may asawa, at nakatira sa Bgy. New Villafria, San Vicente, Palawan; **JUAN YAYEN LLAVAN**, nasa wastong gulang, Pilipino, may asawa, at nakatira sa Bgy. San Miguel, Puerto Princesa City, Palawan; **FLORENCIO YAYEN LLAVAN**, nasa wastong gulang, Pilipino, may asawa, at nakatira sa Bgy. New Villafria, San Vicente, Palawan; **AGUSTINA LLAVAN FAMOSO**, nasa wastong gulang, Pilipino, walang asawa, at nakatira sa Bgy. New Villafria, San Vicente, Palawan, na naaayon sa batas ay kusang loob na nagsasalaysay NA:

1. Kami ang mga lehitimong asawa at mga anak at direktang tagapagmana ni **ELESIO LLAVAN JR.** na namatay noong 5 August 2013 Brgy. Kemdeng, San Vicente, Palawan; pinatutunayan ng kanyang Death Certificate na nakalakup dito bilang Annex "A";

2. Si **ELESIO LLAVAN JR.** ay namatay na walang iniwan na anumang huling habilin o testamento, at walang anumang natitirang mga utang na pabor sa sinumang tao;

3. Na sa kaniyang kamatayan, siya ay nakaiwan ng lupa na mayroong kabuuang sukat na **SIXTY THOUSAND NINE HUNDRED (60,900.00) SQUARE METERS** sakop ng **Tax Declaration No. 18-21-007-0211, Property Identification No. 066-23-007-07-004, Lot No. 4034 CAD 860-D**, na matatagpuan sa Bgy. New Villafria, San Vicente, Palawan;

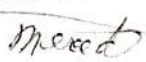
4. Sa bisa at kapangyarihan ng Talata Blg. 1 ng Sinusugang Alituntunin Blg. 74 ng binagong Alituntunin ng Hukuman ng Pilipinas, at ang mga partido sa instrumento na ito, na nasa wastong edad at may ganap na kakayahang sibil na pumasok sa kontrata, na sa pamamagitan ng mga nasabi ay sumasang-ayon sa **PAGHAHATI AT PAGSALIN** sa aming sarili ng nabanggit na pag-aari na naiwan ng yumaong si **ELESIO LLAVAN JR.** sa parehas na sukat o **TWELVE THOUSAND ONE HUNDRED EIGHTY AND 43/100 (12,180.00) SQUARE METERS** bawat isa.


5. Na pinatunayan ng mga partido na naisakatuparan nila ang nabanggit na instrumento mula sa kanilang sariling kusang-loob na malayang kalooban nang walang lakas, pananakot, o karahasan sa kanilang tao, na sa pamamagitan nito natanggap nila ang kanilang makatarungan at wastong bahagi at walang paghahabol o kahilingan laban sa bawat isa;

6. Na ang **PAGBABAHAGING LABAS SA HUKUMAN NG LUPANG PAG-AARI NI ELESIO LLAVAN JR.** na ito ay napapailalim sa mga contingent na pananagutan sa mga nagpapautang, tagapagmana, o iba pang mga tao na maaaring pinagkaitan ng ayon sa ayon sa batas at pakikilahok sa nasabing estate mula sa at ang pag-areglo at pamamahagi nito para sa isang panahon ng (2) taon alinsunod sa mga probisyon ng Seksyon 4, Rule 74 ng Binagong Batas ng Hukuman ng Pilipinas.

SA KATUNAYAN NG LAHAT NG ITO, kami ay lumagda sa ibaba nito ngayong **12 MAR 2021** dito sa


TAYTAY, PALAWAN

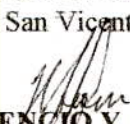

MERCEDES Y. LLAVAN
OSCA ID No. SV-10659/issued.10.16.2015
San Vicente, Pal.


JUAN Y. LLAVAN
DRIVER'S LIC ID No. D11-00-000168
Exp.2023.05.16/PPC.


Agustina Llavan Famoso

HEIRS:


ROLANDO Y. LLAVAN
UMID ID No. CRN-021-1916-8612-5
San Vicente, Pal.


FLORENCIO Y. LLAVAN
VIN: 5319-0044A-KD777FYL10000-1
San Vicente, Pal.

CRIM DOORNE RENDONILLO

TESTIGO:

LARITA C. GUERRERO

ACKNOWLEDGMENT

Republic of the Philippines)
Taytay, Palawan) s.s.

BEFORE ME, a Notary Public for and in the Province of Palawan, this 12 MAR 2021, personally appeared the above persons, known to me and to me known to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their free and voluntary act and deed. This instrument consisting of two (2) pages, including the page on which this acknowledgement is written, has been signed on the left margin of each and every page hereof by the concerned parties and their witnesses, and sealed with my notarial seal.

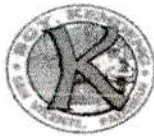
WITNESS MY HAND AND SEAL, on the date and place first above written.

Doc. No. 37 ;
Page No. 08 ;
Book No. 13 ;
Series of 2021.



ATTY. PHILIP RAY L. MANGKIL, CPA, CREB, CREA, IA, EnP
NOTARY PUBLIC UNTIL 31 DECEMBER 2021
PTR NO. 2572163/12-30-20/PAL
IBP NO. 153203/01-15-21/PAL
ROLL OF ATTORNEYS NO. 54960
MCLE COMPLIANCE NO. VI-0029180/4.14.2022

[Signature]
[Signature]
[Signature]
[Signature]



Republic of the Philippines
Province of Palawan
Municipality of San Vicente
Barangay Government of Kemdeng

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

Sangguniang Barangay
of Kemdeng, San
Vicente, Palawan

HON. DANIEL G. LATUBE
Punong Barangay

HON. JESUS D. ABIAN
Committee on Environment &
Agriculture

HON. MERCEDES E. LABRADOR
Committee on Ways & Means
and Senior Citizen affairs

HON. MA. CRISTINA M.
TRINIDAD
Committee on Finance

HON. AGUSTINA A. ABIQUE
Committee on Peace and
Order

HON. EDGAR B. DACILLO
Committee on Infrastructure

HON. JHOMAR A. PACALDO
Committee on Education &
Cultural Heritage & land
Transportation

HON. ANABELLA L. SOCRATES
Committee on Health

HON. CATHERINE C. ABIQUE
Com. on Sports and Games &
amusement

HON. EDECIO D. LUMIBAO
Comm. On Indigenous People

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that, (late) **ELESIO LLAVAN JR.**, resident of Purok Ugnayan, Barangay Kemdeng, San Vicente, Palawan, is the actual occupant of a parcel of land located at Purok Ugnayan, Barangay Kemdeng, San Vicente, Palawan, covered by Tax Declaration No. 18-21-007-0211, known as Lot No. 4034, containing an area of 60, 906 square meters.

This certification is being issued upon request of Ms. AGUSTINA L. FAMOSO for whatever legal purpose/s that may serve her best.

Given this 30th day of May 2022, at Barangay Kemdeng, San Vicente, Palawan.

DANIEL G. LATUBE
Punong Barangay

REPUBLIC OF THE PHILIPPINES)
PALAWAN

BEFORE ME, A NOTARY
PERSONALLY APPEARED
TO BE THE SAME

ACKNOWLEDGED THIS
INSTRUMENT, CONSISTING
OF ONE (1) COPY, O.R. No: 5933363
dated at Barangay Kemdeng, SVP
issued on 05/30/2022
ABOVE WRITTEN.

Amount Paid Under: Php. 150.00

ACKNOWLEDGEMENT

AUG 02 2022

KNOWN TO ME AND TO ME KNOWN
REGARDING INSTRUMENT AND
VOLUNTARY ACT AND DEED. THIS
DEED HAS BEEN SIGNED BY THE CONCERNED
PARTY AND THEIR WITNESSES, THROUGH MY HAND AND SEAL ON THE PLACE AND DATE

GEN. NO. 25
BOOK NO. 66
PAGE 172



ATTY. PHILIP RAY L. NANKIL, CPA, REB, REA, IA, EnP
NPLROX NO. 2020-003 NOTARY PUBLIC FOR PALAWAN UNTIL
ROLL OF ATTORNEYS NO. 54960
PTR NO. 0891889/01-03-22/PAL
IBP NO. 185508/01-04-22/PAL

31 DEC 2023



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 Community Environment and
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : August 3, 2022

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 4034, Cad 860-D at Bgy. Kemdeng, San Vicente, Palawan.

CLAIMANT

The claimant are Mercedes Y. Llavan 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.
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 at Lot 4034, Cad 860-D located at Bgy. Kemdeng, San Vicente, Palawan
requested for issuance of Survey Authority by Mercedes Y. Llavan

