



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 : November 25, 2022

I am submitting the investigation report conducted on the request for survey authority involving segregation/ subdivision of unregistered Parcel of Land with approximate area of Four Hundred Seventy-Five (475) square meters within latitude 10° 37' and longitude 119° 36' Identical to sheet 20 of Pls-530-D (no print available on file) located in Bgy. Magsaysay, Dumaran, Palawan.

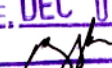
Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Ronald U. Martinez 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.


RONNIE P. LLANG
Office-In-Charge

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

DENR-CENRO ROXAS
RELEASED
DATE: DEC 02 2022
BY: 
DOC. NO. 2022-12-1803



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

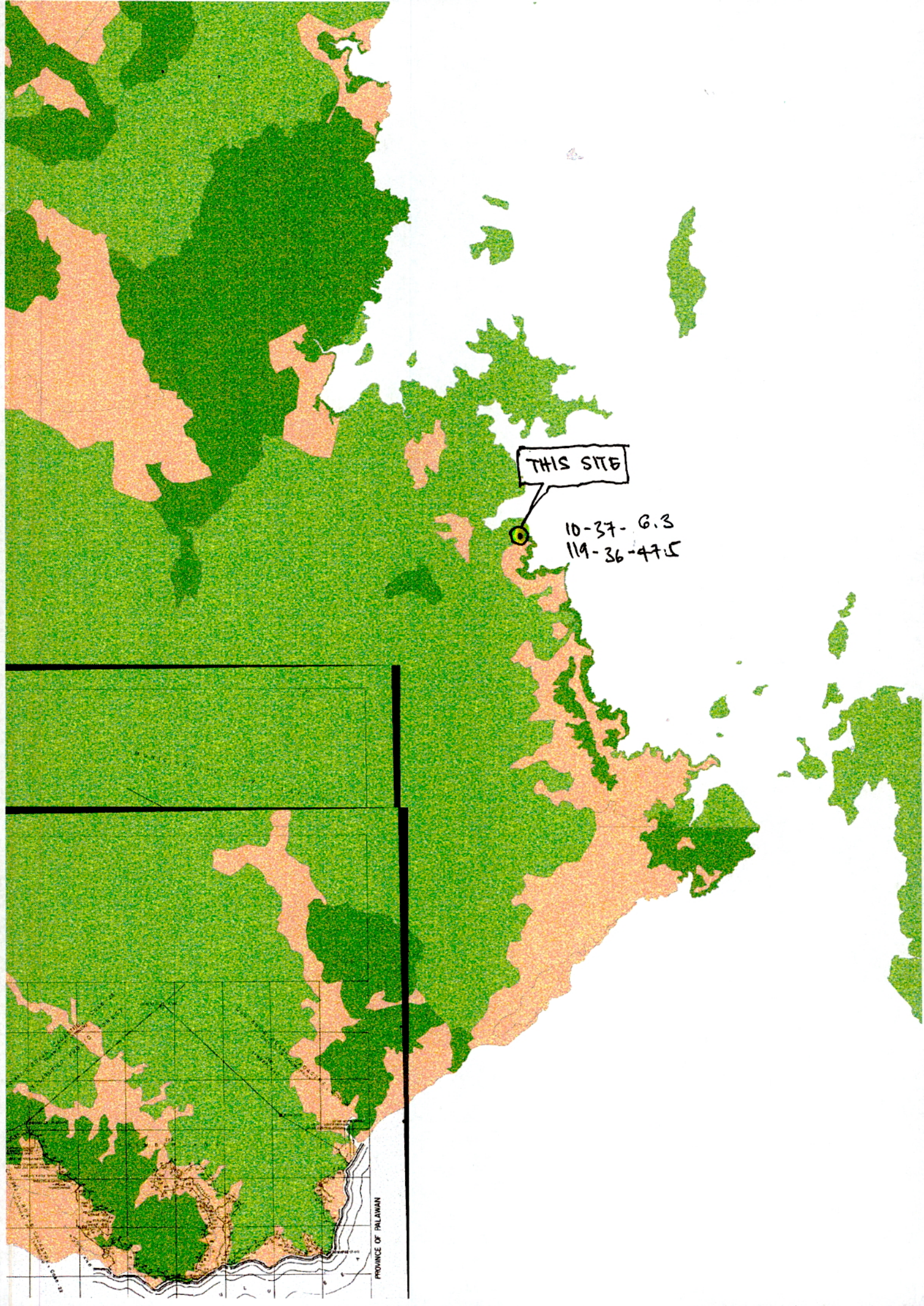
THIS IS TO CERTIFY that the **unregistered Parcel of Land with approximate area of Four Hundred Seventy-Five (475) square meters within latitude 10° 37' and longitude 119° 36' Identical to sheet 20 of Pls-530-D (no print available on file)** is within agricultural and disposable land per LC Map No. 1614, Project No. 9-A dated September 23, 1952, 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 25th day of November 2022.

RONNIE P. LILANG

Office-In-Charge



THIS SITE

10-37-6.3
119-36-47.5

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: RONALD U. MARTINEZ

Lot No. _____ Ident. To Lot No. _____

Portion of Lot No. _____ Surveyed for: _____

Date of Original Survey: _____ Surveyed by: _____

Area (sq. m.) 475 Date of Survey: _____

Location: Mag Say Say, Dumaran, Palawan Date Approved: _____

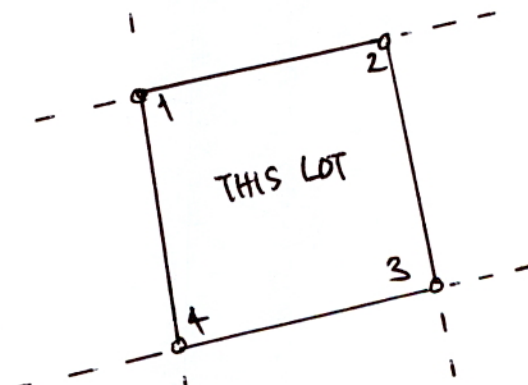
TECHNICAL DESCRIPTION

TIE LINE: N 08-50-44 E, 23,578.96 meters from BLM 1 PLS-530-D
to Corner 1.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 76-53 E	9.63			
2-3	S 16-54 E	11.45			
3-4	S 72-45 W	16.11			
4-1	N 14-22 W	11.15			

SKETCH

Note: All adjoining lots are within latitude 10-37-0 and longitudes 119-36-0 identical to sheet 20 PLS 530-D (missing sheet)!



T. D. Researched by: _____ Date: _____

T.D. Sketched by: ARNOLD U. GONZALES Date: 8/11/22

T. D. Checked by: _____ Date: _____



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
MUNICIPALITY OF ROXAS

S.S.

JOINT AFFIDAVIT

We, Jerry Z. Cabanag married and Marites M. Pagliawan both residents of Bgy. Magsaysay, Dumaran, Palawan after having been sworn, hereby depose and state:

1. That we personally know Ronald U. Martinez who desires for segregation/subdivision of Lot _____ in Bgy. Magsaysay, Dumaran, Palawan.
2. That we are actual residents of Barangay Magsaysay in the Municipality of Dumaran, Palawan;
3. That we are aware of the fact that Ronald U. Martinez 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 10th day of June 2022 in the place above first written

J. Z. Cabanag
Jerry Z. Cabanag
Affiant

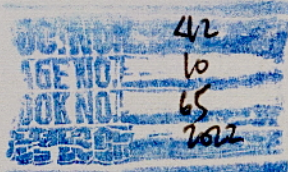
Marites M. Pagliawan
Marites M. Pagliawan
Affiant

CTC No. 10598464
Issued on April 06, 2022
Issued at Magsaysay, Dumaran, Palawan

CTC No. 25972327
Issued on January 12, 2022
Issued at Magsaysay, Dumaran, 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)



ATTY. PHILIP RAY E. NANGKIL, CPA, REE, REA, IN EMP
JULY NO. 2020-003 REE FOR PALAWAN UNTIL 30 JUN 2022
ROLL OF ATTORNEYS NO. 54960
PTR NO. 0851089/01-03-22/PAL.
IBP NO. 185508/01-04-22/PAL.



Republic of the Philippines
Province of Palawan
Municipality of Dumarang
BARANGAY MAGSAYSAY



OFFICE OF THE PUNONG BARANGAY

BARANGAY CERTIFICATION

**BARANGAY MAGSAYSAY
OFFICIAL**

2018-2022

HON. RAMON S. ABREW
Punong Barangay

BARANGAY KAGAWAD

HON. PILAR A. ABORGT
Comm. On Infrastructure

HON. MELINDA S. OLATAN
Comm. On Education

HON. DOMINADOR B. CACACRA
Comm. On Appropriation

HON. ROLANDO E. MAGANA JR
Comm. On Agriculture

HON. JONI Z. CABANAG
*Comm. On Peace and Order and
Transportation*

HON. LYDIA B. DELA CRUZ
Comm. On Health

HON. ASMA N. ABERINA
Comm. On Ways and Means

HON. ERMILYN S. DAYONDON
SK Chairman

MS. JENY A. VARGAS
Barangay Secretary

MS. CRISTY D. BLAND
Barangay Treasurer

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT **MR. RONALD U. MARTINEZ**, Filipino citizen, and a bonafide resident of Purok Centro, Barangay Magsaysay, Dumarang, Palawan.

THIS CERTIFIES FURTHER that he is legitimate resident of this Barangay since birth up to present.

This certification is being issued upon the request of the above name person for whatever legal purpose/s that may serve him best.

Issued this **4th** day of **February, 2022** at Barangay Magsaysay, Dumarang, Palawan.

Certified by:

RAMON S. ABREW
Barangay Captain

SUBSCRIBED AND SWORN to
before me at Roxas, Palawan, Philippines
this 6th day of February, 2022.
the affiant RAMON S. ABREW CTC
No. 1139064 issued at 200

Paid under O.R. No: 1139064

Amount: 100.00

Issued on: 6-9-2022

Issued at: Bay. Magsaysay, Dumarang, Palawan

Doc. No. 96
Page No. 21
Book No. 213
Series of 22



ATTY. RAYMUND U. ACOSTA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2024
PTR NO. 0388601-12/20/2021
IBP NO. 002081-01/04/2022
ROLL NO. 48821
MCLE COMPLIANCE NO. VII-0000182-04/15/2019



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



Last Name, First Name, Middle Name

MARTINEZ, RONALD ULSON

Nationality	Sex	Date of Birth	Weight (kg)	Height(m)
PHL	M	1980/09/20	80	1.67

Address

TAYTAY PALAWAN

License No.	Expiration Date	Agency Code
D11-15-001924	2023/09/20	D11

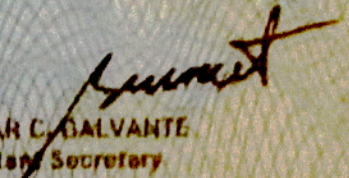
Blood Type
B+

Eyes Color
BLACK

Restrictions
1,2

Conditions
NONE

Signature of Licensee


EDGAR C. DALVANTE
Assistant Secretary

III ORGAN DONATION:
I WILL NOT DONATE ANY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:

NAME:

ADDRESS:

TEL NO.: 09273620068

I. RESTRICTIONS:

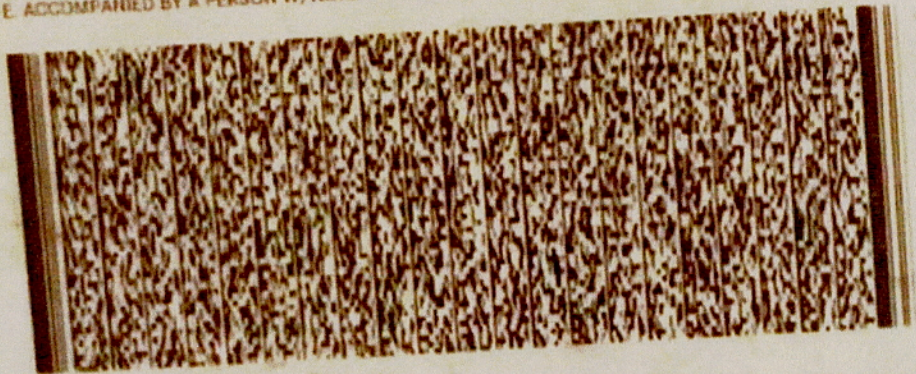
1. MOTORCYCLES/MOTORIZED TRICYCLES
2. VEHICLE UP TO 4500 KGS G V W
3. VEHICLE ABOVE 4500 KGS G V W
4. AUTOMATIC CLUTCH UP TO 4500 G V W
5. AUTOMATIC CLUTCH ABOVE 4500 G V W
6. ARTICULATED VEHICLE 1600 KGS G V W AND BELOW
7. ARTICULATED VEHICLE 1601 UP TO 4500 G V W
8. ARTICULATED VEHICLE 4501 & ABOVE G V W

II. CONDITIONS:

- A. WEAR EYEGLASSES
- B. DRIVE ONLY W/SPECIAL EQPT FOR UPPER LIMBS
- C. DRIVE ONLY W/SPECIAL EQPT FOR LOWER LIMBS
- D. DAYLIGHT DRIVING ONLY
- E. ACCOMPANIED BY A PERSON W/NORMAL HEARING

Serial Number

069793230



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



Last Name, First Name, Middle Name
MARTINEZ, RONALD ULSON

Nationality Sex Date of Birth Weight (kg) Height(m)
PHL M 1980/09/20 80 1.67

Address
TAYTAY PALAWAN

License No. D11-15-001924 Expiration Date 2023/09/20 Agency Code D11

Vehicle Type B+ Eye Color BLACK

Registration (LZ) Conditions NONE

Signature of Licensee *[Signature]*
Assistant Secretary

REPUBLIC OF THE PHILIPPINES
Unified Multi-Purpose ID

CRN - 0111-9701534-7



Full Name
**MARTINEZ
RONALD**

License Name
ULSON

Sex M DATE OF BIRTH 1980/09/20

ADDRESS
PRK-II POBLACION TAYTAY
PALAWAN PHL 5312


1. RESTRICTIONS

1. MOTORCYCLES, MOPEDS, TRICYCLES
2. VEHICLES UP TO MAXIMUM 0.5 W
3. VEHICLES EXCEEDING MAXIMUM 0.5 W
4. AUTOMOBILES EXCEEDING 1000 CC W
5. AUTOMOBILES EXCEEDING 1000 CC W
6. AUTOMOBILES EXCEEDING 1000 CC W
7. AUTOMOBILES EXCEEDING 1000 CC W
8. AUTOMOBILES EXCEEDING 1000 CC W
9. AUTOMOBILES EXCEEDING 1000 CC W

2. COMMENTS

1. DRIVER CATEGORY
2. DRIVER CATEGORY
3. DRIVER CATEGORY
4. DRIVER CATEGORY
5. DRIVER CATEGORY
6. DRIVER CATEGORY
7. DRIVER CATEGORY
8. DRIVER CATEGORY
9. DRIVER CATEGORY

Driver Number
069793230




010-8-23

TAX DECLARATION OF REAL PROPERTY

TC : GR

TD No. **12-011-0130**

Property Identification No. **066-12-011-08-022**

Owner: **TEOTIMO MARTINEZ**

Address: **MAGSAYSAY, DUMARAN, PALAWAN**

Administrator/Beneficial User:
Address:

TIN:

Telephone No.

TIN:

Telephone No.

Location of Property:

(Number and Street)

MAGSAYSAY
(Barangay/District)

DUMARAN, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.

Survey No.

CCT:

Lot No.

Date:

Blk. No.

Boundaries:

North: **ALN 020**

South: **ALN 023**

East: **ALN 02**

West: **ALN 021**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

No. of Storeys:

Brief Description:

Brief Description:

☐ Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
Res'l. Lot (R-2)	870.00 sq.m.	200	Php 174,000.00	RESIDENTIAL	10 %	Php 17,400.00	TAXABLE
Total	870.00 sq.m.		Php 174,000.00			Php 17,400.00	

Total Assessed Value **SEVENTEEN THOUSAND FOUR HUNDRED PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2014
Year

Approved: By Authority of the Provincial Assessor:

ERNESTO C. VALERIO, SR.
MUNICIPAL ASSESSOR

7/31/2013
Date

This declaration cancels TD No. **011-0128-R**

Previous A.V. Php **8,700.00**

Previous PIN **066-12-011-08-022**

Previous Owner: **TEOTIMO MARTINEZ**

Previous Area: **870 sq.m.**

Memoranda

REVISED PURSUANT TO SEC. 219 OF R.A. 7160 AND SEC. 23 OF PROVINCIAL ORDINANCE NO. 1281-12, SERIES OF 2012.

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:
SWORN STATEMENT Date:



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 : November 25, 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 is a parcel of unregistered Parcel of Land with approximate area of Four Hundred Seventy-Five (475) square meters within latitude 10° 37' and longitude 119° 36' Identical to sheet 20 of Pls-530-D (no print available on file) located at Bgy. Magsaysay, Dumaran, Palawan.

CLAIMANT

The claimant is Mr. Ronald U. Martinez 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.

REMARKS

Since the subject lot has no specific lot number, the regional trial court cannot issue on the status of this lot. Thence, the undersigned is requesting that their request may still be granted even though that they had no lot clearance for the reason stated hereof.

Thus, I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Geotagged photos taken on unregistered Parcel of Land with approximate area of Four Hundred Seventy-Five (475) square meters within latitude $10^{\circ} 37'$ and longitude $119^{\circ} 36'$ Identical to sheet 20 of Pls-530-D (no print available on file) located at Bgy.Magsaysay, Dumaran, Palawan requested for issuance of survey authority by Ronald U. Martinez



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

Subject: Survey Authority for tract _____
Of Public Land in Brgy. _____ Date _____
S.A. # _____ - _____

ALDRIC G. ECO
New Agutaya, San Vicente, Palawan


Sir/Madam:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of _____ claimants of the above described tract of Public Land, to avail of your services, authority is hereby granted to you to execute the survey thereof subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violations of the aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

Very truly yours,

For and by Authority of the Secretary of DENR

Accepted: _____
(4.) 
ALDRIC ECO
Geodetic Engineer

(3.) **PABLO L. CRUZ**
CENR Officer

License No. 5925729 Date:01/28/2022
PRC No. 8171 Date:10/17/07

Above stated request confirmed:

Issuance of Survey Order recommended:

(1.) **RONALD U. MARTINEZ**
Claimant
Magsaysay, Dumaran

(2.) **ARNOLD V. GONZALES**
Signature/Name
Deputy Public Land Inspector

Ref. _____
Cad Cost of P _____

Ref. Insp. /Invest./Report
Dated _____

Under O.R. No. _____
Dated _____

NOTE:

For this Survey Authority to be valid, the Four (4) required signature must be presented.

CONDITIONS

The Survey Authority granted hereof shall be valid only under the following condition;

1. That the land sought to be surveyed is an undecreed portion of alienable and disposable area established by the Bureau of Forest Development or DENR;
2. That the land has been reserved for public or quasi-public purpose;
3. That the does not embrace any holding of a bona-fide occupant, public land application or claim;
4. That the land is not within a cadastral or public land subdivision survey project still in progress;
5. That the land in subject of a pending ordinary land registration case or litigation in the court.

The above conditions shall be deemed to have been automatically modified by administrative issuances that may issued by the DENR Secretary, the Director LMB, the Regional Executive Director or his Technical Director of Land Management.