



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 PENR Officer  
FROM : The CENR Officer  
SUBJECT : **TRANSMITTAL OF REPORT**  
DATE : 17 November 2022

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I am submitting the investigation report conducted on the request for survey authority involving Lot 5206(part), Cad. 862-D in 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 occupied/possessed by Analyn E. Zumaraga, et al. to the exclusion of adverse others

Hence, I recommend confirmation of the LC findings arrived at.

For the CENR Officer:

**RONNIE P. LILANG**  
Chief, Regulation and Permitting Section  
Office-In-Charge

Copy: The ARD, Technical Services  
C/O the SMD at [surveys\\_mimaropa@yahoo.com](mailto:surveys_mimaropa@yahoo.com)

The Claimants

file



Republic of the Philippines  
Department of Environment and Natural Resources

**Region IV- MIMAROPA**

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Barangay III (Poblacion), Roxas, Palawan

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## **CERTIFICATION**

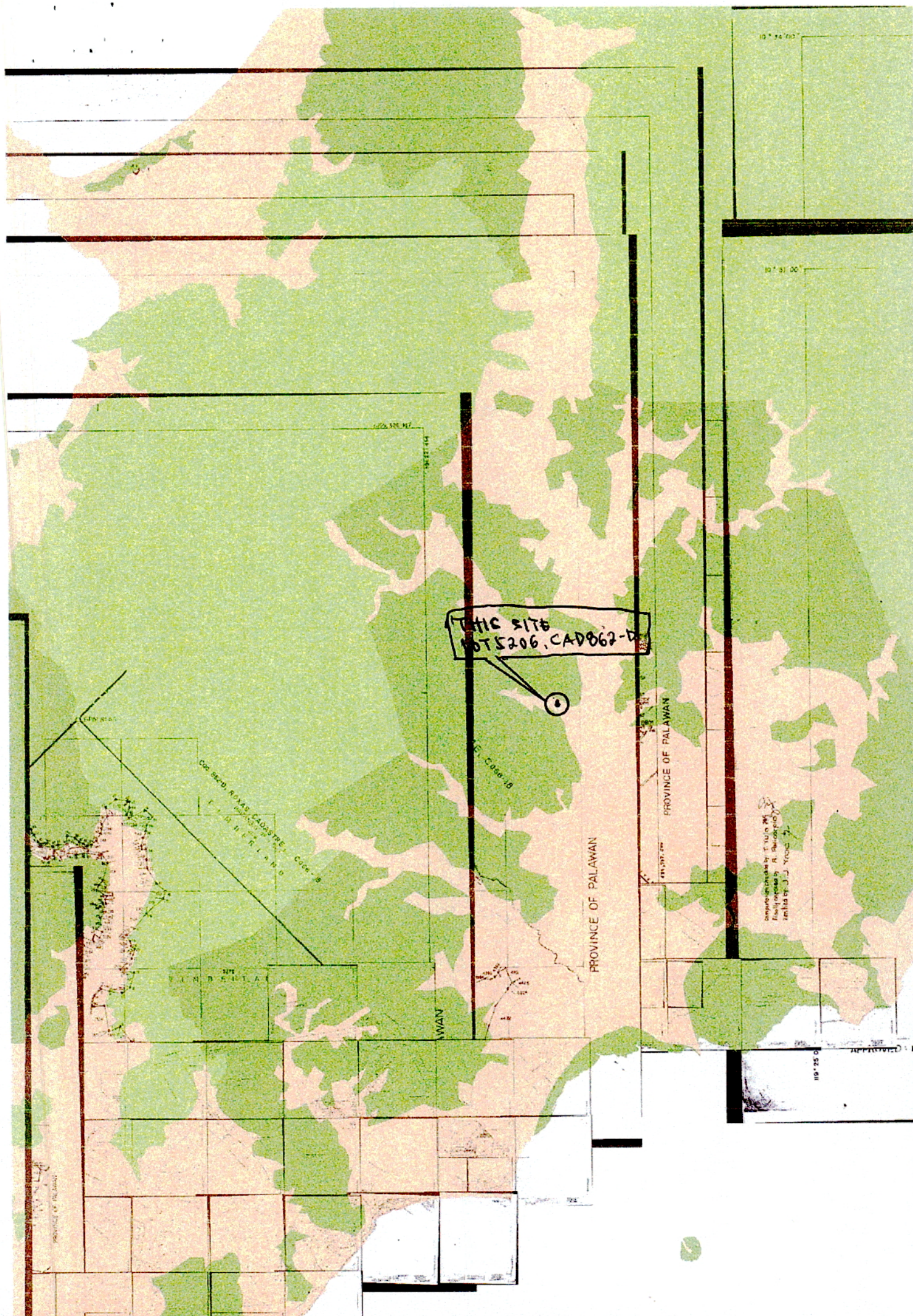
THIS IS TO CERTIFY that Lot/Survey No. 5206 (part), Cad 862-D specifically the portion lying between latitudes 10-24-21.98 and 10-25-58.8 and longitudes 119-20-55.35 and 119-22-34.6 is within **agricultural and disposable land** per LC Map No. 2880, Project No. 14-C dated October 13, 1981, under FAO/DAO No. DMC-2019-10.

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

Issued on 17th day of November 2022.

  
**PABLO L. CRUZ**  
Community Environment and  
Natural Resources Officer









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

No. \_\_\_\_\_ Applicant : ANALYN E. ZUMARAGA, ET AL...  
Lot No. 5206 (PART), CAD 862-D Ident.To Lot No. \_\_\_\_\_  
Portion of Lot No. \_\_\_\_\_ Surveyed for: ROXAS CADASTRE  
Date of Original Survey : \_\_\_\_\_ Surveyed by : NESTOR E. PALCOTELO  
Area (sq. m.) \_\_\_\_\_ Date of Survey January-June 1987  
Location : Sandoval, Roxas, Palawan Date Approved: January 10, 1988

**TECHNICAL DESCRIPTION**

TIE LINE : "TIE LINE: N 13-47-42 W, 8,349.985 meters, From BLLM 6,

PLS 232 to Corner 1".

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 88-34-4 E	Distance: 211.733			
2-3	Direction: S 3-28-6 E	Distance: 174.946			
3-4	Direction: S 53-58- 21 W	Distance: 71.975			
4-5	Direction: S 2-33-22 E	Distance: 593.258			
5-6	Direction: S 26-33- 54 E	Distance: 473.302			
6-7	Direction: S 66-7-29 E	Distance: 705.998			
7-8	Direction: S 40-21- 52 W	Distance: 277.8			
8-9	Direction: S 37-52- 30 E	Distance: 301.672			
9-10	Direction: S 8-7-48 E	Distance: 112.253			
10-11	Direction: S 68-48- 21 W	Distance: 278.103			
11-12	Direction: S 85-10- 45 W	Distance: 440.768			
12-13	Direction: S 2-26-12 W	Distance: 248.934			
13-14	Direction: S 27-44-3 W	Distance: 579.916			
14-15	Direction: N 76-39- 42 W	Distance: 140.383			
15-16	Direction: N 11-54- 15 E	Distance: 265.16			
16-17	Direction: N 19-21- 10 W	Distance: 233.217			



17-18	Direction: N 25-14-48 W	Distance: 637.061			
18-19	Direction: N 9-3-21 W	Distance: 385.748			
19-20	Direction: N 33-51-13 W	Distance: 276.561			
20-21	Direction: N 55-47-13 W	Distance: 361.292			
21-22	Direction: S 13-48-58 E	Distance: 179.27			
22-23	Direction: N 57-55-22 W	Distance: 382.83			
23-24	Direction: S 1-23-6 W	Distance: 204.944			
24-25	Direction: N 53-50-38 W	Distance: 594.35			
25-26	Direction: N 70-55-50 W	Distance: 365.077			
26	Direction: N 52-42-52 E	Distance: 161.75			
27	Direction: S 73-2-23 E	Distance: 198.549			
28	Direction: N 49-52-34 E	Distance: 197.255			
29	Direction: S 6-38-0 W	Distance: 167.493			
30	Direction: S 69-31-54 E	Distance: 218.211			
31	Direction: S 89-29-19 E	Distance: 365.99			
32	Direction: S 82-7-46 E	Distance: 300.723			
33	Direction: S 68-12-56 E	Distance: 205.378			
34	Direction: S 54-47-0 E	Distance: 249.707			
35	Direction: N 80-59-6 E	Distance: 202.123			
36	Direction: N 9-53-32 E	Distance: 508.314			
37-1	Direction: N 3-42-6 E	Distance: 342.876			

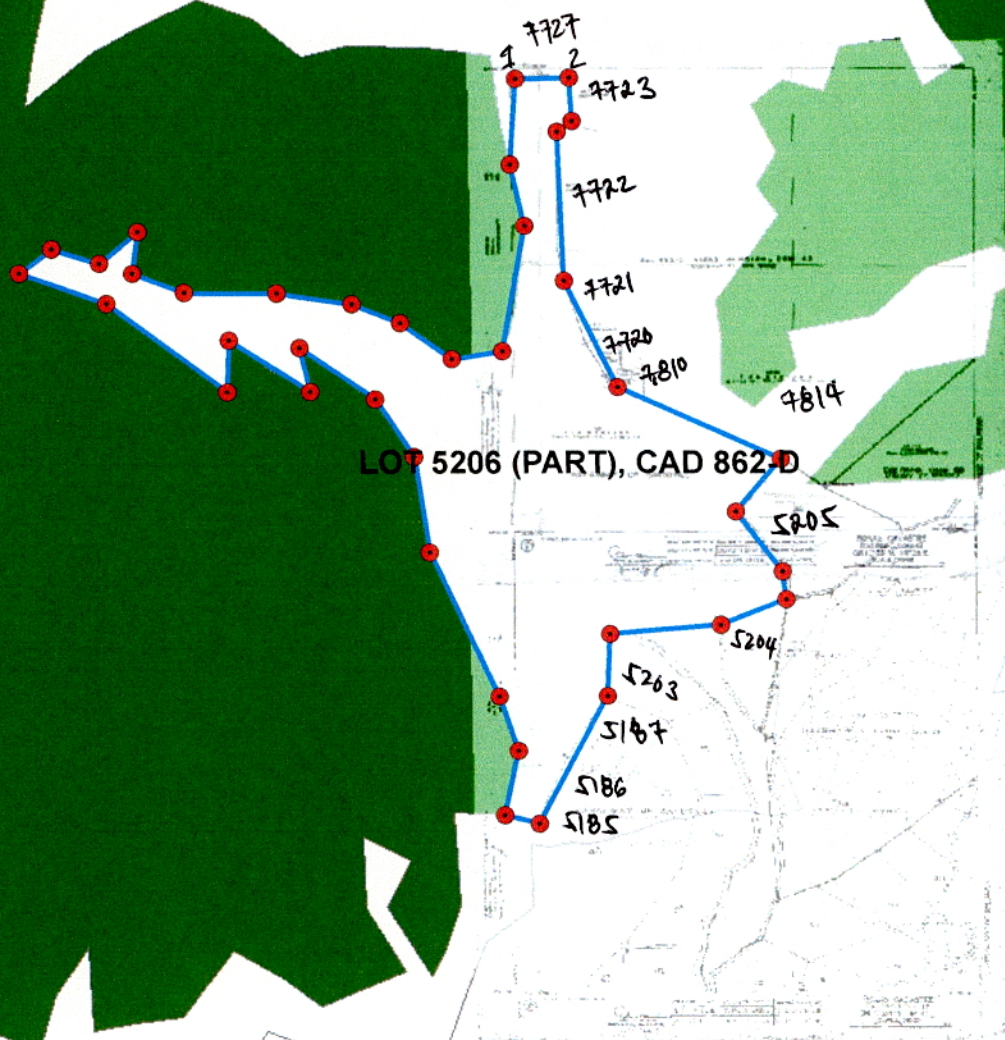
**PLEASE SEE ATTACHED SKETCH MAP**

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

T.D. Sketched by : ARNOLD V. GONZALES Date : 11/17/2022

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









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

Mabini Street, Barangay 2  
Roxas, Palawan  
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 ANALYN ZUMARAGA pertaining to Lot No. 5206, Cad 862-D situated at Barangay Sandoval, Roxas, Palawan.

This Certification is issued upon request of claimant ANALYN ZUMARAGA a resident of Barangay JOLO, Roxas, Palawan for lawful purposes.

This 4<sup>th</sup> day of July, 2022 at Roxas, Palawan, Philippines.

  
**ROGER M. SERATUBIAS**  
Clerk of Court II

Comm. Tax Cert.: 10606143  
Issued on: 06/20/22  
Issued at Roxas, Palawan  
O.R. (local): 1006285  
Issued on: 06/20/22  
O.R. (JDF/SAJ): 5032509/5030934/2315503  
Issued on: 06/20/22  
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, ROY A. BRIGIDO <sup>single</sup> ~~married~~ and MARY JEAN G. BIDTA <sup>MARRIED</sup> both residents of Bgy. SANDOVAL, ROXAS, Palawan after having been sworn, hereby depose and state:

1. That we personally know ANALYN E. ZUMARAGA who desires for segregation/subdivision of Lot 5206 (Part), CAD 862-D in Bgy. SANDOVAL, ROXAS Palawan;
2. That we are actual residents of Barangay SANDOVAL, in the Municipality of ROXAS, Palawan;
3. That we are aware of the fact that ANALYN E. ZUMARAGA 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 17th day of NOVEMBER 2022 in the place above first written.

Roy A. Brigido  
Affiant  
CTC No. 10606149  
Issued on 07/04/22  
Issued at SANDOVAL, ROXAS

Mary Jean Bidta  
Affiant  
CTC No. 10606134  
Issued on 6/6/2022  
Issued at SANDOVAL, ROXAS

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 **SANDOVAL**



## OFFICE OF THE PUNONG BARANGAY

### SANGGUNIANG BARANGAY

**HON. LEOPOLDO U. GABUCO**

Punong Barangay

**HON. ANTONIO L. CATALINO**

Barangay Kagawad  
Committee on Peace & Order

**HON. BENJAMIN S. MAGBANUA**

Barangay Kagawad  
Committee on Social Services

**HON. GINGINA D. LACSON**

Barangay Kagawad  
Committee on VAWC

**HON. JONITO R. VENTURILLO**

Barangay Kagawad  
Committee on Appropriation &  
Infrastructure

**HON. CONCHITA Z. VINCUA**

Barangay Kagawad  
Committee on Health & Education

**HON. ALVIN H. LA TORRE**

Barangay Kagawad  
Committee on Agriculture

**HON. CALIXTRO P. TARRE SR.**

Barangay Kagawad  
Committee on Environment

**HON. GEMELO O. DELA TORRE**

Sk Chairman  
Committee on Sports

**HON. JELSIE B. SABINET**

IPMR  
Committee on Cultural Seviles

**GINA Z. RODRIGUEZ**

Barangay Secretary

**LUCILA M. ABOROT**

Barangay Treasurer

## CERTIFICATION

### TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that MRS. ANABELLA G. ELCALDRE (deceased) and a resident of Barangay Sandoval, Roxas, Palawan. Actual occupant/ claimant of a parcel of land with Lot No. \_\_\_\_\_ with an area more or less SEVEN THOUSAND (7000) SQUARE METERS located at Sitio Tiondonan Barangay Sandoval, Roxas, Palawan.

This certifies further that the said person land bounded by:

North: Republic of the Philippines  
South: National Highway  
East: Elfredos Restaurant  
West: Rosario Biota

This certification is issued upon request of her daughter **MRS. ANALYN ZUMARAGA** for SURVEY AUTHORITY.

Issued this 20<sup>th</sup> day of June, 2022 at Barangay Sandoval, Roxas, Palawan.

**HON. LEOPOLDO U. GABUCO**  
Punong Barangay

Certification Fee: 50.00

O.R. No.: ~~NO IMPROVE OR PUT FIVE ISSUED~~

Issued On: \_\_\_\_\_

Issued At: Barangay Sandoval, Roxas, Palawan

**ATTY. RAYMUND U. ACOSTA**  
NOTARY PUBLIC

UNTIL DECEMBER 31, 2024

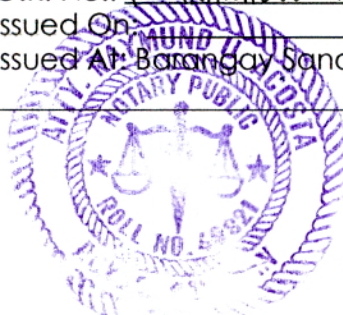
PTR NO. 0272-01/2021

IBP NO. 0-2701-01/04/2022

ROLL NO. 48821

MCLE COMPLIANCE NO. VII-0000162-04/17/2022

Doc. No. 422  
Page No. 86  
Book No. 152  
Series of 200 22





Republic of the Philippines  
**COMMISSION ON ELECTIONS**  
ROXAS, PALAWAN  
VIN: 5318-0060A-B2083AEZ20000

  
**ZUMARAGA  
ANALYN  
ECALDRE**



Date of Birth : February 20, 1983  
Civil Status : Married  
Citizenship : Filipino  
Address :  
MANDARAGAT, JOLO

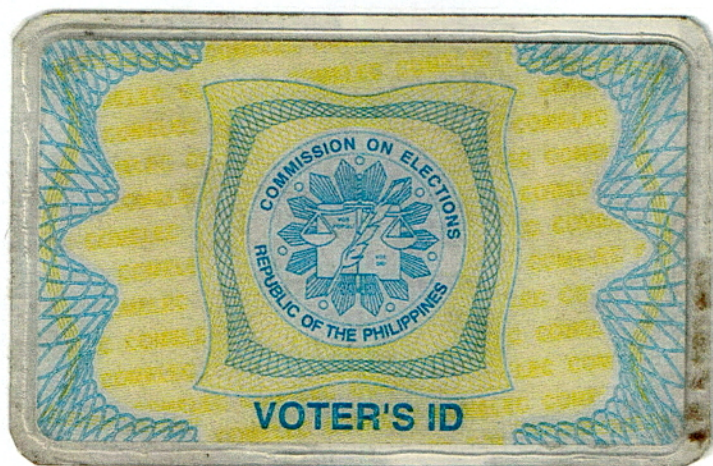
Precinct No. : 0060A

  
Signature of Voter

  
**SIXTO S. BRILLANTES, JR.**  
Chairman



*Acquiesced*





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 Office In-Charge/ Chief, RPS  
From : The Investigating Officer  
Subject : **INVESTIGATION REPORT**  
Date : November 17, 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 5206, Cad 862-D situated at Bgy., Sandoval, Roxas, Palawan.

**CLAIMANT**

The claimant are Analyn E. Zumaraga, et al..., actual occupants and possessors of the subject lot.

**ACTIVITIES UNDERTAKEN**

Upon receipt of your instruction, I immediately conducted the investigation. The following were ascertained:

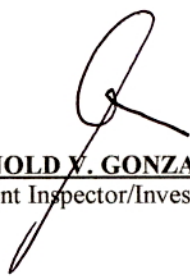
1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification 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



Geophotos taken of Portion of Lot 5206, Cad 862-D situated at Bgy. Sandoval requested for issuance of survey authority by Analyn E. Zumaraga, et al...





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 Bgry. Sandoral, Iyag, Palawan  
Segregation of lot 1206 (part) as  
Lot 802-D

Date \_\_\_\_\_  
S.A. # \_\_\_\_\_

**ALDRIC G. ECO**

New Agutaya, San Vicente, Palawan

Sir/:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of Mx. r  
Analyn Zumaraga, et al 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 G. ECO**

Geodetic Engineer

PRC No. 8171

Date: 10-17-07

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

CENR Officer

Above stated request confirmed:

Issuance of Survey Order recommended:

(1.) Analyn Zumaraga et al.  
Claimant

Address \_\_\_\_\_

(2.) ARNOLD V. GONZALES  
Signature/Name

Deputy Public Land Inspector /LMI

Ref. \_\_\_\_\_  
Cad Cost of P \_\_\_\_\_

Ref. Insp. /Invest./Report  
Dated 12 November 2007

Under O.R. No. \_\_\_\_\_  
Dated \_\_\_\_\_



## 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.



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

**DOCUMENT ACTION INFORMATION FORM**

Doc. Ref. No.: 2021-1444

Date and Time received

03/24/2021 5:11:17 PM

From: ANALYN E. ZUMARAGA

Document Type: Letters

BGY. SANDOVAL, ROXAS, PALAWAN

Subject: REQUEST FOR LC STATUS OF LOT NO. 5206 (PORTION) CAD 862--D LOC IN SANDOVAL ROXAS, PALAWAN

Attachment(s): No attachment(s)

Earmarked As :

Date:	3/24/21	From:	CEMO	To:	RPS
Action Recommended/Required:		Processing Time:		Remarks:	
<input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies)		<input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input checked="" type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter	
				Signature: [Signature]	
Date:	03/26/21	From:	ppr	To:	Carta / Mr. Arnold
Action Recommended/Required:		Processing Time:		Remarks:	
<input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies)		<input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input checked="" type="checkbox"/> Others gather geo - plan		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter	
				Signature: [Signature]	
Date:		From:		To:	
Action Recommended/Required:		Processing Time:		Remarks:	
<input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies)		<input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter	
				Signature:	

Printed on 3/24/2021 5:29:33PM Received at: INFORMATION DESK/R Received by: BALTAR, APRIL



03/24/21

Date

The Community Environment and  
Natural Resources Officer  
Roxas, Palawan

Sir/Ma'am:

May I have the honor to request the following:

( ) Ocular inspection/investigation

( ) GPS Reading

Lot No.: \_\_\_\_\_

Location: \_\_\_\_\_

( ) Certified photo copy/copies

( ) Technical Description/Cad Map/Sketch Plan

Lot No.: \_\_\_\_\_

( ) Location: \_\_\_\_\_

( ) Certification

( ) Land classification Status

( ) Others (Please specify)

( ) Land disposition status

Lot No. 5206 (Part) Cad 862-D

Location Sandoval, Roxas

Purpose:

FOR ISSUANCE OF SURVEY AUTHORITY

Very truly yours,

*Aegunaru*  
**ANALYN E. ZUMARAGA**

Signature over Printed Name

Contact No.:

09106453479

Address:

BBT. SANDOVAL ROXAS  
PALAWAN

Requirements/Attachments

<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

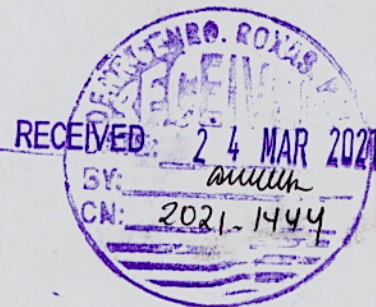
Barangay Certification

Waiver of Rights/Deed of Sale/Donation

Tax Declaration

SPA/Authorization Letter

Others \_\_\_\_\_





NERIS COPY

# TAX DECLARATION OF REAL PROPERTY

TC : G

TD No. **20-022-0048**

Property Identification No. **066-20-022-02-010-(P1)**

Owner: **ANABELLA G. EL CALDRE**

TIN: \_\_\_\_\_

Address: **SANDOVAL, ROXAS, PALAWAN**

Telephone No. \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Location of Property: \_\_\_\_\_

(Number and Street)

**SANDOVAL**

(Barangay/District)

**ROXAS, PALAWAN**

(Municipality & Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. \_\_\_\_\_

CCT: \_\_\_\_\_

Lot No. \_\_\_\_\_

Date: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries:

North: IMPROVEMENTS SITUATED WITHIN THE LOT OF THE

South: \_\_\_\_\_

PUBLIC LAND LOCATED AT SANDOVAL, ROXAS,

East: PALAWAN UNDER TDN.

West: \_\_\_\_\_

## 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
Plants/Trees							
Total	0.00 sq.m.	Php	2,323.00	AGRICULTURAL	16 %	Php 370.00	TAXABLE
		Php	2,323.00			Php 370.00	

Total Assessed Value **THREE HUNDRED SEVENTY PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: \_\_\_\_\_

2014

Year

Approved: By Authority of the Provincial Assessor:

**ELPIDIO D. BAYUL, JR.**  
MUNICIPAL ASSESSOR

12/15/2013

Date

This declaration cancels TD No. **022-0044-A**

Previous A.V. Php **310.00**

Previous PIN **066-20-022-02-010-T**

Previous Owner: **ANABELLA G. EL CALDRE**

Previous Area: **0 sq.m.**

Memoranda:

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

022-0871A - 170.

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: \_\_\_\_\_