



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 PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 25 August 2022

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 841 of PLS 232 in Bgy. Malcampo, Roxas, Palawan.

Evaluating the same, I found out that:

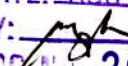
- a. The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. It is peacefully occupied/possessed by Mario Gapuzan, et al. to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at leading to the issuance of the survey authority desired.


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: 
2022-08-13 59



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Department of Environment and Natural Resources

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

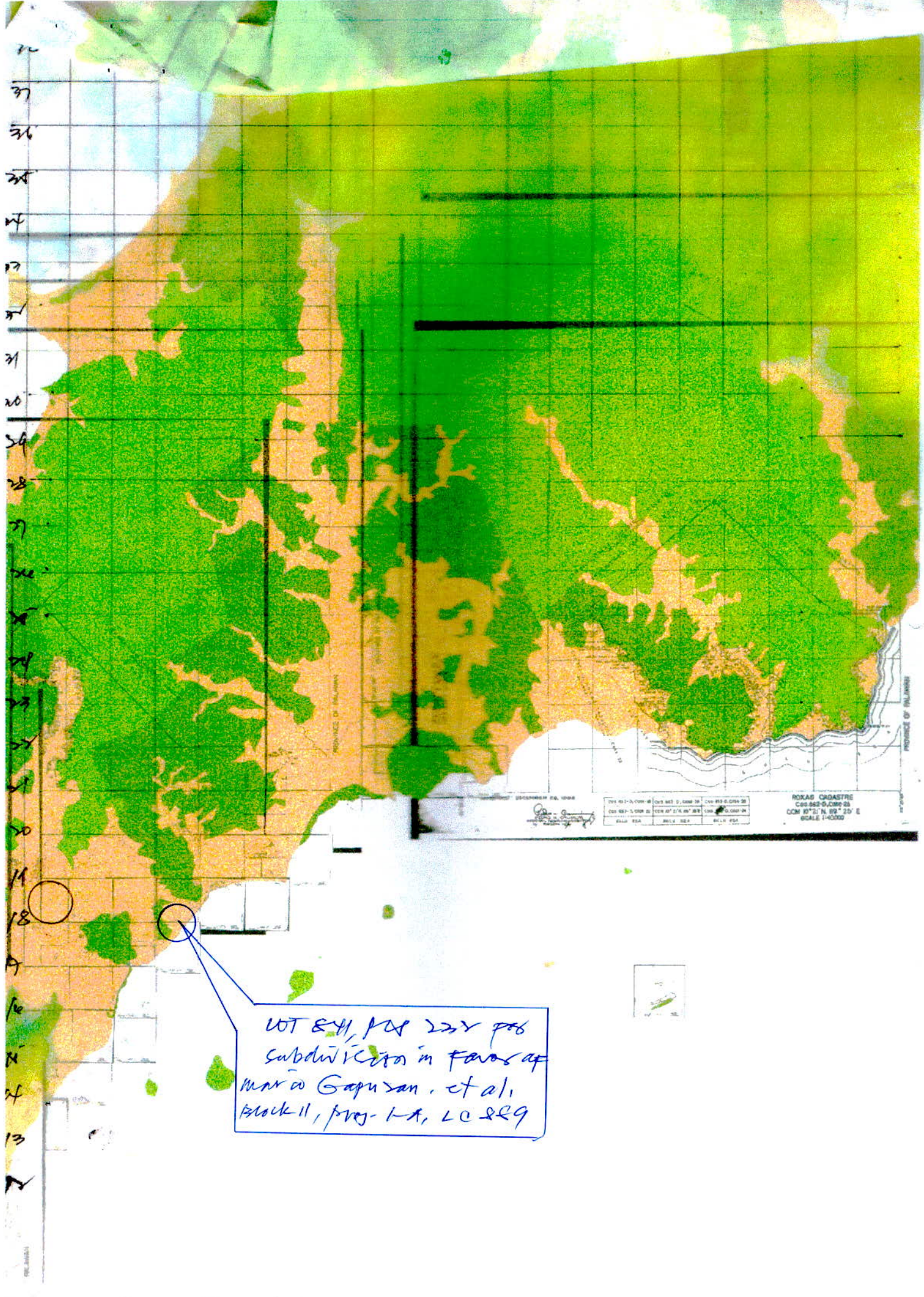
This is to certify that lot 841 Pls 232 is within the agricultural (alienable/disposable) lands per LC Map No. 889 Project No. 1-A /Block II under FAO. None.

Said land is not covered by GSS covering areas which are within timberland.

Issued on 25th day of August 2022.


PABLO L. CRUZ
CENRO


Copy: The Regional Executive Director
The PENR Officer
File



LOT 841, FOR 222 PAB
Subdivision in favor of
Maria Gapusan, et al,
Block II, Proj. I-A, LC 229



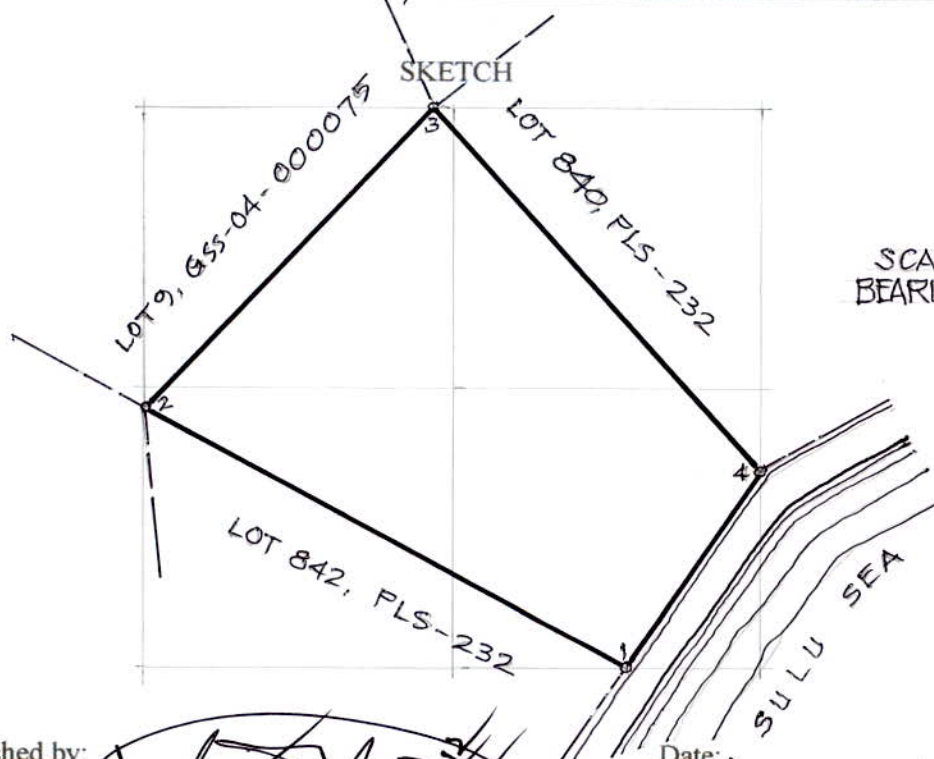
Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. _____ Applicant: Anna Mae Bose
Lot No. 841, PLS-232 Ident. to Lot No. 1326, Cad-862-D, Roxas cadastre
Portion of Lot No. — Surveyed for: PUBLIC LAND
Date of Original Survey: Feb. 1949-May 1951 Surveyed by: VALENTIN DELA CRUZ
Area (sq. m.) 107,536 Date of Survey: February 1949-May 1951
Location: Malcampo, Roxas, Palawan Date Approved: October 16, 1956

TECHNICAL DESCRIPTION

TIE LINE: N. 51-21 E., 2120.65 m. from BLLM-7, PLS-232, Barbacan Public Land Sub.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N. 61 - 53 W.	442.39 m.		208.48	- 390.18
2 - 3	N. 43 - 30 E.	335.08 m.		243.06	230.65
3 - 4	S. 42 - 00 E.	392.88 m.		- 291.97	262.89
4 - 1	S. 32 - 56 W.	190.17 m.		- 159.61	- 103.39
				451.54	493.54
				- 451.58	- 493.57
NOTE :				- .04	- .03
All corners are marked "BL" cyl. conc. mons.					



T.D. Researched by:

T.D. Sketched by:

T.D. Checked by:

Under CM $10^{\circ}18'N$, $119^{\circ}18'E$, and
 $10^{\circ}17'N$, $119^{\circ}18'E$.

Date:

Date:

Date:

08/18/2022



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Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

For : The CENR Officer
From : The Investigating Officer
SUBJECT : INVESTIGATION REPORT
Date : 18 August 2022

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LAND

The land subject of this investigation is a agricultural part of Lot 841 Pls 232 in Bgy, Malcampo, Roxas Palawan.

CLAIMANT

The claimant is Anna Mae Bose both claimant and the actual occupant of land subject hereof.

ACTIVITIES UNDERTAKEN

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

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Surveys and Mapping Division(SMD) has overlaid the LC Maps, by the Records officer of the disposition status thereof, and prepared the LC Certification based on the findings.

2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site as evidenced by the attached photographs apt for geo-tagging.

FINDINGS AND RECOMMENDATION

Verification disclosed the following:

1. The lots involved are within the agricultural (alienable/disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.

2. The claimant's stay in the land is peaceful and exclusive.

RENEN REY A. ABOROT
Land Management Inspector

Geo-Photos of Lot 841 Pls 232 subject for issuance of Survey Authority at Barangay Malcampo,
Roxas, Palawan



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

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

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 Mario Gapuzan covering Lot No. 841, PLS 232 located at Barangay Malcampo, Roxas, Palawan.

This Certification is being issued upon the request of Ronnie P. Lilang for the survey authority application.

At Puerto Princesa City, this 14th day of June 2022.


PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301564/9302766/3127720
Dated: June 14, 2022



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

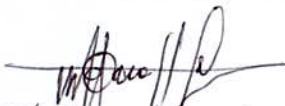
AFFIDAVIT OF TWO DISINTERESTED PERSONS

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF ROXAS)


We Vitaliano Pacomo married to Dorilyn Pacomo
and Lovelita Albar married to Arnold Albar (deceased) both
Filipinos, of legal age, and residents of the Municipality of San Vicente
Province of Palawan after having been duly sworn to in accordance with law, depose and state:

1. That we personally know _____ who has filed a required
Survey Authority for subdivision of Lot No. 841 identical to Lot No.
_____ located at Barangay Malcampo, Municipality of
San Vicente, Province of Palawan.
2. That we are actual residents of Barangay Malcampo in the municipality of
Roxas, Palawan, and that we know the land very well, occupied and
possessed by Marie Capuyan.
3. That we are not related to the applicant either by consanguinity or affinity and not, in any way,
interested in the proposed subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and signed this affidavit this _____ day
of _____, 2022 in the Municipality of San Vicente, Province of Palawan


Vitaliano D. Pacomo
Affiant

CTC No. 259 84410
Issued on January 03, 2022
At Bgy. Malcampo


Lovelita V. Albar
Affiant

CTC No. 259 84406
Issued on January 3, 2022
At Bgy. Malcampo

SUBSCRIBED AND SWORN to before me this date and place stated above.


RENEN REY A. ABOROT
Land Management Inspector

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **MARIO A. GAPUZAN**, Filipino, married and resident of Bgy.IV, Roxas, Palawan, NAME CONSTITUTE and APPOINT **ANNA MAE D. BOSE** of legal age, and resident of Bgy. III, Roxas, Palawan, as my true and lawful ATTORNEY-IN-FACT to do and perform the following things and acts, to wit:

1. To transact, follow-up and process all of my legal transaction regarding to all of my property identified as **Lot No. 841(PART) Pls-232**, covered by **TD No. 18-20-014-0470**, consisting an area of **FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY NINE(52,829)** Square Meters and;
2. To appear in all government agencies and to sign and execute necessary documents in connection therein;
3. To do and perform all and every act and thing which may be required, necessary or proper to carry out the purpose of this special power of attorney;

GIVING AND GRANTING unto my said Attorney-in Fact full power and authority to do and perform all and all and every act and things necessary to be done in and about the premises as fully to all intent and purposes as I might or could lawfully do if personally present hereby ratifying all that my said Attorney-in -Fact could do or cause to be done by virtue of this present:

WITNESS my hand this 31st day of May 2022 at the Municipality of Roxas, Palawan.

M. A. Gapuzan
MARIO A. GAPUZAN
Principal

WITH MY CONFORMITY:

Anna Mae D. Bose
ANNA MAE D. BOSE
Attorney -in- fact

WITNESSESS:

John L. Honorio
JAYPEE JOHN L. HONORIO

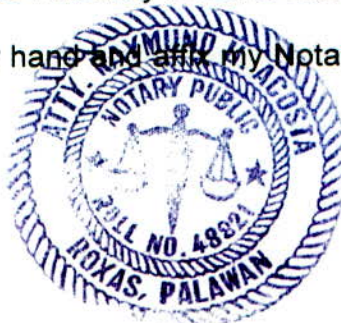
Doris O. Ocampo
DORIS O. OCMPIO

REPUBLIC OF THE PHILIPPINES)
ROXAS, PALAWAN) S.S

BEFORE me a Notary Public of Roxas, Palawan personally appeared **MARIO A. GAPUZAN**, this 31st day of May 2022 with her Identification Card No. below his names, known to me to be the same person who executed the forgoing instrument which is a Special Power of Attorney the same person acknowledged to me that it is his free voluntary Act and Deed.

WITNESS my hand and affix my Notarial seal this 31st day of May 2022 at Roxas, Palawan.

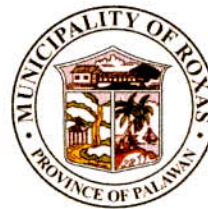
Doc. No. 352;
Page No. 22;
Book No. 250;
Series of 2022.



ATTY. RAYMOND U. ACOSTA
NOTARY PUBLIC
UNTIL JUNE 2022
Notary Public
IDP NO. 000029
ROLL NO. 48821
MCLE COMPLIANCE NO. VII-0000162-04/15/2019



Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay Malcampo



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

SANGGUNIANG BARANGAY

HON. FRANKLIN C. REYES
Punong Barangay

TO WHOM IT MAY CONCERN:

HON. RICH MON S. DAGOMBOY
Barangay Kagawad

HON. TOLENTINO B. FORTES JR.
Barangay Kagawad

HON. SHERYL R. CONDE
Barangay Kagawad

HON. ROGER S. GRANADA
Barangay Kagawad

HON. VITALIANO D. BACOMO
Barangay Kagawad

HON. PEPITA G. GARCIA
Barangay Kagawad

HON. LOVELITA V. ALBOS
Barangay Kagawad

HON. ALBERT R. BACOMO
SK Chairman

THIS IS TO CERTIFY that Mr. Mario A. Gapuzan of legal age, married, Filipino bonafide resident of Barangay Malcampo, Roxas, Palawan. Upon the knowledge of the undersigned he is the actual occupant/cultivator of a certain parcel of land covered by Lot no. 841 part of PLS-232, with around 48,000 sq. m. Located at Barangay Malcampo, Roxas, Palawan.

THIS CERTIFICATION is issued upon request of Mr. Mario A. Gapuzan for purpose requirements for lot application of the above-Said lot at DENR/CENRO Roxas, Palawan, and for whatever legal purpose/s it may serve him lawfully best.

Issued this 17th day of May 2022 at Barangay Malcampo, Roxas, Palawan.

[Signature]
PR SHERYL R. CONDE

HON. FRANKLIN C. REYES
Punong Barangay

[Signature]
Signature Applicant

Cert. Fee. P200.00

O.R.No. 0994824

Issued at Bgy. Malcampo, Roxas, Palawan

Issued On. May 20, 2022

SUBSCRIBED AND
before me at Roxas, Palawan
this day
the affiant exhib.
No.



ATTY. RAYMOND U. ACOSTA
NOTARY PUBLIC
UNTIL JUNE 2022
PTR NO. 0886001
IBP NO. 0000001
ROLL NO. 1721

MCLE COMPLIANCE NO. VII-0000182-04/15/2019

Doc. No. 440
Page No. 89
Book No. 251
Series of 20022

NER'S COPY TAX DECLARATION OF REAL PROPERTY

TC: C

TD No. **18-20-014-0470**

Property Identification No. **066-20-014-21-005**

Owner: **MARIO GAPUZAN**

TIN: _____

Address: **BGY. IV, ROXAS, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

MALCAMPO

ROXAS, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **PLS-232**

CCT: _____

Lot No. **841 (PART)**

Date: _____

Blk. No. _____

Boundaries:

North: **ALN 004**

South: **ALN 016, 017**

East: **SULU SEA**

West: **ALN 006**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description: _____

No. of Storeys: _____

☐ Others: _____

Brief Description: _____

Specify: _____

Classification	Area	Unit	Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxable
AGRICULTURAL (A-4)	2.0000 ha.	81,500	Php	140,180.00	AGRICULTURAL (Agri. Land)	16 %	Php 22,430.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	3.2829 ha.	70,000	Php	197,630.58	AGRICULTURAL (Upland R/L)	16 %	Php 31,620.00	TAXABLE
Total	52,829.00 sq.m.		Php	337,810.58			Php 54,050.00	

Total Assessed Value **FIFTY-FOUR THOUSAND FIFTY PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment: _____

2019
Year

Approved by: By Authority of the Provincial Assessor:

ELPIDIO D. BATUL, JR.
MUNICIPAL ASSESSOR

6/6/2018
Date

This declaration cancels TD No. **20-014-0373**

Previous A.V. Php **34,950.00**

Previous PIN **066-20-014-21-005**

Previous Owner: **MARIO GAPUZAN**

Previous Area: **52829 sq.m.**

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

SEC. FEE **9 20.00**
CR # **1005629**
DATED **6-13-2018**
ROXAS, PALAWAN

CERTIFIED PHOTOCOPY FROM OFFICE FILE

RICKY ROLLAN C. VALDEZ, REA
MUNICIPAL ASSESSOR

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. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

DECLARATION STATEMENT
STATEMENT



Republic of the Philippines
Office for Senior Citizens Affairs
Municipality of Roxas

ID. NO. **055801**



NAME: **MARIO A. GAPUZAN**

ADDRESS: **Bgy. IV, Roxas, Palawan**

Oct. 2, 1952/60	Male	Oct. 3, 2012
Date of Birth/Age	Sex	Date of Issue

THIS CARD IS NON-TRANSFERABLE AND
VALID ANYWHERE IN THE COUNTRY

M. Gapuzan
Printed Name and Signature/Thumbmark