

**Fwd: Request for clarification re: location of Lot No. F-045316-2518-A-D**

From: Office of the Director (od@lmb.gov.ph)

To: rkmd@lmb.gov.ph

Date: Monday, July 17, 2023 at 11:16 AM GMT+8

Good day po  
Pasuyo po for DTS  
Salamat po

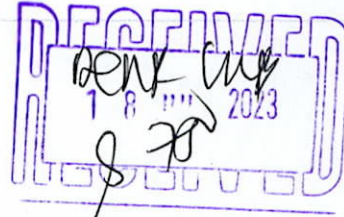
----- Forwarded message -----

From: **ATTY EDUARDO V. BRINGAS** <pacc.doy@gmail.com>

Date: Mon, Jul 17, 2023 at 10:13 AM

Subject: Request for clarification re: location of Lot No. F-045316-2518-A-D

To: <od@lmb.gov.ph>



Dear Director Talabis,

Please find attached the letter seeking clarification as regards the exact location of Lot No. F-045316-2518-A-D located at Barangay Lucbuan, Puerto Princesa.

Per lot survey, which was done on sight, the lot used to be part of babuyan river. A note on the title states that it is identical to Lot No. 46479, Cad-800-D. In the survey, the said property used to be a portion of babuyan river.

However, the City Assessor's tap Map identified the property to be within the river. Hence, this request.

Please take note that a title has already been issued on the lot and it was acquired through free patent.

I'll be sending the attached letter later. However, may I further request that your response be done via email? I may be reached at 9175191925.

Thank you and have a blessed week ahead.

Very truly yours,

Atty. Eduardo V. Bringas

—  
**OFFICE OF THE DIRECTOR**

**LAND MANAGEMENT BUREAU**

**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**

**Email:** [lmb@denr.gov.ph](mailto:lmb@denr.gov.ph) [od@lmb.gov.ph](mailto:od@lmb.gov.ph)

**Website:** <https://lmb.gov.ph/>

**Tel. Nos.** 8255-7056 8255-2136



Lee - BLM.pdf  
7.4MB

# *Atty. Eduardo V. Bringas, CDS*

*Suite 702, 7<sup>th</sup> floor, Shilla-Philla Building, No. 5356 General Luna St.,  
Poblacion, Makati, Metro Manila, 1210, email: [pacc.doy@gmail.com](mailto:pacc.doy@gmail.com)*

July 17, 2023

ATTY. EMELYNE V. TALABIS, CESO IV  
DIRECTOR  
DENR - BUREAU OF LAND MANAGEMENT  
ESTUAR BUILDING, 880 QUEZON AVENUE, DILIMAN

Dear Director Talabis,

I write on behalf of my client, SUSAN D. LEE to seek clarification regarding the exact location of

The property that was awarded to her by the President under Patent No. 045316 14 36130 and covered by Original Certificate of Title No. 2016000036 supposedly located at Barangay Lucbuan, Puerto Princesa with an area of 1.7175 hectares. The lot is referred to as Lot No. F-045316-2518-A-D. The technical description of the said lot indicates that point marked 1 being N. 59-21 W. 1.144.92 M/ from BLBM No. 3, Barangay Babuyan, Puerto Princesa. The lot was surveyed by Geodetic Engineer Ronilo J. Liao on January 16, 2013 and was approved on October 7, 2013.

The technical description has a "NOTE" stating that This lot is covered by F.P.A-045316-3862 and is identical to Lot No. 46479, Cad 800-D. Attached as Annex "A" is a photocopy of my client's title for ready reference.

The duly approved original survey plan of the said Lot No. F-045316-2518 A-D has noted that this is Lot 46479 as additional lot of Cad 800-D Puerto Princesa Cadastre, formerly a portion of Babuyan River. Attached as Annex "B" is a reduced copy of the original survey plan. The Note was written on the lower left portion of the plan. The said portion has been enlarged and attached as Annex "B-1".

My client seeks to be clarified on the exact location because the City Assessor of Puerto Princesa, Engineer Joven C.V. Baluyut has certified as true and correct the TaxMap Location of Barangay Lucbuan, Puerto Princesa where the property awarded to my client Susan Lee described as Lot F-045316-2518-A-D with Tax Declaration No. 016-9621 and Property Index No. 134-03-016-05-030 is located along Babuyan River. Attached as Annex "C" is a screenshot photo of the said tax map and location for your perusal.

The tax map was prepared by a certain Leoni Arcegono, an assessment clerk II of the City Assessor's Office. I understand that this tax map is not an actual but merely a table survey and the one who prepared the same is not a geodetic engineer.

In any event, this query is being sought to remove any cloud of doubt as to the location of my client's property and veracity of the tax map that has been certified true and correct by the City Assessor of Puerto Princesa.

Furthermore, may I be provided at my expense, if any, copy of CAD 800-D specifically the portion where Lot 46479; the Babuyan River and Barangay Lucbuan are located as well as F.P.A-045316-3862.

Your prompt and favorable consideration of the matter is highly appreciated.

Thank you and GOD bless!

Respectfully yours,

SN Blg. 1596899

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA  
LUNGSOD/LALAWIGAN NG Puerto Prin. City

**Katibayan ng Orihinal na Titulo**

Blg. 2015000036

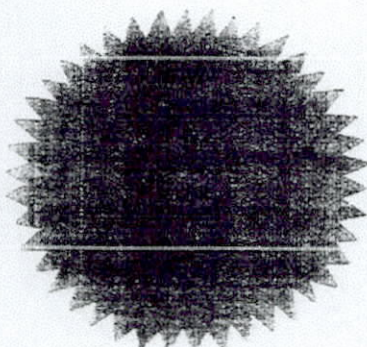
Pinagkasunduan ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa Puerto Prin. City, noong ika- 17th ng November taong labinsiyam na raan at 2014, at nakatala sa mga kasulatan ng ..... gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN  
REHIYON BLG. MIMAROPA-IV-B  
KALOOB NA PATENTE BLG. D45316 14 36130

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

SUSAN DURANA-LEE ..... Filipino, may sapat na gulang, kasal kay Boo il Lee ..... at nakatira sa Bgy. Lucbuan, Puerto Princesa City ..... na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabanata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Di-Patenteng 17,175 ang lupaing nasa Bgy. Lucbuan, Puerto Princesa City ..... na may kabuuang sukat na metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatan ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailangan sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI ..... Benigno Simeon C. Aquino III ..... Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinintal ang tatak ng Republika ng Pilipinas. NOV 11 2014!  
Nilagdaan sa Lungsod ng Puerto Princesa ngayong ika- ..... ng ..... sa taon ng Ating Panginoon, labinsiyam na raan at .....



SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

[Signature]  
Nakatala sa "Talaan ng Kasulatan" ng Lalawigan Lungsod ng Puerto Prin. City ..... alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- 17th ng February taong labinsiyam na raan at 2015, sa 4:53 p.m.

Bgy. Lucbuan, Puerto Princesa City  
(Tirahan ng May-ari)

[Signature]  
ATTY. MA. RACHEL FE FARRAS-DILIG  
Tagatala ng mga Kasulatan at Ari-arian

(PAGLALARAWANG TEKNIKAL)

LOT NO. F-045316-2518-A-D

Beginning at a point marked "1" of Lot No. F-045316-2518-A-D, being N.59-21 W., 1,144.92 M. from BLBM No. 3, Bgy. Babuyan, Puerto Princesa City, thence:

S.30-43 E., 52.85 m. to point 2;	N.10-51 W., 70.65 m. to point 7;
S.19-48 E., 91.95 m. to point 3;	N.18-58 W., 86.09 m. to point 8;
S.04-10 E., 31.01 m. to point 4;	N.76-23 E., 78.71 m. to point 1
S.55-28 W., 92.45 m. to point 5;	Point of beginning.
N.22-57 W., 49.93 m. to point 6;	

Containing an area of SEVENTEEN THOUSAND ONE HUNDRED SEVENTY FIVE (17,175) SQUARE METERS.

All corners are marked on the ground by P.S. cyl. conc. mons. 15 x 60 cms.

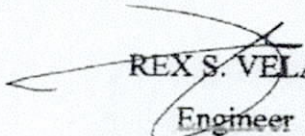
Bounded on the E., along lines 1-2-3-4 by Legal Easement (20.00 M. Wide); on the S., along line 4-5 by Public Land; on the W., along lines 5-6-7-8 by Property of Elsa D. Batongbakal; and on the N., along line 8-1 by National Highway (60.00 M. Wide).

Bearings grid.

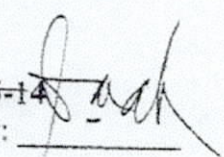
This lot was surveyed by Geodetic Engineer Ronilo J. Liao on January 16, 2013 and was approved on October 7, 2013 in accordance with law and existing regulations promulgated thereunder.

NOTE: This lot is covered by F.P.A.-045316-3862 and it is identical to Lot No. 46479, Cad-800-D.

CERTIFIED CORRECT:

  
REX S. VELASCO

Engineer I

cpbm/11-05-14  
Checked by: 

(Karugtong sa Karagdagang Pahina ..... Pahina ..... )  
Tagatala ng mga Kasulatan at Ari-arian

TALAAN NG MGA HADLANG

Pagpasok na Bilang .....

CERTIFICATION

This is certified that this title has been issued to the one who  
claims to be SUSAN DURANA - LEE with CTG No. \_\_\_\_\_  
issued on \_\_\_\_\_ at Huerto Princesa City w/ DIR TIN NO. 207-429-733-000

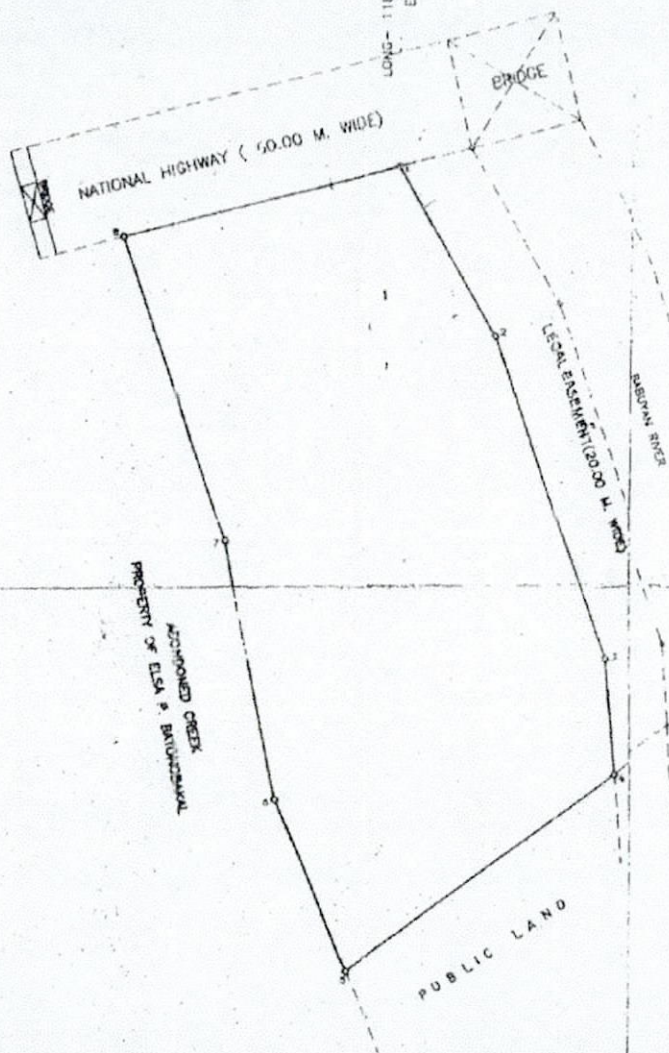
City of Huerto Princesa FEB. 17, 2015

*[Signature]*  
Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III<sup>rd</sup>

2015012740045

TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
PLAN-F		
1-2	S.30°43'E	52.85 M.
2-3	S.19°48'E	91.95 M.
3-4	S.04°10'E	31.01 M.
4-5	S.55°28'W	92.45 M.
5-6	N.22°57'W	49.93 M.
6-7	N.10°51'W	70.65 M.
7-8	N.18°58'W	89.09 M.
8-1	N.76°23'E	79.71 M.

THE LINE N.50°21'W,  
1,144.02 M.; From BLRM NO. 3,  
CITY, BABUYAN, PUERTO PRINCESA  
CITY to Corner "1".



**CERTIFICATION**

I certify that there is an existing salvage 20.00 m wide indicated on the as dotted line

*Ronilo J. Liao*  
RONILO J. LIAO  
Geodetic Engineer

LAT= 9°59'52.038" N  
N=1105510.841

**RECEIVED**  
BY: *[Signature]*  
TRACKING NO: *[Signature]*  
DENR - REGION IV-B

ORIGINAL SURVEY: Surveyed: \_\_\_\_\_ Approved: \_\_\_\_\_  
Ced./Pls./Gee: \_\_\_\_\_  
Lot No. \_\_\_\_\_ Patent No. \_\_\_\_\_ Date: \_\_\_\_\_  
Decree No. \_\_\_\_\_ Date: \_\_\_\_\_ LRG Rec. No. \_\_\_\_\_  
DCT No. \_\_\_\_\_ Date Issued: \_\_\_\_\_  
TCT No. \_\_\_\_\_ Date Issued: \_\_\_\_\_

**PLAN OF LAND  
FREE PATENT  
AS SURVEYED FOR  
LOIDA D. SAAVEDRA  
SITUATED IN THE**

**RURBAN CODE** \_\_\_\_\_  
**BARANGAY OF** LUCBUAN  
**MUN. / CITY OF** PUERTO PRINCESA  
**PROVINCE OF** \_\_\_\_\_  
**ISLAND OF** PALAWAN  
**CONTAINING AN AREA OF** 17,175 SQ. M.  
**PPCS - TM/PRS 92 ZONE NO.** \_\_\_\_\_  
**BEARINGS** GRID  
**SCALE** 1:1000

0 5 10 20 30 40 50 60 70 80 90 100 m

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision and conformity with the provision of RA 8550, as amended, otherwise known as "The Geodetic Engineering Act of 1994" and the rules and regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately depicts the boundaries of the property as pointed to me on the ground by the survey claimant or his authorized representative either based on the available legal and/or official technical documents and that I assume full responsibility for the technical correctness of the survey and the accuracy of the monument setting.

January 18, 2013  
Date of Survey  
RONILO J. LIAO  
Geodetic Engineer  
PIC ID No. 002650 Date: 08-12-02  
PIC No. 192241 Date: 01-18-13  
M No. 183-082-601

Republic of the Philippines  
Department of Environment and Natural Resources  
Land Management Service  
Region Office IV-B (MIMAROPA)  
Marikina

The survey plan is found to be in order as per submitted survey return of the Geodetic Engineer and therefore recommended for approval.

APPROVED: *[Signature]*  
October 01, 2013  
DIC Regional Office IV-B Division

This approved plan however, shall not be considered as the title land.

August 27, 2013  
Date Submitted  
SEARC DOMINGUEZ  
DIC Regional Technical Director

Item	Date	Remarks

Position verified by: *[Signature]*  
Projected on: *[Signature]*  
Field Notes checked by: *[Signature]*  
Inverse Computation checked by: *[Signature]*  
Astronomical Computation checked by: *[Signature]*  
Lot Data Computation checked by: *[Signature]*  
Plotted / Lined by: *[Signature]*  
Traced by: *[Signature]*  
Checked and Verified by: *[Signature]*

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

With my conformity

*[Signature]*  
LOIDA SAAVEDRA  
Land Owner  
(FOR SIMPLE DIVISION ONLY)

**VERIFICATION FEE**  
Paid Under \_\_\_\_\_  
OR No. 4536123  
Date: 8-29-13  
1 Lot 0 Corners

**NOTE**  
All corners marked "P.S." are cyl. conc. mons. 15x40 cms.  
Surveyed in accordance with Survey Authority No. 045316-2012-121, dated December 18, 2012 issued by OIC/DENR officer Emer D. Gorraz, Puerto Princesa City, Comp. No. \_\_\_\_\_  
This survey is obtainable and disposable land under Project No. 1-E-84-1-Land Classification Map No. 1248 certified by the DENR on January 15, 1986 as per "Let us reconstruct" dated April 8, 2013 issued by Gerardo M. Cruz, Chief DENR and approved by OIC/DENR Emer D. Gorraz.  
This is lot 45418, an additional lot of lot 512-D Puerto Princesa in the area, formerly a portion of Babuyan river.

APPX-B

F-045316-2518-A-D

Annex B-1

**NOTE:**

All corners marked "P.S." are cyl. conc. mons. 15x40 cms.

Surveyed in accordance with Survey Authority No. 045318-2012-121, dated December issued by OIC, CENR officer Emer D. Garraez, Puerto Princesa City, Comp. No. survey return were indorsed by the PENR Officer on March 8, 2013.

This survey is alienable and disposable lands under Project No. 1-F-20-1, Land Classifi No. 1749 certified by the BFD on January 16, 1986 as per "Let Verification" dated Apr issued by Conrado M. Corpuz, Chief of BMS and approved by OIC-CENR Emer D. Garraez. This is of 43479, an additional lot of Cad E-1-D Puerto Princesa, Ilocos Sur, former portion of Babuyan river.



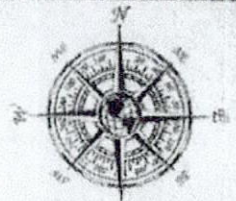
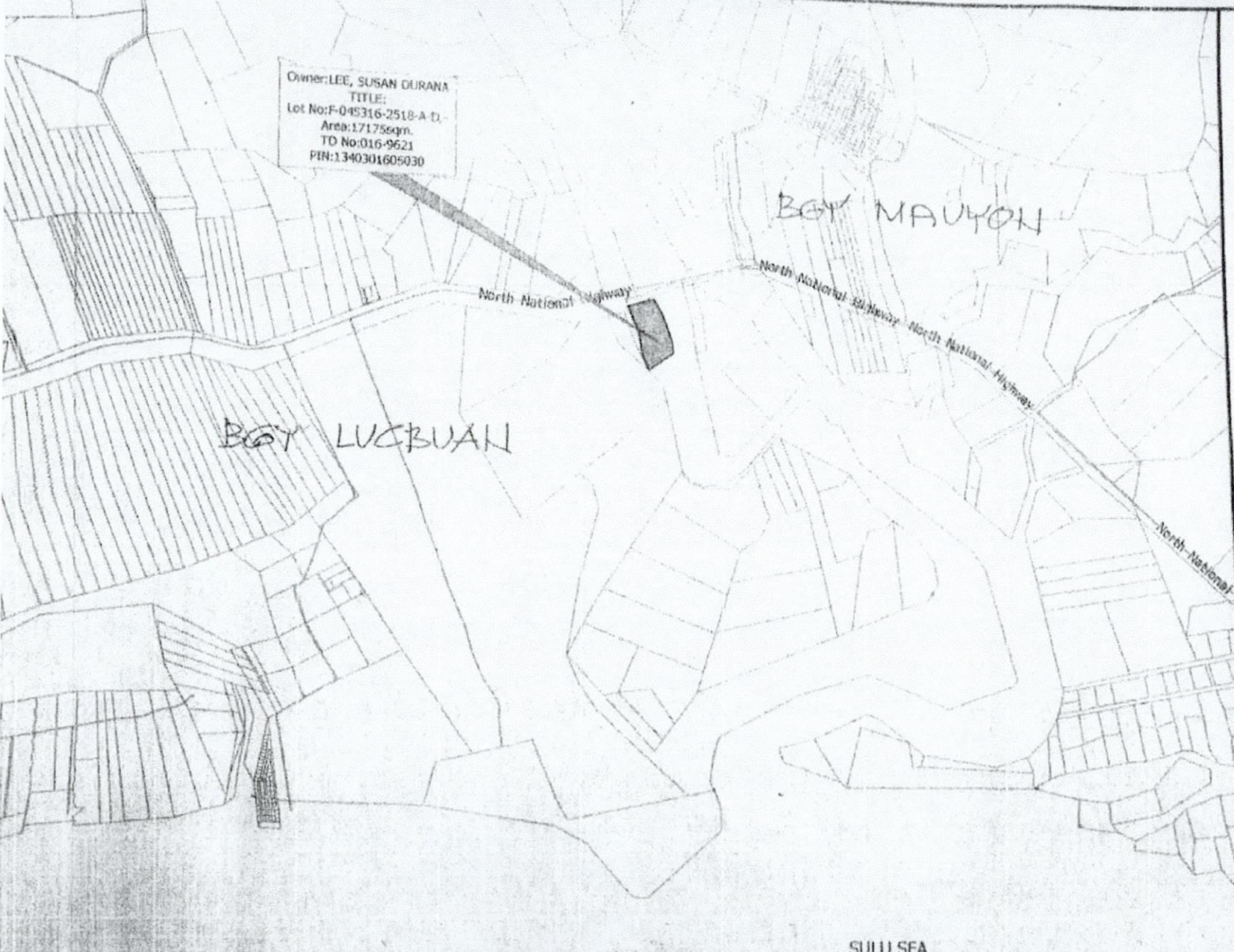
**R. LIAO CONSTRUCTION and SURVEYING OFFICE**

Jingan St. Puerto Princesa City  
Palawan 721, PHIL

Authorized by the Lands Management Bureau  
dated December 11, 2012

Road Networks depicted on the map is not a basis for road claims, it is only shown as guide for taxation purposes and not an actual survey.

Owner: LEE, SUSAN DURANA  
TITLE:  
Lot No: F-049316-2518-A-D,  
Area: 17175sqm.  
TD No: 016-9621  
PIN: 1340301605030



TAXMAP LOCATION  
BGY. LUCBUAN  
PUERTO PRINCESA CITY  
SCALE: 1:16000



OFFICE OF THE ASSESSOR  
TAXMAPPING DIVISION  
CITY OF PUERTO PRINCESA  
CERTIFIED TRUE & CORRECT

ENGR. JOVEN C.V. BALUYUT  
City Assessor  
Prepared by:  
LEONIL R. ARRECCANO  
MEASUREMENTS DIV. II

Official Receipt No: FGC  
Amount Paid: 00.00  
Date: 4/3/2023 (Monday)  
Time: 6:55:13 AM  
Puerto Princesa City  
1/1

FOR VERIFICATION PURPOSES  
Document Presented:  
 SPA  Authorization  
 Proof of Interest  NONE

REMINDEE  
This Map is for TAXATION and ASSESSMENT  
Purposes ONLY

AM 10/10 - E

SULU SEA