

2022037954425

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Province of Palawan

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 065-2023000943

IT IS HEREBY CERTIFIED that certain land situated in BUENA SUERTE, EL NIDO, PALAWAN, more particularly bounded and described as follows:

LOT NO: 761-A-1, **PLAN NO:** PSD-4B-014477

PORTION OF: LOT 761-A, CSD-04-033035-D

LOCATION: BUENA SUERTE, EL NIDO, PALAWAN (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: CEDAN LAND CORPORATION, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE

Address: CEDAN NATIONAL HIGHWAY, CORONG-CORONG, POBLACION (BARANGAY 4), EL NIDO (BACUIT), PALAWAN MIMAROPA

(Continued on next page)

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Patent Date: 12/29/2009

Under Act No.: P.D. 1529

Volume No.: 178

Original Owner: SHIELA MAE D. PLESHKO

Original RD: PROVINCE OF PALAWAN

OCT Date: 1/29/2010 1:20 PM

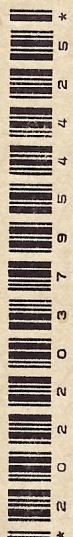
OCT No.: OCT-E-35139

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This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2016000207 (PARTIALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 1st day of JUNE 2023 at 04:15pm.

ATTY. MARICAR O. MISA-TAN
Register of Deeds II - Palawan Province



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TCT No.: 065-2023000943

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OWNER INFORMATION (Continued from page 1)

Owner: REPUBLIC OF THE PHILIPPINES

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2, 16-1	NE	LOT 761-B, CSD-04-033035-D
2-3-4	SW, SE	LOT 761-A-2, PSD-4B-014477
4-5, 8-9	SW	LOT 761-B, CSD-04-033035-D
5-6-7	SW, SE	LOT 761-A-3, PSD-4B-014477
7-8	NW	LOT 761-B,, CSD-04-033035-D
9-10-11	SW	LOT 761-A-5, PSD-4B-014477
11-12	NW	LOT 761-B,, CSD-04-033035-D,
12-13	NE	LOT 761-B, CSD-04-033035-D,
13-14-15-16	NE, NW	LOT 761-A-4, PSD-4B-014477

TIE POINT: BLM NO. 1, CAD. 1037-D, EL NIDO CADASTRE

LINE	BEARING	DISTANCE
TO CORNER 1	S. 37 ° 41' E	3123.99 M.
1-2	S. 03 ° 39' E	94.98 M.
2-3	N. 83 ° 19' W	7.92 M.
3-4	S. 06 ° 41' W	34.05 M.
4-5	N. 69 ° 35' W	38.98 M.
5-6	N. 07 ° 43' W	43.33 M.
6-7	S. 79 ° 40' W	25.28 M.
7-8	N. 06 ° 41' E	8.38 M.
8-9	N. 83 ° 19' W	20.00 M.
9-10	N. 83 ° 19' W	4.37 M.
10-11	N. 06 ° 18' W	61.14 M.
11-12	N. 83 ° 06' E	40.68 M.
12-13	S. 88 ° 58' E	17.22 M.
13-14	S. 08 ° 32' E	20.09 M.
14-15	N. 81 ° 28' E	12.06 M.
15-16	N. 08 ° 32' W	18.06 M.
16-1	S. 88 ° 58' E	33.13 M.

AREA: NINE THOUSAND ONE HUNDRED EIGHTY THREE (9,183) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL CORNERS ARE MARKED P.S. CYL. CONC. MONS. 15X40 CMS., EXCEPT CORNERS 1, 8, 9 & 12 BY OLD P.S. CYL. CONC. MONS. 15X40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY:

DATE OF SUBD/CONS SURVEY: NOVEMBER 15, 2022

DATE APPROVED: APRIL 11, 2023

GEODETIC ENGINEER: MARION ELIGAR C. LUENGO

NOTES:

