



DEC 11 2023

**MEMORANDUM**

**FOR :** ~~THE~~ **EXECUTIVE DIRECTOR**  
National Water Resources Board

**FROM :** **THE OIC, REGIONAL EXECUTIVE DIRECTOR**

**SUBJECT :** **REQUEST FOR EASEMENT CERTIFICATION IN EL NIDO, PALAWAN (P-2023-122174)**

Referred is the Memorandum dated October 24, 2023 of PENRO Palawan as regards the report of CENRO Taytay on the conducted easement inspection of Lot 2831-A, PSD-4B-003544 located at Sitio Duli, Barangay Bucana, El Nido, Palawan

Based on the said report which was affirmed by our Chief of Surveys and Mapping Division, it was determined that the area subject of the request is free from any structures throughout the entire length of the twenty (20) meters easement, and is outside of the El Nido-Taytay Managed resource Protected Area (ENTMRPA)

In this regard, we recommend the issuance of Easement Certification to Mr. William A. Barbo represented by Ms. Lorera Joy J. Cabataña.

For information and appropriate action.

  
**FELIX S. MIRASOL, JR., CESO IV**

Cc: THE PENRO  
Palawan

THE CENRO  
Taytay



Department of Environment  
and Natural Resources  
MIMAROPA Region



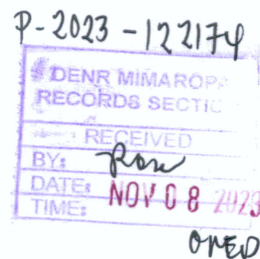
Doc ID: 122174

ED/SIS/SDE/11-15-2023

1515 L & S Building, Roxas Boulevard, Ermita, Manila 1000  
DENR VOIP (02) 248-3367 / 248-3468 / 249-3367 / 405-0416 local 2700 / 2717  
Facsimile: (632) 405-0046  
Email: mimaroparegion@denr.gov.ph



Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Bgy. Sta. Monica, Puerto Princesa City, Palawan  
Telfax No. (048) 434 - 8791  
Email Add: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)



October 24, 2023

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR – MIMAROPA  
1515 DENR by the Bay Building  
Roxas, Blvd., Ermita, Manila

**FROM :** The Provincial Environment and  
Natural Resources Officer

**SUBJECT :** **REQUEST FOR EASEMENT CERTIFICATION OF MR.  
WILLIAM A. BARBO COVERING LOT 2831-A, PSD-4B-003544  
LOCATED AT SITIO DULI, BARANGAY BUCANA, EL NIDO,  
PALAWAN**

Forwarded is the Memorandum from CENRO Taytay, Palawan dated October 13 along with the inspection report of Engr. Marian B. Lachica with enclosures relative to the request of Mr. William A. Barbo represented by Ms. Lorena Joy J. Cabatena for easement certification.


Further, in relation to the issuance of certificate of compliance on allowable easement, this Office has also sought clarification per Memorandum dated April 26, 2023.


For your information and further instruction/s.

Cc:

CENRO – Taytay, Palawan

TSD/File \*kkva  
Doc. Ref. No. 2023-10008

  
**FELIZARDO B. CAYATOC**

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**  
By:   
Date: 25 OCT 2023 CN 2023-3613



Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
By the National Highway, Poblacion, Taytay, Palawan 5312  
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)  
e-mail ad: [cenrotaytay@denr.gov.ph](mailto:cenrotaytay@denr.gov.ph)

October 13, 2023

**MEMORANDUM**


**FOR :** The Regional Executive Director  
1515 DENR by the Bay Bldg.,  
Roxas Blvd., Brgy. 668, Ermita, Manila

**THRU :** The Provincial Environment and  
Natural Resources Officer – Palawan  
Sta. Monica, Puert Princesa City

**FROM :** The Community Environment and  
Natural Resources Officer  
Taytay-El Nido, Palawan

**SUBJECT :** **REQUEST FOR EASEMENT CERTIFICATION OF MR  
WILLIAM A. BARBO COVERING LOT 2831-A, PSD-4B-003544  
LOCATED AT SITIO DULI, BARANGAY BUCANA, EL NIDO,  
PALAWAN**

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

**BY:**   
**DATE:** 10/18/2023 **CN** 23-10068

Respectfully forwarding is the memorandum report of Engineer II Marian B. Lachica with attachment/s relative to the request of Mr William A. Barbo represented by Lorena Joy J. Cabatena for easement certificate for approval. This is a prerequisite to its application for building permit.

Thank you.

**CONRADO M. CORPUZ** 

**DENR CENRO  
TAYTAY, PALAWAN  
RELEASED**

**BY:**   
**DATE:** OCT 13 2023 **CN** 3811





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region

**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**

By the National Highway, Poblacion, Taytay, Palawan 5312

Mobile: 0926-505-9335 TM 0912-171-3889 TNT

Email: cenrotaytay@denr.gov.ph

October 11, 2023

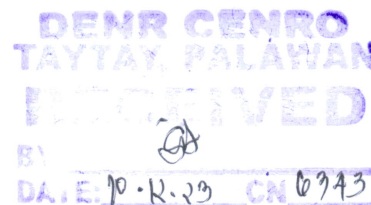
MEMORANDUM

FOR : The Community Environment and  
Natural Resources Officer

THRU : The Chief RPS

FROM : The Engineer II

SUBJECT : **REPORT ON THE CONDUCTED EASEMENT INSPECTION  
OF LOT 2831-A, PSD-4B-003544 LOCATED AT SO. DULI,  
BARANGAY BUCANA, EL NIDO, PALAWAN**



Respectfully submitting is the above mentioned report in relation to the easement certification request of Lorena Joy J. Cabateña, authorized representative, for the construction of four (4) units suites/villas located at So. Duli, Barangay Bucana, El Nido, Palawan.

Please be informed that on October 06, 2023, the undersigned conducted easement inspection of the area described in Transfer Certificate of Title No. 065-2013000242, hereunder are the findings, to wit:

1. That the area is within Alienable and Disposable (A&D) land as per LC NO. 1467, Project No. 5-B, Block IX dated September 16, 1941;
2. That Mr. William A. Barbo is the owner of the titled property containing an area of Ten Thousand Two Hundred Thirteen (10,213) square meters (*attached Contract to Sell*);
3. That the area is outside of El Nido Taytay Managed Resource Protected Area (ENTMRPA);
4. That the ongoing construction inside the titled property is not within the twenty meters easement zone. The basis of it was the PVC pipe marker placed on the ground during the easement delineation survey, pursuant to Article 51 of PD 1067 Water Code of the Philippines.

In view hereof, the undersigned respectfully recommends the **issuance of certificate of compliance on allowable easement** to the above requester.

Attached herewith are the geotagged photos, GIS generated map for reference, and other documents pertinent to this report.

For information and record.

  
MARIAN B. LACHICA





### PHOTO DOCUMENTATION



Photos during the conducted easement inspection, showing the four (4) units suites/villas built within the requested area.



Photo showing PVC pipe marker of the 20-meter easement, placed during Task Force El Nido Challenge.





# MAP

SHOWING THE AREA REQUESTED FOR  
EASEMENT CERTIFICATION OF

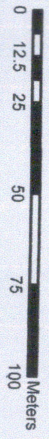
WILLIAM A. BARBO

COVERING LOT 2831-A, PSD-4B-003544  
(TCT NO. 065-2013000242)

Located at

So. Duli, Barangay Bucana, El Nido, Palawan

SCALE: 1:2,000

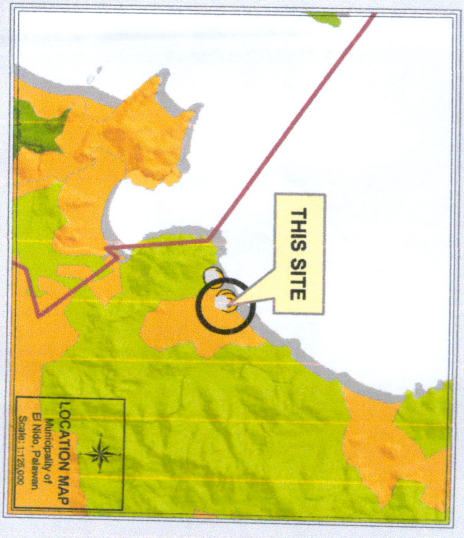


LEGEND	
	STRUCTURES
	PVC PIPES
	EASEMENT MARKER
	LOT 2831-A, PSD-4B-003544
	PROTECTED AREA BDRY
	LAND CLASSIFICATION STATUS
	ALIENABLE & DISPOSABLE
	FOREST LAND
	UPF

Projection : Universal Transverse Mercator Z50N  
Datum : WGS 1984 Spheroid : WGS84 1984



Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV - MIMAROPA  
Community Environment and Natural Resources Office  
Taytay 5312, Palawan



NOTE:  
The herein described map was plotted  
using technical descriptions and gps readings  
generated on the ground.





Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**

**MEMORANDUM**

FOR : **THE EXECUTIVE DIRECTOR**  
National Water Resources Board

FROM : **THE OIC, REGIONAL EXECUTIVE DIRECTOR**

SUBJECT : **REQUEST FOR EASEMENT CERTIFICATION IN EL NIDO, PALAWAN [P-2023-122174]**

Referred is the Memorandum dated October 24, 2023 of PENRO Palawan as regards the report of CENRO Taytay on the conducted easement inspection of Lot 2831-A, PSD-4B-003544 located at Sitio Duli, Barangay Bucana, El Nido, Palawan.

Based on the said report which was affirmed by our Chief of Surveys and Mapping Division, it was determined that the area <sup>subject of the</sup> in the request is free from any structures throughout the entire length of the twenty (20) meters easement ~~zones~~, and is outside of the El Nido-Taytay Managed Resource Protected Area (ENTMRPA).

In this regard, we recommend the issuance of a <sup>Easement</sup> **CERTIFICATION** on allowable easement to Mr. William A. Barbo represented by Ms. Lorera Joy J. Cabataña.

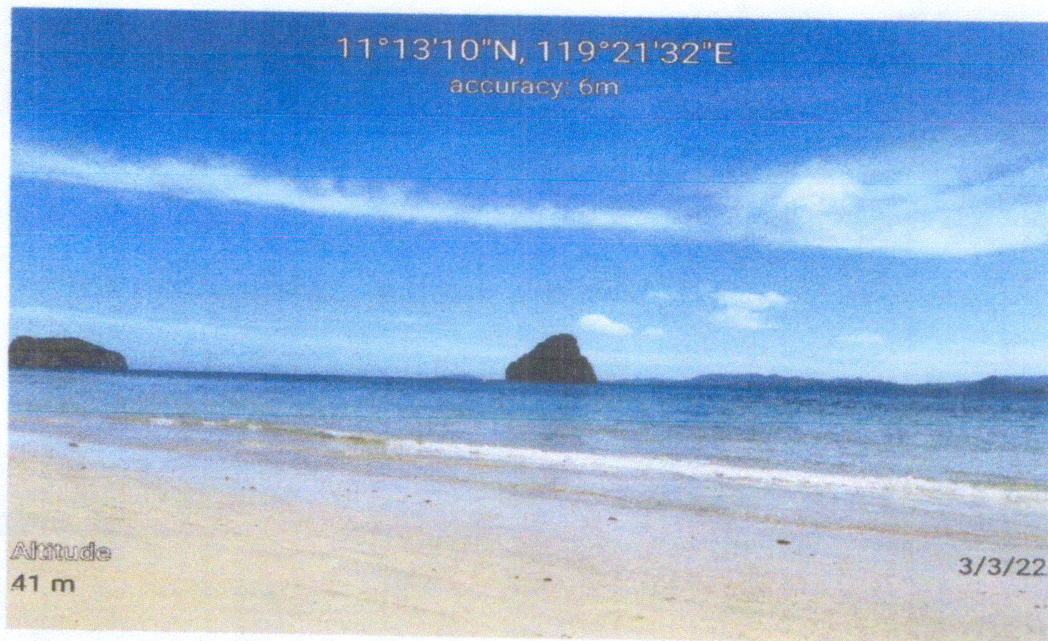
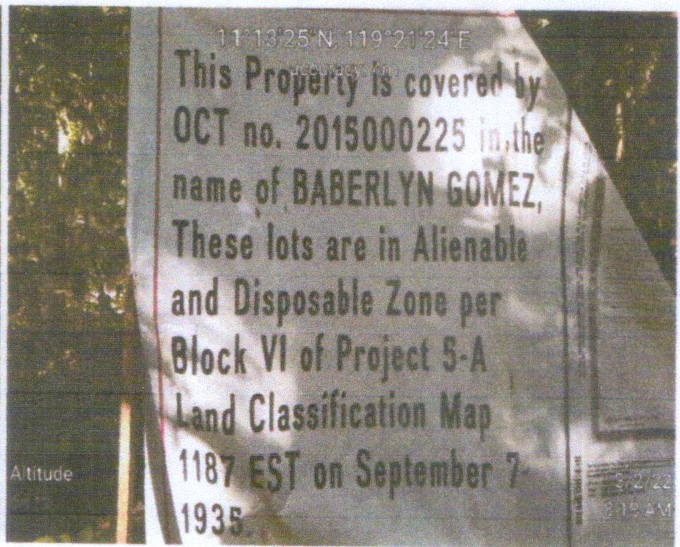
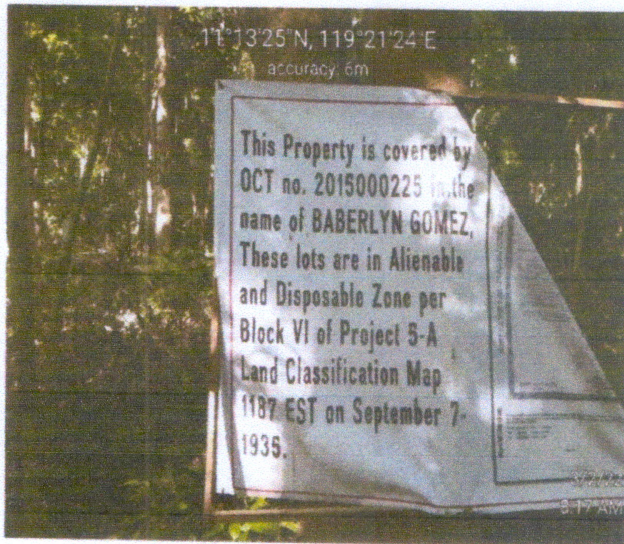
For information and appropriate action, please.

**FELIX S. MIRASOL, JR., CESO IV**

Cc:  
THE PENRO  
Palawan  
  
THE CENRO  
Taytay

ED/SIS/SDE/11-15-2023







SEPTEMBER 18, 2023

TO: CONRADO M. CORPUZ  
CENRO

RECEIVED  
9.17.23 1543

THRU: MIMAROPA REGION, COMMUNITY ENVIRONMENT AND  
NATURAL RESOURCES OFFICE 5312 TAYTAY, PALAWAN

- REQUEST FOR EASEMENT CLEARANCE / CERTIFICATION -


Dear Sir / Ma'am:

GOOD DAY!

Please accept this letter as a formal letter for  
Requesting of EASEMENT CLEARANCE / CERTIFICATION  
for the construction of 4 Units Suites / Villas  
located at sitio. Duli, Brgy. Bucana, ELNIDO, PALAWAN  
Owned by Mr. William A. Barbo, With residence  
Address at 52-A Acasia St. Molave Park Annex II  
Merville, Parangue City.

Attache herewith the supporting documents for your  
reference.

Hoping your kind and consideration for this matter.

Sincerely,  
  
Lorena Joy S. Cabatana  
Authorized Representative

Contact number:

CP # 0970 810 4650

**AUTHORIZATION LETTER**



**KNOW ALL MEN THESE PRESENTS:**

I Mr. WILLIAM A. BARBO, of legal age, married, Filipino citizen and with residence address at 52-A ACASIA ST., MOLAVE PARK, ANNEX II MERVILLE, PARAÑAQUE CITY.

Do hereby name, constitute and appoint Ms. LORERA JOY J. CABATAÑA, likewise of legal age, single,

Filipino citizen with residence address at Sitio Bubulongan, Brgy. Corong-Corong, El Nido, Palawan, to be my authorized representative,

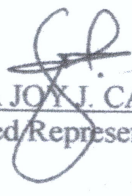
For in my name, place and stead, to do and perform the following acts and deeds;

1. To transact, apply, process, facilitate necessary document for Lot 2831-A (TCT # 065-2013 000242) as may require for securing the ff;
  - 1.1 Location Clearance/Zoning Clearance
  - 1.2 Building Permits and ancillary permit
2. To acts as my representative to their government offices to facilitate and request documents may require.
3. To do, perform, execute any act that maybe require to carry into effect the foregoing authority or any and all acts necessary for the faithful execute of the foregoing acts and deeds.

HEREBY GIVING AND GRANTING unto my authority necessary or proper to be done in

and about the premise as fully to all intent and purpose as I might or could lawfully do if personally present and hereby ratifying and conforming all that my said authorized representative shall do or cause to be done under and by virtue of these present.

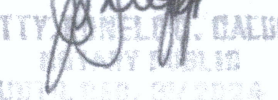
  
WILLIAM A. BARBO  
Principal

  
LORERA JOY J. CABATAÑA  
Authorized Representative

SUBSCRIBED AND SWORN TO BEFORE ME AT  
EL NIDO, PALAWAN

DOC. NO. 224  
PAGE NO. 16  
SERIAL NO. 70  
DATE OF REG. 2023



  
ATTY. RENELO B. CALUGAS  
ROLL OF ATTORNEY'S ROL 65853  
DATE OF REG. 10/2/22  
PTR NO. 2758719, 10/20/22



2012005035670

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

No. **065-2013000242**

IT IS HEREBY CERTIFIED that certain land situated in BRGY. OF BUCANA, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, more particularly bounded and described as follows:

A PARCEL OF LAND (LOT 2831-A, OF THE SUBDIVISION PLAN, PSD-48-003544, BEING A PORTION OF LOT 2831, CAD 1037-D, EL NIDO CADASTRE, L.R.C. RECORD NO. \_\_\_\_), SITUATED IN THE BRGY. OF BUCANA, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN, BOUNDED ON THE SW., ALONG LINES 1-2-3-4 BY LOT 2830, CAD 1037-D, EL NIDO CADASTRE; ON THE NW., ALONG LINE 4-5 BY BUCANA BAY; ON THE NE., ALONG LINES 5-6-7-8 BY LOT 2832, CAD 1037-D, EL NIDO CADASTRE; AND ON THE E., ALONG LINE 8-1 BY LOT 2831-B, OF THE SUBDIVISION PLAN, BEGINNING AT A POINT MARKED " (Continued on next page)

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

**Owner:** IDA MARIE E. IGNACIO-TRAON, FILIPINO, OF LEGAL AGE, MARRIED TO JEAN BRICE TRAON-(FRENCH NATIONAL)

**Address:** EL NIDO, PALAWAN MIMAROPA

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:** Homestead Patent

**Original RD :** PROVINCE OF PALAWAN

**Patent Date:** 12/22/1995

**OCT Date:** 12/23/1999 08:10 AM

**Under Act No.:** P.D. 1529

**OCT No:** OCT-P-12247

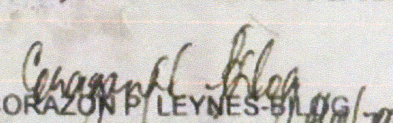
**Volume No:** 66

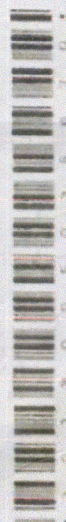
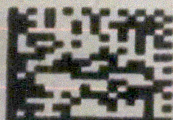
**Page No:** 100

**Original Owner :** RAQUILIO OBLAN

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-12247(TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Palawan, Philippines on the 14th day of FEBRUARY 2013 at 02:33pm

  
CORAZON P. LEYNES-BLOG/03  
Deputy Register of Deeds - Province of Palawan





TCT No.: 065-2013000242

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

ALONG LINES 1-2-3-4 BY LOT 2830, CAD 1037-D, EL NIDO CADASTRE; ON THE NW., ALONG LINE 4-5 BY BUCANA BAY; ON THE NE., ALONG LINES 5-6-7-8 BY LOT 2832, CAD 1037-D, EL NIDO CADASTRE; AND ON THE E., ALONG LINE 8-1 BY LOT 2831-B, OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING N. 23 DEG. 20'E., 20,235.74 M. FROM B.L.L.M. NO. 1, CAD 1037-D, EL NIDO CADASTRE. THENCE N. 57 DEG. 28'W., 60.86 M. TO POINT 2; THENCE N. 30 DEG. 30'W., 158.52 M. TO POINT 3; THENCE N. 30 DEG. 30'W., 23.18 M. TO POINT 4; THENCE N. 29 DEG. 09'E., 46.67 M. TO POINT 5; THENCE S. 32 DEG. 58'E., 22.63 M. TO POINT 6; THENCE S. 32 DEG. 58'E., 164.98 M. TO POINT 7; THENCE S. 45 DEG. 53'E., 20.17 M. TO POINT 8; THENCE S. 04 DEG. 08'E., 58.75 M. TO THE POINT OF BEGINNING. CONTAINING AN AREA OF TEN THOUSAND TWO HUNDRED THIRTEEN (10,213) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15X40 CMS.; BEARINGS TRUE; DATE OF THE SUBDIVISION SURVEY: OCTOBER 1, 2012; WHICH WAS APPROVED ON NOVEMBER 13, 2012.

It is hereby certified that this is a true electronic copy of TCT 2013000242 on file in Registry of Deeds of Province of Palawan, which consists of 2 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Province of Palawan. Requested By: RHEA D. GARADOS

Ref. : 2023002580 OR No. : 1028326028  
Date : 03/24/2023 OR Date : Mar 22 2023  
Time : 02:05:12 PM Amt. Paid : 393.94



# CONTRACT TO SELL

KNOW ALL BY MEN BY THESE PRESENTS:

This **CONTRACT TO SELL** (the "Contract") is made and executed this 07 OCT 2021 2021 in Mandaluyong City, by and between:

**IDA MARIE E. IGNACIO-TRAON**, married to **JEAN BRICE TRAON**, both of legal age and residents of 36 Rafael Gonzales Street, BF Homes, Parañaque City. The former is a Filipino and the latter is French, hereinafter referred to as the **SELLER**;

-and -

**SPOUSES WILLIAM BARBO and DONNABEL M. BARBO**, both of legal age, Filipino citizens, and with residential address at 52 Acacia Street, Molave Park Annex II, Merville, Paranaque City, hereinafter referred to as the **BUYERS**.

Collectively, the **SELLER** and **BUYERS** shall be referred to as the **PARTIES**.

**WITNESSETH: That**

**WHEREAS**, the **SELLER** is the absolute and registered owner of a parcel of land with a total area of Ten Thousand Two Hundred Thirteen (10,213) square meters with improvements (plants and trees) located in Barangay Bucana, Municipality of El Nido, Province of Palawan, Island of Palawan and covered by Transfer Certificate of Title No. 065-2013000242, issued by the Registry of Deeds for Province of Palawan, hereinafter referred to as the **PROPERTY**, and more particularly described as follows:

**TCT NO. 065-2013000242**

A PARCEL OF LAND (LOT 2831-A OF THE SUBDIVISION PLAN, PSD-4B-003544, BEING A PORTION OF LOT 2831, CAD 1037-D, EL NIDO CADASTRE, L.R.C. RECORD NO \_\_\_\_), SITUATED IN THE BARANGAY OF BUCANA, MUNICIPALITY OF EL NIDO, PROVINCE OF PALAWAN, ISLAND OF PALAWAN BOUNDED ON THE SW, ALONG LINES 1-2-3-4 BY LOT 2830, CAD 1037-D, EL NIDO CADASTRE, ON THE NW ALONG LINE 4-5 BY BUCANA BAY, ON THE NE, ALONG LINES 4-6-7-8 BY LOT 2832, CAD 1037-D, EL NIDO CADASTRE, AND ON THE E, ALONG LINE 8-1 BY LOT 2831-B, OF THE SUBDIVISION PLAN BEGINNING AT POINT MARKED "1" ON PLAN, BEING N. 23 DEG 20 E, 20,235.74 M FROM B.L.L.M. NO 1 CAD 1037-D EL NIDO CADASTRE, THENCE N 57 DEG 28W 60.86 M TO POINT 2; THENCE N 30 DEG 30W 158.52 M TO POINT 3; THENCE N 30 DEG 30W 23.16 M TO POINT 4; THENCE N. 29 DEG 09E 46.67 M TO POINT 5; THENCE S 32 DEG 58E 22.63 M TO POINT 6; THENCE S 32 DEG 58E 164.98 M TO POINT 7; THENCE S 45 DEG 53E 20.17 M TO POINT 8; THENCE S 04 DEG 08 E 58.75 M TO THE POINT OF BEGINNING CONTAINING AN AREA OF TEN THOUSAND TWO HUNDRED THIRTEEN (10,213) SQUARE METERS. ALL POINTS REFERRED TO AR INDICATED ON THE GROUND AND MARKED BY P.S. CYL. CONC MONS 15X40 CMS BEARING TRUE DATE OF THE SUBDIVISION SURVEY OCTOBER 1, 2012 WHICH WAS APPROVED ON NOVEMBER 13, 2012.;

Attached as Annex "A" is a copy of Transfer Certificate of Title No. 065-2013000242.