



Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA REGION**  
Provincial Environment and Natural Resources Office

November 23, 2023

**MEMORANDUM**

**FOR** : The OIC, Regional Executive Director  
MIMAROPA Region

**ATTENTION:** The Chief, Surveys and Mapping Division

**FROM** : The OIC-PENR Officer

**SUBJECT** : **REQUEST FOR ISSUANCE OF SURVEY ORDER ON LOT NO. 1303, CAD 957-D LOCATED AT BARANGAY MALUANLUAN, POLA, ORIENTAL MINDORO**

Forwarded is the Memorandum dated November 20, 2023 from CENRO Socorro requesting for the issuance of survey order to Engr. Reian Buenafe for public land subdivision of Lot No. 1303, Cad 957-D, Pola Cadastre containing an area of 26,070 square meters located at Maluanluan, Pola, Oriental Mindoro, with proposed more or less twenty (20) agricultural and residential lots.

Please see the following attached documents:

1. Inspection Report
2. Geotagged photos
3. Certification of land classification
4. LRA Certification
5. References:
  - a. Plan Psu-198715
  - b. Technical Descriptions
  - c. Cadastral Map

Per information from CENRO Rodel M. Boyles, he had already coordinated to the Regional Office regarding this request.

For consideration.

  
ALAN L. VALLE

11/23/23

Tracking No. 2311000644

TSD/RPS

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro  
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



November 20, 2023

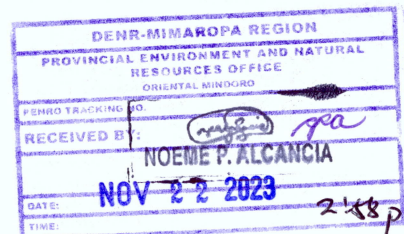
**MEMORANDUM**

**FOR** : The Regional Executive Director

**THRU** : The OIC, PENRO, Oriental Mindoro

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

**SUBJECT** : **REQUEST FOR ISSUANCE OF SURVEY ORDER ON LOT NO. 1303, CAD 957-D LOCATED AT BARANGAY MALUANLUAN, POLA, ORIENTAL MINDORO**



Respectfully submitting the request for the issuance of Survey Order for Public Land Subdivision of **Lot No. 1303, Cad-957-D, Pola Cadastre** with more or less **twenty (20)** proposed target lots (agricultural and residential) with an area of approximately 26,070.00 square meters located at Barangay Maluanluan, Pola, Oriental Mindoro.

Attached are the supporting documents;

1. Inspection Report;
2. Alienable and Disposable Certification;
3. Geo-tagged photos;
4. Land Registration Authority (LRA) Certification;
5. References:
  - a. Plan Psu-198715 surveyed for Severino J. Oloroso Et.Al.
  - b. Technical Description
  - c. Cadastral Map

Hence, may we respectfully request to grant the issuance of Survey Order to Engr. Reian Buenafe on the said lot to be included in our Rapid Land Tenure Appraisal (RLTA) target accomplishments.

For information and consideration.

  
**RODEL M. BOYLES**



November 17, 2023

**MEMORANDUM**

FOR : The CENR Officer

THRU : The RPS Chief

FROM : FT II/DPLI

SUBJECT : **REQUEST FOR ISSUANCE OF SURVEY ORDER ON LOT NO. 1303, CAD 957-D LOCATED AT BARANGAY MALUANLUAN, POLA, ORIENTAL MINDORO**

In relation to the above cited subject, the undersigned would like to inform you that upon verification from the records and ocular inspection conducted on the area, the following salient facts were ascertained:

1. Lot 1303, CAD 957-D is identical to Lot 1, Psu-198715 located at Barangay Maluanluan, Pola, Oriental Mindoro with an area of 2.6070 hectares more or less.
2. As per approved plan submitted, Psu-198715 is surveyed for Severino J. Oloroso Et.Al.
3. Further, as per records, Severino Oloroso is the claimant of Lot 1303, CAD 957-D.
4. The said lot is covered by Tax Declaration in the name of Severino Oloroso with TD No. 2015-100013-00109.
5. The Heirs of Mr. Severino Oloroso executed an Extra-Judicial Settlement of Estate with Absolute Sale on December 18, 2017 to **sell/transfer/convey** their rights to Darlou L. Villanueva.
6. Certification from LRA dated January 19, 2023 stated that the said lot does not appear to have been the subject of original registration of title and does not overlap with any previously plotted decreed properties.
7. As per projection of the undersigned based on the geotagged photos gathered on site, the Lot falls within Alienable and Disposable Land as per Project 3 of Land Classification (LC) Map No. 215, dated March 31, 1924.
8. The land is an agricultural area with residential houses established thereon.
9. There were about more or less 20 lots (agricultural and residential) to be subdivided in the area wherein some of them were acquired because they bought the said portion to Mr. Darlou Villanueva.
10. Further, there were no claims and conflict during the time of inspection.





Please be informed that there were different individual claimants on the said property other than Mr. Darlou Villanueva who acquired their rights through sale from Mr. Villanueva. Since the said land is covered by the RLTA Project, the undersigned respectfully recommends to include the said land in the PLS survey for RLTA.

IN VIEW OF THE FOREGOING FINDINGS, the undersigned recommends for the issuance of a Survey Order so that the said lots be considered and included in the program of the government to subdivide their individual claims and further perfect their rights over the said land to enhance their security of tenure.

  
**MICHAEL ANJELO A. ACUZAR**

SUBSCRIBED AND SWORN BEFORE ME on the place and date stated above.

  
**RODEL M. BOYLES**  
CENRO





## CERTIFICATION

This is to certify that as per map projection and geotagged photos taken in the area, **Lot No. 1303, Cad-957-D, Pola Cadastre** containing an area of 26,070.00 square meters located at Maluanluan, Pola, Oriental Mindoro was verified to be within the **Alienable and Disposable Land** as per **Land Classification Map No. 215 of Project No. 3** dated **March 31, 1924** by the then Director of Forestry.

This certification is issued in relation to the request of Survey Order to the said lot.

Issued this 17<sup>th</sup> day of November, 2023 at CENRO Socorro, Barangay Pasi II, Socorro, Oriental Mindoro.

Verified by:

  
**ZAREX P. DELACRUZ**  
Eor. I/Land Verifier

Certified by:

  
**RODEL M. BOYLES**  
CENR Officer









REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
(LAND REGISTRATION AUTHORITY)  
East Avenue cor. NIA Road  
Quezon City

## CERTIFICATION

### TO WHOM IT MAY CONCERN

This is to certify that plan **Psu-198715, Lot 1**, situated in the Barrio of Maluanluan, Municipality of Pola, Province of Oriental Mindoro, does not appear in our Survey Record Book to have been the subject of original registration of title under Act 496 as amended by P.D. 1529.

Further, as per footnote appearing on submitted plan, "lot 1 is a portion of Lot 7, Psu-81448 as surveyed for Fermina Alikpala not decreed **as certified by the surveyor**".

When plotted on our Municipal Index Sheet thru its tie line, subject lot does not appear to overlap with any previously plotted decreed properties, as verified and confirmed by the Chief of Land Projection Section of this Authority.

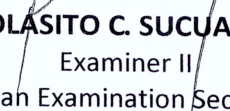
This certification is issued upon request of SALLY NIEVA, with postal address at 2426 Rubi St., San Andres Bukid, Manila, for reference purposes

**IN WITNESS WHEREOF**, we have hereunto set our hands and affixed the seal of this Authority, this 19th day of January, 2023.

Verified by:

  
ALVIN LUIS C. PEREZ

**FOR THE ADMINISTRATOR**

  
**NICOLASITO C. SUCUANGCO**  
Examiner II  
Plan Examination Section



LOT 4	
1	1.177.08 M
2	1.659.65 M
3	1.000.00 M
4	1.000.00 M
5	1.000.00 M
6	1.000.00 M
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96	1.000.00 M
97	1.000.00 M
98	1.000.00 M
99	1.000.00 M
100	1.000.00 M

TWO BLEM. LOT of <i>Androsace</i> , Hb. of Pick. or <i>Androsace</i> to Cor. 1		
LOT 1	113.49 E	70.5.36 M
2	113.40 E	70.5.36
3	113.33 E	67.0.00
4	113.43 E	67.5.00
5	113.45 E	50.5.06
6	115.0 E	50.5.06
7	110.03 E	50.5.16
8	110.03 E	50.5.16


FOR REFERENCE

1765  
M. J. REGODON  
VIRGINIA  
Chief, Land Records Section  
DENVER, COLORADO

PSU-198715

PLAN  
OF LAND  
AS SURVEYED FOR  
SEVERINO J. OROSIO ET AL  
SITUATED IN THE  
SITIO OF  
BARRIO PAST. OF MALUANLUAN  
MUNICIPITY OF POLA  
PROVINCE OF OR. MINDORO  
ISLAND OF MINDORO  
CONTAINING AN AREA OF 34930 SQ. M.  
BEARING TRUE  
SCALE 1:1000  
SURVEYED NOV. 30 & DEC. 20, 1961 . BY  
*Edo A. Aracil*  
GIDEON A. ABRILHAM -  
PRIVATE LAND SURVEYOR  
ORIGINAL SURVEY:  
DEPARTMENT OF AGRICULTURE AND NATURAL RESOURCES  
BUREAU OF LANDS  
I hereby certify that this is a correct plan of the  
survey herein plotted on the basis of the original  
field notes and computations which are on file in  
this office. Inasmuch as the said existing regu-  
lation have been made in accordance with the provisions of the  
provisions of this proposed plan, the same is hereby  
approved. In this proposed plan, however, not  
be continued as title to the land.

Manda, Philippines, September 2, 1965

 Republic of the Philippines  
Department of Environment and Natural Resources  
Survey and Mapping Division  
MIMAROPA Region

\*100322-15\*

\*100322-15\*

**NOT TO SCALE**





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

TECHNICAL DESCRIPTIONS

Survey Plan No. : PSU-19871  
Lot No. : LOT 1303  
Land Owner/Claimant : OLOROSO SEVERINO  
Location : MALUANLUAN, POLA, OR. MINDORO

Boundaries:

Line	Direction	Adjoining Lots/Features
1-2-3	SE	LOT 1306, CAD-957-D, POLA CADASTRE
3-4-5	SE	LOT 1304, CAD-957-D, POLA CADASTRE
5-6	SE	PROVINCIAL ROAD
6-7	SW	LOT 1302, CAD-957-D, POLA CADASTRE
7-8-9	SW	LOT 1301, CAD-957-D, POLA CADASTRE
9-10	SW	LOT 1299, CAD-957-D, POLA CADASTRE
10-11-12-13-14	NW	BARO CREEK
14-15-16-17	NE	LOT 1307, CAD-957-D, POLA CADASTRE
17-1	SE	PROVINCIAL ROAD

Tie Point: BLLM NO. 1, CAD-957-D, POLA CADASTRE

Lot Description:

Line	Bearing	Distance
Tie Point - 1	S 19° 25' W	5324.25 m.
1-2	N 63° 29' W	43.72 m.
2-3	S 19° 16' W	25.45 m.
3-4	S 08° 06' W	23.30 m.
4-5	S 63° 29' E	41.00 m.
5-6	S 17° 06' W	74.99 m.
6-7	N 74° 47' W	29.43 m.
7-8	N 59° 25' W	19.13 m.
8-9	S 31° 46' W	5.28 m.
9-10	N 74° 48' W	158.53 m.
10-11	N 33° 28' E	45.44 m.

(SEE PAGE 2)

Prepared & Verified by:

Approved by:

  
JOCELYN A. SARILE

Chief, Survey & Control Section/  
LAMS Coordinator

  
ROMAN G. LEGASPI

OIC, Chief, Surveys and Mapping Division

"Efficiency, Accountability and Honesty in all transactions.  
Setting a new Standard towards Good Governance."

DENR by the Bay, 1318 L. E. St. Building, Room 403, Ermita, Manila

Telephone No. (02) 403-4035

E-mail address: surveys\_mimaropa@denr.com

**Lot Description:**

<u>Line</u>	<u>Bearing</u>	<u>Distance</u>
11-12	N 04° 52' W	21.73 m.
12-13	N 15° 41' W	94.74 m.
13-14	S 21° 02' E	7.28 m.
14-15	S 64° 55' E	172.41 m.
15-16	N 17° 18' E	46.55 m.
16-17	S 65° 25' E	79.70 m.
17-1	S 17° 06' W	20.00 m.

Tax dec - 31,025 sq. m.

Area : **TWENTY SIX THOUSAND SEVENTY (26,070) sq. m. more or less**  
 Descriptions of corners : All corners are marked **PS** cyl. conc. mons. 15x60 cms.  
 Bearings : True  
 Date Approved : March 15, 1990  
 Geodetic Engineer :

short 4,955 m<sup>2</sup>

Note: This Technical Description is based from the Records on file in this office as certified by Alan Azul, Administrative Officer V, Records Section  
 Requested by : S. Nieva  
 Who paid the Cert. Fee P50.00  
 under OR No. / date : 7462619-2/13/18

Prepared & Verified by:

Approved by:

JOCELYNA SARILE  
 Chief, Survey & Control Section/  
 LAMS Coordinator

ROMAN G. LEGASPI  
 OIC, Chief, Surveys and Mapping Division



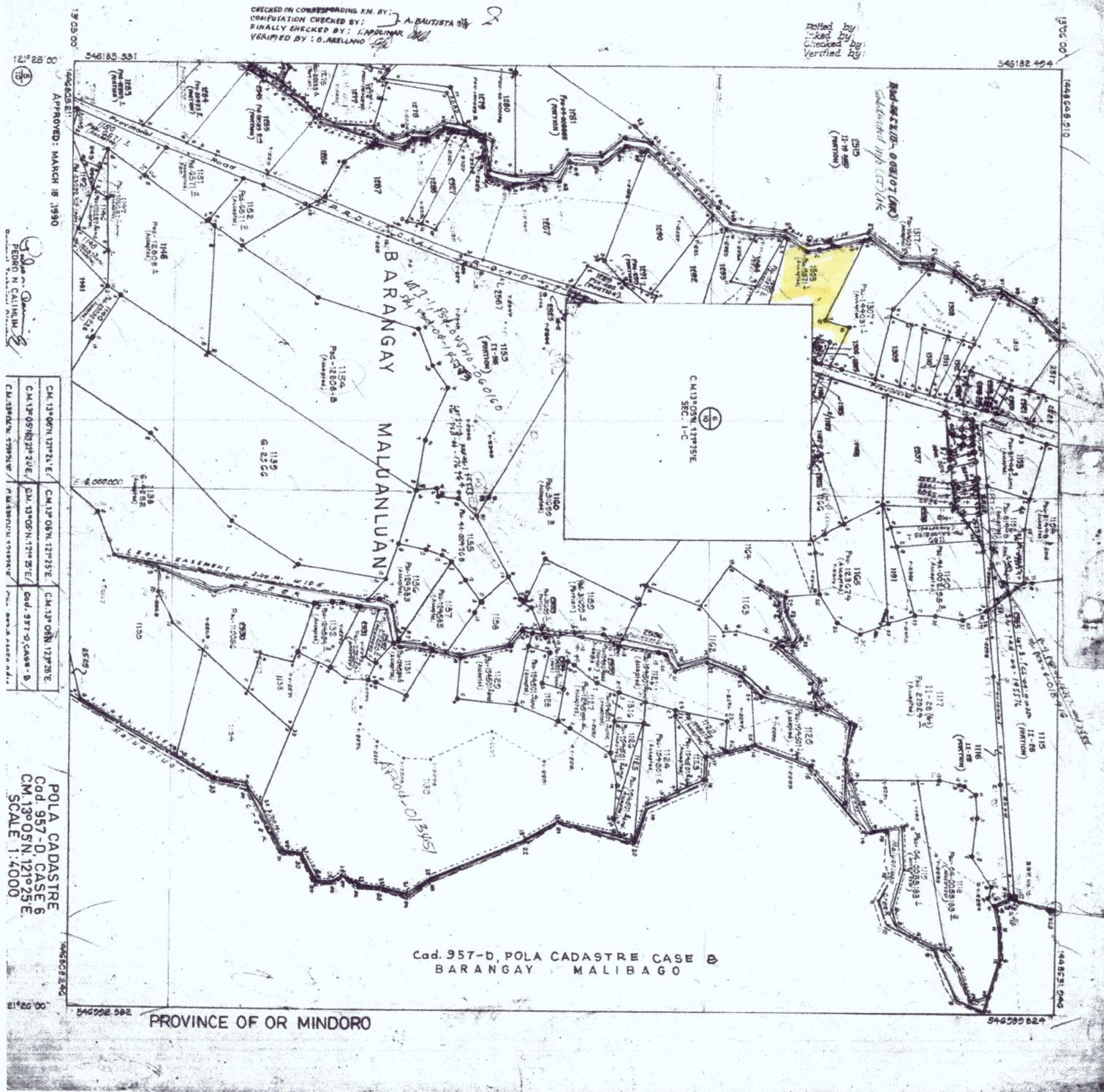
Plotted by \_\_\_\_\_  
 Inked by \_\_\_\_\_  
 Checked by \_\_\_\_\_  
 Verified by \_\_\_\_\_

C.M. 15°05' N. 121°29' E. / C.M. 17°05' N. 121°49' E. / C.M. 19°05' N. 121°29' E.

POLA CADASTRE  
Cad 957 D CASE 6

PROVINCE OF OR MINDORO

Polled by \_\_\_\_\_  
 Indexed by \_\_\_\_\_  
 Checked by \_\_\_\_\_  
 Verified by \_\_\_\_\_





EXTRAJUDICIAL SETTLEMENT OF ESTATE WITH ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

WE, EDISTO O. POE, MARION O. POE-JAYOMA, NANETTE O. POE-BOTARDO, JERETTE O. POE-NIEVERA, EDGAR ALLAN O. POE and MARIFE O. POE- CAYAGO, children of CORONACION O. POE, represented by JERETTA O. POE-NIEVERA, LEIDA G. OLOROSO, JOFFREY G. OLOROSO, SHEILA G. OLOROSO-TURGO, MARIBETH G. OLOROSO-NICDAO, GLORIA G. OLOROSO, RAMIL G. OLOROSO, NEIL G. OLOROSO, LLOYD G. OLOROSO and ARVIN G. OLOROSO, children of ULYSSES C. OLOROSO, represented by LEIDA G. OLOROSO, OSCAR C. OLOROSO, widower, RENATO C. OLOROSO, widower, SEVERINO C. OLOROSO, JR. single and VENERACION C. OLOROSO-ACOSTA, married to Marcelo Acosta, of legal ages, Filipinos and residents of Poblacion, Pola, Oriental Mindoro;

WITNESSETH:

That we are the legitimate children and sole heirs of the deceased SEVERINO J. OLOROSO, SR., who died on June 16, 1972 at Pola, Oriental Mindoro;

That the said deceased died intestate, without will or last testament and without any outstanding debts in favor of any person or entity;

That the deceased is the registered owner of a parcel of land, situated at Maluanluan, Pola, Oriental Mindoro, with Tax Declaration No. 2015-100013-00109, with an area of THIRTY ONE THOUSAND AND TWENTY FIVE (31,025) sq. m;

That pursuant to Rule 74 of the revised Rules of Court, Sec. 1, of the Philippines, and both being with full capacity to contract, we do hereby adjudicate unto ourselves the land described above in equal shares;

That we hereby affirm that we have executed the foregoing instrument out of our own voluntary free will without force, intimidation or violence upon our persons that we hereby received our just and proper share and have no claims or demand against each other.

That FOR AND IN CONSIDERATION OF THE SUM OF ONE MILLION TWO HUNDRED THOUSAND PESOS (Php1,200,000.00), Philippine Currency to us in hand paid by DARLOU LAGSAC VILLANUEVA, of legal age, married to DEBBIE CADANO VILLANUEVA, Filipino and resident of Maluanluan, Pola, Oriental Mindoro, DO HEREBY SELL, TRANSFER and CONVEY by way of Absolute sale unto the said Darlou Lagsac Villanueva, his heirs, successors and assigns the above described parcel of land, together with all the improvements found thereon;

IN WITNESS WHEREOF, We have hereunto set our hands, this 18<sup>th</sup> day of December, 2017 at Pinarmlanan, Pinarmlanan, Pinarmlanan.

EDISTO O. POE  
MARION O. POE-JAYOMA  
NANETTE O. POE-BOTARDO  
EDGAR ALLAN O. POE  
MARIFE O. POE-CAYAGO  
Represented By:

Jeretta O. Poe-Nievera  
Vendor  
TIN NO.

JOFFREY G. OLOROSO  
SHEILA G. OLOROSO-TURGO  
MARIBETH G. OLOROSO-NICDAO  
GLORIA G. OLOROSO  
RAMIL G. OLOROSO  
NEIL G. OLOROSO  
LLOYD G. OLOROSO  
ARVIN G. OLOROSO  
Represented By:

Leida G. Oloroso  
Vendor  
TIN NO. 122-340-244-000

Oscar C. Oloroso  
Vendor  
TIN NO.  
Renato C. Oloroso  
Vendor  
TIN NO.

Severino C. Oloroso, Jr.  
Vendor  
TIN NO.

Veneracion C. Oloroso-Acosta  
Vendor  
TIN NO.

SIGNED IN THE PRESENCE OF:

Marife O. Poe-Cayago Severino C. Oloroso, Jr.




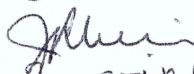
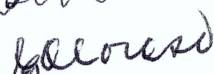

REPUBLIC OF THE PHILIPPINES )  
PROVINCE OF ORIENTAL MINDORO )S.S  
MUNICIPALITY OF PINAMALAYAN )

BEFORE ME a Notary Public on this 18<sup>th</sup> day of December, 2017, at Pinamalayan, Oriental Mindoro, personally came and appeared the above named persons with TIN Nos. indicated below their signatures, known to me to be the same persons who executed the above and foregoing instrument and acknowledged to me that the same is their own free act and deed.

This instrument relates to Extrajudicial Settlement of Estate with Absolute Sale consisting of TWO (2) pages including this page on which this acknowledgement is written signed by the parties and their witnesses.

WITNESS MY HAND AND SEAL.

Doc. No. 349;  
Page No. 10;  
Book No. VIII;  
Series of 2017.

  
  
Severino Coronado, Jr.  
  
  
Venerable Notary Public

edriguy  
Santos