



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: [penro@denr.gov.ph](mailto:penro@denr.gov.ph)

November 29, 2022

**MEMORANDUM**

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

**ATTENTION** : The OIC-Assistant Regional Director for Technical Services  
The Chief, Surveys and Mapping Division

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

**SUBJECT** : **ERROR ON THE TECHNICAL DESCRIPTION OF LOT  
NO. 7137, CAD.800-D LOCATED IN BRGY. IRAWAN,  
PUERTO PRINCESA CITY SUBJECT FOR SPECIAL  
PATENT APPLICATION OF CITY GOVERNMENT OF  
PUERTO PRINCESA FOR IRAWAN BRGY. SITE**

Forwarded is the Memorandum of CENRO Puerto Princesa City dated October 24, 2022 along with supplementary report of SI I Christyl Pops B. Maningas dated October 20, 2022 with attached photo documentation.

This office confirms the findings of the office of the CENRO confirming error of its technical description. Further, the CENRO is requesting for correction and/or amendment of the erroneous/defective technical description.

For information, record and consideration.

For the PENRO:

**DAVID F. DALINO**  
LMO III, Chief, Patents, Deeds and Permitting Unit  
Officer In-Charge

Reference No. 2022-9876

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By Rhea  
Date: 09 DEC 2022 CN 2022-9876/  
2022-3308



Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 717-0702

October 24, 2022

**MEMORANDUM**

**FOR** : The Regional Executive Director  
DENR MIMAROPA Region  
1515 L & S Building, Roxas Boulevard, Ermita, Manila

**ATTENTION:** Surveys and Mapping Division

**THRU** : PENRO Palawan  
Sta. Monica, Puerto Princesa City

**FROM** : The OIC-CENRO Puerto Princesa  
Sta. Monica, Puerto Princesa City

**SUBJECT** : **ERROR ON THE TECHNICAL DESCRIPTION OF LOT NO. 7137, CAD. 800-D LOCATED IN BGY. IRAWAN, PUERTO PRINCESA CITY SUBJECT FOR SPECIAL PATENT APPLICATION OF CITY GOVERNMENT OF PUERTO PRINCESA FOR IRAWAN BGY. SITE**

Respectfully forwarding herewith is the supplementary report dated October 21, 2022 along with the preliminary investigation report dated October 20, 2022 rendered by a representative from this Office regarding the Special Patent Application of the City Government of Puerto Princesa for Irawan Bgy. Site over Lot No. 7137, Cad. 800-D located in Bgy. Irawan, Puerto Princesa City.

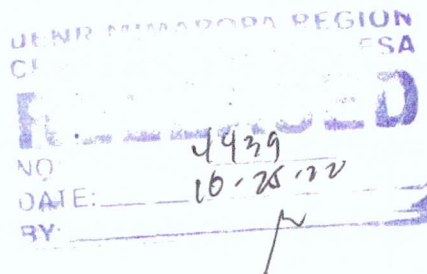
Please be informed that upon checking and verification of the V-37 of Lot No. 7137, Cad. 800-D, it was found out that there is an Error of Closure (EC) of 4.16 meters on the technical description of the said lot. Attached herewith is the V-37, TD and map of the said lot.

Therefore, this Office is hereby requesting the Surveys and Mapping Division for an immediate correction and/or amendment of the said erroneous/defective technical description in order to proceed with the processing of the special patent application of the City Government of Puerto Princesa for Irawan Bgy. Site which was set as a potential target in titling of government sites this year.

For record, information and consideration.

Copy furnished:

CENRO File  
DRN 2022/RPS/\*cpbm



**PEDRO A. VELASCO**  
DMO IV/OIC-CENRO





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 433-0660

October 20, 2022

**MEMORANDUM**

**FOR** : The OIC-CENRO Puerto Princesa  
Sta. Monica, Puerto Princesa City

**THRU** : LMO II/RPS Chief Mildred A. Pascual

**FROM** : SI I Christyl Pops B. Maningas

**SUBJECT** : **SUPPLEMENTARY REPORT RE: ERROR ON THE TECHNICAL DESCRIPTION OF LOT NO. 7137, CAD. 800-D LOCATED IN BGY. IRAWAN, PUERTO PRINCESA CITY SUBJECT FOR SPECIAL PATENT APPLICATION OF CITY GOVERNMENT OF PUERTO PRINCESA FOR IRAWAN BGY. SITE**

This report is in support to the preliminary report dated October 5, 2022 rendered by the undersigned (copy is hereto attached) regarding conducted ocular inspection and/or investigation relative to the Special Patent Application of City Government of Puerto Princesa for Irawan Bgy. Site over Lot No. 7137, Cad. 800-D located in Bgy. Irawan, Puerto Princesa City, which contains the following findings, to wit:

1. That the subject land is identified as Lot No. 7137, Cad. 800-D with an area of 4,706 square meters located in Bgy. Sta. Irawan, Puerto Princesa City bounded as:

North : Lot Nos. 7192, 7193 and 7136, all of Cad. 800-D and Road  
East : Lot No. 7136, Cad. 800-D  
South : Lot Nos. 7139, 7138 and 7136, all of Cad. 800-D and Road  
West : Barangay Road

2. That below is the technical description of the subject lot:

Tie Line: N. 41-41 W., 9,369.35 M. from BLLM No. 1 Cad. 800-D, Puerto Princesa Cadastre.

Line	Bearing	Distance (M)
1-2	S 86-30 E	30.10
2-3	S 86-34 E	30.20
3-4	S 86-15 E	9.80
4-5	S 86-34 E	8.37
5-6	S 4-14 E	55.74
6-7	S 83-56 W	5.56
7-8	S 83-56 W	9.94
8-9	S 83-56 W	30.00
9-10	S 83-56 W	30.00
10-1	N 6-23 W	64.60

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

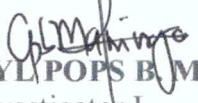
3. That per V-37 of Lot No. 7137, Cad. 800-D, it was found out that there is an error of closure (EC) of 4.16 meters on its technical description;

*Christyl Pops B. Maningas*

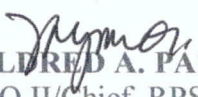
4. That in order for this Office to continue the processing of the Special Patent Application of the City Government of Puerto Princesa for Irawan Bgy. Site over the subject lot, it is requested for the Regional Office thru the Surveys and Mapping Division (SMD) to correct and/or amend the said error of closure;
5. That attached herewith are the B.L. Form V-37 and technical description of Lot No. 7137, Cad. 800-D which were used as reference;
6. Therefore, in view of the aforementioned findings, it is hereby recommended that the matter be forwarded to the Surveys and Mapping Division of the DENR MIMAROPA Regional Office subject for correction and/or amendment of the erroneous/defective technical description of Lot No. 7137, Cad. 800-D located in Bgy. Irawan, Puerto Princesa City in order for this Office to proceed with the titling of its special patent application.

I solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of our knowledge and information.

Very truly yours,

  
**CHRISTYL POBS B. MANINGAS**  
Special Investigator I

**SUBSCRIBED AND SWORN** to before me on the above-stated date at DENR-CENRO Puerto Princesa City, Palawan.

  
**MILDRED A. PASCUAL**  
LMO II/Chief, RPS





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA Region  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City  
Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)  
Tel. Fax No.: (048) 433-0660

October 5, 2022

**MEMORANDUM**

**FOR** : The OIC-Community Environment and  
Natural Resources Officer  
Sta. Monica, Puerto Princesa City

**THRU** : Mildred A. Pascual  
LMO II/Chief, Regulation and Permitting Section

**FROM** : Christyl Pops B. Maningas  
Special Investigator I

**SUBJECT** : **PRELIMINARY REPORT ON THE CONDUCTED OCULAR  
INSPECTION/INVESTIGATION RE: THE REQUEST FOR ISSUANCE  
OF SPECIAL PATENT OF CITY GOVERNMENT OF PUERTO  
PRINCESA – IRAWAN BARANGAY SITE OVER LOT NO. 7137, CAD.  
800-D LOCATED IN BGY. IRAWAN, PUERTO PRINCESA CITY**

Please be informed that on October 4, 2022, the undersigned together with LMO II Eliza B. Aborot and MA I Reynaldo V. Macola of this Office conducted an ocular inspection and/or ground verification relative to the request of the City Government of Puerto Princesa – Irawan Barangay Site for issuance of Special Patent over Lot No. 7137, Cad. 800-D located in Bgy. Irawan, Puerto Princesa City in which the following were ascertained, to wit:

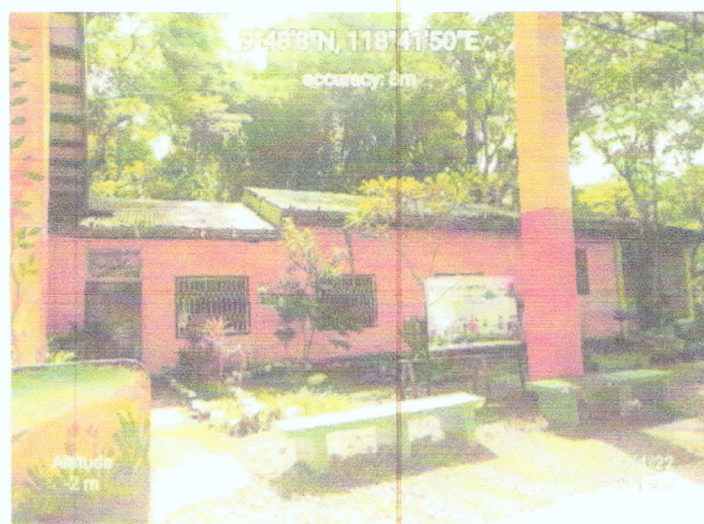
1. That the subject land is identified as Lot No. 7137, Cad. 800-D with an area of 4,706 square meters located in Bgy. Irawan, Puerto Princesa City bounded on the ff:  
North : Lot No. 7192, Cad. 800-D  
East : Lot No. 7136, Cad. 800-D  
South : Lot Nos. 7138 and 7139, Cad. 800-D and Road (10.00 M. Wide)  
West : Barangay Road (10.00 M. Wide)
2. That per Certification dated October 3, 2022, records show that Lot No. 7137, Cad. 800-D with an area of 4,706 sq. m. located in Bgy. Irawan, Puerto Princesa City is listed in the name of City Government of Puerto Princesa and is covered by Miscellaneous Sales Application No. 045316-3587 of Barangay Irawan represented by Noel B. Resuma which was filed on December 13, 2019;
3. That per Certification dated April 25, 2022, Lot No. 7137, Cad. 800-D with an area of 4,706 sq. m. located in Bgy. Irawan, Puerto Princesa City has been verified to be within Alienable and Disposable Land as per approved Land Classification Map No. 203, Project No. 1, Block A, certified on December 29, 1923;
4. That the City Government of Puerto Princesa represented by City Mayor Lucilo R. Bayron filed a Request for Issuance of Special Patent for Local or National Government Institutions dated October 4, 2022 for Irawan Bgy. Site over Lot No. 7137, Cad. 800-D which was subscribed and sworn to before Atty. Kerwin Arnold Mawie C. Palatino under Doc. No. 500; Page No. 101; Book No. 78; Series of 2022;

**CERTIFIED PHOTOCOPY**

*Signature*  
NOVA BILLE E. GARCIA, LMO II-VITERBO  
ADMINISTRATIVE OFFICER II/RECORDS OFFICER



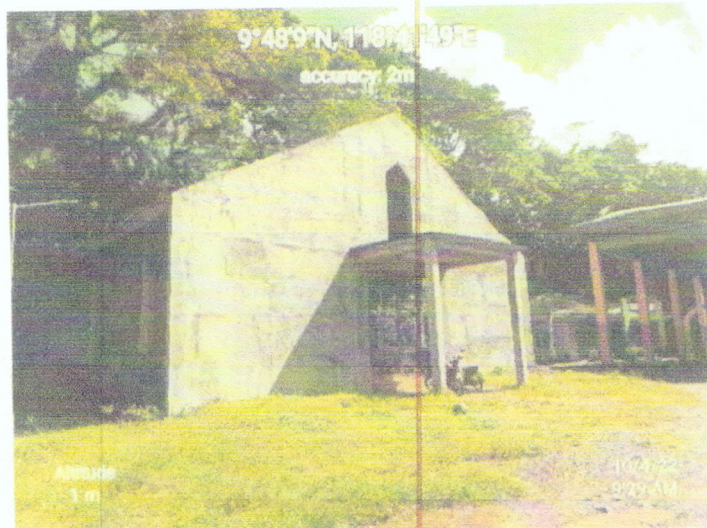
5. That on October 4, 2022, the team proceeded to the subject area and conducted ocular inspection and geo-tagged photos and likewise had a meeting/conversation together with Hon. Noel B. Resuma (please see attendance sheet) and representatives from the City Assessor's Office informing them of the documentary requirements in the issuance of Special Patent pursuant to DAO 2016-21 subject for compliance;
6. That upon ocular inspection, the subject lot is actually occupied, used, and possessed by Irawan Bgy. Site with introduced improvements thereon made of concrete and permanent materials such as old and new barangay hall, covered gym, day care center, San Isidro Labrador – Irawan Chapel, shed and others;
7. That the subject area is fenced with cyclone wires with concrete posts and buho;
8. That the parcel of land occupied by the Irawan Barangay Site subject of the request of the City Government of Puerto Princesa City for issuance of Special patent is suitable for the purpose it is devoted for under Section 7.3 of DAO 2016-21 dated June 30, 2016;
9. That shown herewith are the geo-tagged photographs taken during the conduct of ocular inspection over the subject area on October 4, 2022 located in Bgy. Irawan, Puerto Princesa City.



**CERTIFIED PHOTOCOPY**

*NOVA BILLE E. GARCELLANO*  
**NOVA BILLE E. GARCELLANO-VITERBO**  
 ADMINISTRATIVE OFFICER (RECORDS OFFICER)





**In view of the following findings**, it is hereby recommended that the M.S.A. No. 045316-3587 of Barangay Irawan rep. by Noel B. Resuma filed on December 13, 2019 be ordered rejected. Conformably herewith, the Request for Issuance of Special Patent for Local or National Government Institutions of the City Government of Puerto Princesa rep. by City Mayor Lucilo R. Bayron dated October 4, 2022 for Irawan Bgy. Site covering Lot No. 7137, Cad. 800-D located in Bgy. Irawan, Puerto Princesa City be accepted and given due course pursuant to the provisions of DAO 2016-21 upon further review and evaluation.

I solemnly swear under the penalty of perjury that the above-mentioned findings are true and correct to the best of our knowledge and information.

Very truly yours,

*Christyl Pops B. Maningas*  
**CHRISTYL POPSB. MANINGAS**  
 Special Investigator I

**SUBSCRIBED AND SWORN** to before me on the above-stated date at Puerto Princesa City, Palawan.

*Mildred A. Pascual*  
**MILDRED A. PASCUAL**  
 Land Management Officer II/Chief, RPS

**CERTIFIED PHOTOCOPY**

*Novabelle S. Garcia Land-Viterbo*  
**NOVABELLE S. GARCIA LAND-VITERBO**  
 ADMINISTRATIVE OFFICER I/RECORDS OFFICER I



Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV- B, MIMAROPA  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
South National Highway, Bgy. Sta. Monica Puerto Princesa City

Application No. \_\_\_\_\_  
Applicant \_\_\_\_\_  
Surveyed for CITY GOVT  
Surveyed by H.L. VILLA MAYOR  
Date of Survey Sept 1-Oct 31, 1984  
Date Approved Jan. 8, 1985

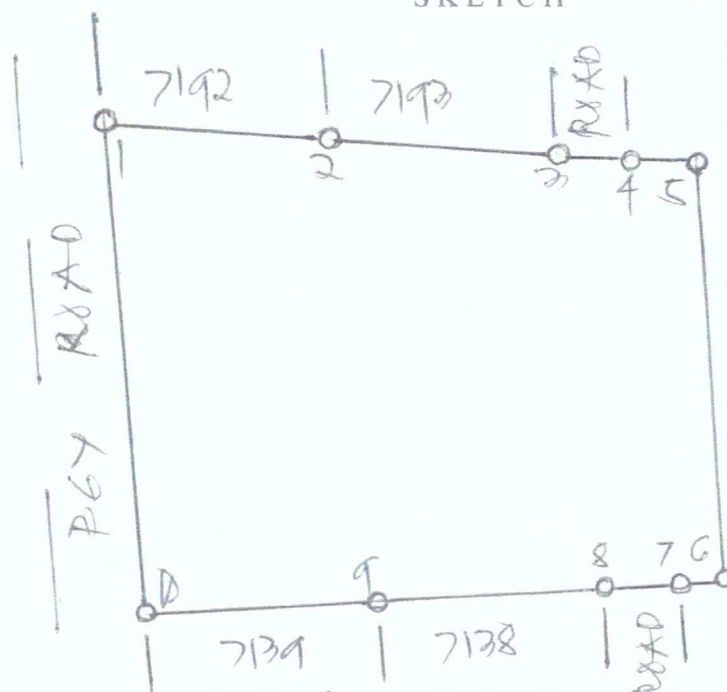
Lot No. 7137 Survey No. CAO-808-D  
Identical Lot No. \_\_\_\_\_  
Portion of Lot No. \_\_\_\_\_  
Area: 4.706 square meters  
Location Bgy. Irawan, Pto. Prin. City  
Date of Original Survey : \_\_\_\_\_

TECHNICAL DESCRIPTION

TIE LINE N 41-41W 9369.25 M. from PLLM#1 CAO-808-D  
Pto. Prin. Cadastre

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 86-30 E	30.18			
2-3	S 86-34 E	30.20			
3-4	S 86-15 E	9.80			
4-5	S 86-34 E	8.37			
5-6	S 4-14 E	55.74			
6-7	S 83-56 W	5.56			
7-8	S 83-56 W	9.94			
8-9	S 83-56 W	30.08			
9-10	S 83-56 W	30.08			
10-1	N 6-23 W	64.60			

SKETCH



T. D. Research by Jad  
T. D. Sketch by REYNALDO V. MACOLA  
T. D. Checked by \_\_\_\_\_

Date: \_\_\_\_\_  
Date: 10-11-22  
Date: \_\_\_\_\_

**CERTIFIED PHOTOCOPY**

NOVA BILLE B. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER (RECORDS OFFICER)



## LOT DESCRIPTIONS

Survey No. Cad 800-D Case No. 33 Mun. of PTD. PRINCESA CITY Prov. of PALAWAN

Lot No.	BEARINGS AND DISTANCES							Area In Sq. Meters
	Claimant	BLIM 1 to Corner 1	Line 1-2	Line 2-3	Line 3-4	Line 4-5	Line 5-6	
7133	Cont'd		S. 14° 13' W 5.54					9525
7134	BACALTOS	N 39.47 W 3052.36	S 45.37 109.15	S 40.57 W 77.44	N 46.19 W 40.17	N 44.57 E 78.64		8,379
7135	PLEONCIO MADASAET	N 40.44 W 3039.94	S 44.57 W 22.27	N 00.0 W 207.04	N 00.06 W 208.57	N 56.44 E 22.62	N 59.15 E 100.86	
			N 4.25 W 232.55	S 81.56 E 82.91	S 82.46 E 240.52	S 68.33 E 150.52	N 59.23 E 44.45	
			S 45.30 E 38.55	S 69.38 W 267.73	S 65.44 W 224.90	S 28.41 E 77.15	S 76.25 E 43.10	
			S 59.42 E 43.53	S 31.31 E 45.30	S 6.10 W 168.05	N 78.18 W 38.61	N 00.28 W 38.65	
			N 73.13 W 31.44	S 82.17 W 80.80	S 44.18 E 25.37	S 44.57 W 78.64	S 44.57 W 70.53	169,180
7136	ANGELITA MACASAET	N 40.52 W 3038.26	S 45.47 W 40.00	N 74.18 W 109.32	N 49 W 18.16	N 80.53 W 80.35	N 5.55 W 87.58	
			N 83.56 E 5.56	N 4.14 W 55.74	N 86.34 W 6.37	N 3.00 W 20.70	N 84.30 E 248.32	
			S 0.04 E 207.04					47,007
7137	CITY GOVT.	N 41.41 W 3269.35	S 86.39 E 30.10	S 86.34 E 30.20	S 86.15 E 9.80	S 86.34 E 8.52	S 4.14 E 55.74	
			S 83.56 W 5.56	S 83.56 W 5.94	S 83.56 W 30.00	S 83.56 W 30.00	N 8.23 W 64.60	4,106
7138		N 41.49 W 3287.00	N 5.55 W 15.00	N 83.56 E 30.00	S 5.55 E 15.00	N 83.56 E 30.00		450
7139		N 41.49 W 3287.00	S 83.56 W 30.00	N 5.55 W 15.00	N 83.56 E 30.00	S 5.55 E 15.00		450
7140		N 41.49 W 3287.00	N 83.56 E 30.00	S 5.55 E 15.00	S 83.56 W 30.00	N 5.55 W 15.00		450
7141		N 41.49 W 3287.00	S 5.55 E 15.00	S 83.56 W 30.00	N 5.55 W 15.00	N 83.56 E 30.00		450
7142		N 41.58 W 3253.97	N 5.55 W 15.00	N 83.56 E 30.00	S 5.55 E 15.00	S 83.56 W 30.00		450
7143		N 41.55 W 3262.71	S 83.56 W 30.00	N 5.55 W 15.00	N 83.56 E 30.00	S 5.55 E 15.00		450
7144		N 41.58 W 3253.97	N 83.56 E 30.00	S 5.55 E 15.00	S 83.56 W 30.00	N 5.55 W 15.00		450
7145		N 41.55 W 3262.71	S 5.55 E 15.00	S 83.56 W 30.00	N 5.55 W 15.00	N 83.56 E 30.00		450

CERTIFIED CORRECT:

January 8, 1985

Copied by

19

Surveyed Sept. 1 - Oct. 31, 1985

Checked by

19

ELEUTERIO R. PAZ

Chief, Survey Division, Region

Checked by

19

H. L. VILLAMAYOR

Geodetic Engineer

CERTIFIED PHOTOCOPY

NOVA BILLE S. GARCELLANO-VITERBO  
ADMINISTRATIVE OFFICER / RECORDS OFFICER I





CERTIFIED PHOTOCOPY

*M. J. J. J.*

NOVA BILLE B. GARCELLANO-VITERBU  
ADMINISTRATIVE OFFICER / RECORDS OFFICER