



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

**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**



JUN 29 2022

**SHIRLEY M. PANGILINAN**

Sitio Tinangra

Brgy. Tubili, Paluan, Occ. Mindoro

Dear Mrs. Pangilinan,

Greetings of peace and God's blessings!

This is to acknowledge receipt of your letter dated March 02, 2022 requesting for a copy of the ground verification survey which was conducted by Engr. Mary Dominique B. Lavadia, covering a parcel of land identified as Lot Nos. 446 and 449, PLS-26 which was consolidated and surveyed by Engr. Glicerio M. Almero on March 22, 2015 and the resultant lots are Lot Nos. 1 and 2, Ccs-4B-000239-D, situated in Sitio Tinangra, Brgy. Tubili, Paluan, Occidental Mindoro.

In this regard, attached herewith the copy of the CSW Report of Engr. Mary Dominique B. Lavadia on the conducted ground verification survey on Lot Nos. 446 and 449.

Hoping for your understanding and consideration.

Very truly yours,

**ERNESTO E. TAÑADA**

Copy Furnished:

- ✓ Office of the Regional Executive Director  
DENR-MIMAROPA Region  
1515 L&S Bldg., Roxas Blvd., Ermita, Manila





Republic of the Philippines  
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MIMAROPA Region  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Mamburao, Occidental Mindoro

February 3, 2022

**MEMORANDUM**

**FOR :** The PENR Officer  
Mamburao, Occ. Mindoro

**FROM :** The Engineer II

**SUBJECT :** **REPORT ON THE CONDUCT GROUND VERIFICATION SURVEY ON LOT 446 AND 449, PLS-26 AND LOT CLAIMED BY MR. JOEL DE LARA**

As per issued Survey Order no. 2021-030 by the Regional Office dated October 15, 2021, the undersigned executed/conducted ground verification surveys covering Lots 446 and 449 under PLS-26 located in Sitio Tinangra, Brgy. Tubili, Paluan, Occidental Mindoro owned by Mrs. Shirley Pangilinan on February 2, 2022.

In relation thereto, the undersigned disseminated invitation letter to Mr. De Lara, Mrs. Shirley Pangilinan and Captain Malayo, Barangay Captain of Brgy. Tubili on January 28, 2022 for the scheduled meeting and verification survey.

Prior to the conduct of verification survey on the ground, the undersigned together with the Barangay Officials and the concerned parties had a brief discussion regarding the ground verification survey and explained that whatever be the result of the said survey they should accept and bear with it because our primary purpose and objective is to settle the problem. After the discussion/meeting, the undersigned together with the concerned parties proceeded to the area and instructed her 2 survey man to set up the instrument and locate the actual position of the mojon per boundary points of the approved consolidated-subdivision of lots 446 and 449, PLS-26 as determined by the representative survey man of Engr. Glicerio Almero to ascertain the survey they conducted on March 22, 2015 which was approved on December 10, 2015.

Per ground verification survey and projection, the undersigned observed the following:

1. It was ascertained that, per/record data by the CENR Office Sablayan, the approved survey plan Gss-04-000121 and Consolidated-Subdivision plan of lots 446 and 449 under PLS-26, with resultant survey no. Ccs-4B-000239-D when plotted has a gap in between;

TSD-RPS

So. Pag-asa, Brgy. Payompon, Mamburao, Occidental Mindoro  
Email: tsdoccmin04@gmail.com





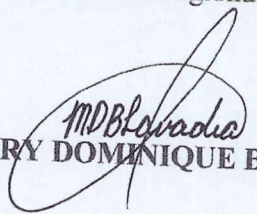
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2. That, per Ccs-4B-000239-D, Lot 1 is already covered with Patent No. 045107-19-13037 Patented under the name of Carlo Paolo M. Pangilinan and Lot 2 is already covered with Patent No. 045107-19-13036 Patented under the name of Crystle M. Pangilinan;
3. That the mojons of the consolidated boundary of lots 446 and 449, Pls-26 now Ccs-4B-000239-D as **determined and pointed** by the survey man of Engr. Glicerio M. Almero is within Gss-04-000121 and the other mojons are within/inside the claim of Mr. Joel De Lara;
4. That the mojons of the boundaries of Ccs-4B-000239-D when verified likewise when projected in the google map are located "**only**" in the road side of the lot claimed by Mr. Joel De Lara and "**not**" on the side or area traversing the road as pointed by the survey man of Engr. Glicerio Almero. (Please see attached geotagged photos relative to Lot subject of Verification Survey located in Sitio Tinangra, Barangay Tubili, Paluan, Occidental Mindoro marked as ANNEX "**B-1**" "**B-2**" "**B-3**");
5. That during the actual survey, it was verified that the lot claimed by Mr. Joel De Lara is within the above mentioned gap which was ascertained to be a public land and outside the lot surveyed as GSS-04-000121. (Please see attached copy of the Relative Aerial photographs of Lot subject of Verification Survey located in Sitio Tinangra, Barangay Tubili, Paluan, Occidental Mindoro marked as ANNEX "**A**").

RECOMMENDATION:

Base on the conduct ground verification survey, the above listed are the comments on the result said activity, hence, recommendations are the following:

1. That the undersigned requesting to the Regional Office to create a Survey Team for the conduct of another Ground Verification Survey since the IVAS of the approved survey plan is been process to the Regional Office;
2. That, whatever decision or result of the Survey Team from the Regional Office, must be respectfully obey and should be complied.

  
MARY DOMINIQUE B. LAVADIA

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ANNEX "B-1"

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ANNEX "B-2"

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So. Pag-asa, Brgy. Payompon, Mamburao, Occidental Mindoro  
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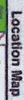


ANNEX "B-3"

TSD-RPS

So. Pag-asa, Brgy. Payompon, Mamburao, Occidental Mindoro  
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- Notes:**

1. Administrative Boundary Not Authoritative.
2. Date of Aerial Photograph: May 12, 2021 at 97 meter above ground level.
3. Lot Boundary used for actual ground survey using Precised GNSS Grade Survey Equipment for Accuracy Checking.