



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

June 1, 2022

MEMORANDUM

FOR : The Regional Executive Director
MIMAROPA Region

THRU : The Assistant Regional Director
For Technical Services

FROM : The PENR Officer
Oriental Mindoro

SUBJECT : **SUBMISSION OF INSPECTION REPORT ON THE REQUEST
OF MR. JOEMER B. CATAQUIZ FOR THE ISSUANCE OF
CERTIFICATE OF COMPLIANCE TO ALLOWABLE
EASEMENT**



Forwarded is the Memorandum dated May 27, 2022 from CENRO Socorro regarding the above-mentioned subject recommending for the issuance of Certificate of Compliance to Allowable Easement to the proponent.

Attached are pertinent documents for your reference.

For consideration.

For the PENR Officer:

ALMA E. GIBE
DMO V/ Chief, TSD
In-Charge, Office of the PENRO

Tracking No.: 2205000833

TSD/RPS/Dhal

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



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

May 27, 2022

MEMORANDUM

FOR : The Regional Executive Director
THRU : The PENR Officer
FROM : The CENR Officer
SUBJECT : **SUBMISSION OF INSPECTION REPORT ON THE APPLICATION OF MR. JOMER B. CATAQUIZ FOR THE ISSUANCE OF CERTIFICATE OF COMPLIANCE TO THE ALLOWABLE EASEMENT**

DENR-MIMAROPA REGION	
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE	
ORIENTAL MINDORO	
PENR TRACKING NO.	
RECEIVED BY	<i>[Signature]</i>
DATE	MAY 31 2022
TIME	

Forwarded is the inspection report regarding the application of Mr. Jomer B. Cataquiz for the issuance of Certificate of Compliance to the Allowable Easement.

Based on the inspection report, a relocation survey was conducted to determine the actual corners of the property specifically those corners along the shoreline. As per relocation plan, the corners of the titled property along the shoreline has a distance of about **9 to 9.3 meters** from the highest tide. Since the subject area is a titled property and based on the provision of DENR Administrative Order (DAO) 2021-07, Section 6.3 which states that "*if a private or titled land is affected, no new easement shall be required*", the undersigned recommends the issuance of the desired Certificate of Compliance to the Allowable Easement requested by Mr. Jomer B. Cataquiz.

For information and consideration.

[Signature]
RODEL M. BOYLES



May 16, 2022

MEMORANDUM

FOR : The CENR Officer
THRU : The DMO IV
FROM : The Inspection Personnel
SUBJECT : **INSPECTION REPORT ON THE APPLICATION OF MR. JOMER B. CATAQUIZ FOR THE ISSUANCE OF CERTIFICATE OF COMPLIANCE TO THE ALLOWABLE EASEMENT**

With reference to the letter request of Mr. Jomer B. Cataquiz in relation to the easement compliance, please be informed that the verification activity was already conducted in coordination and cooperation with the Municipal Environment and Natural Resources Office (MENRO) of Puerto Galera, Oriental Mindoro.

The following are the information obtained through the said activity:

- The subject area is identified as Lot No.2-I-2, Psd-04-096993, covered by TCT No. T-89483 with details as follows:

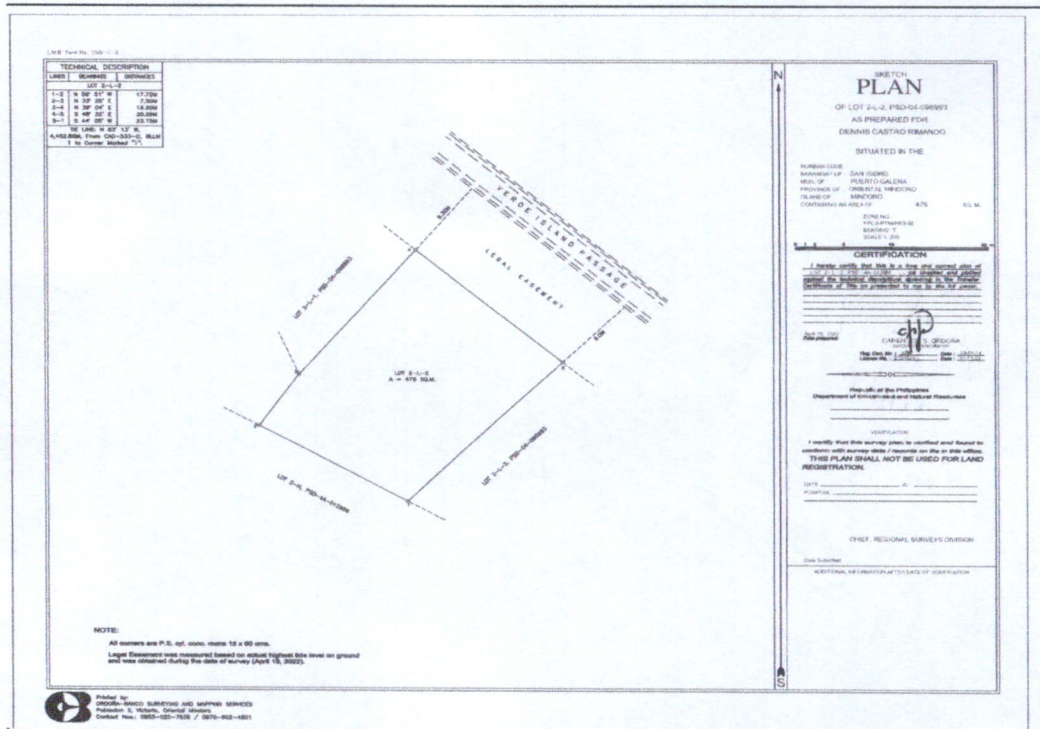
Location	:	San Isidro, Puerto Galera,
Area	:	476 m ²
Owner	:	Juanita Singian Evangelista
- Lot No. 2-I-2 was purchased by Mr. Dennis C. Rimando from Mrs. Juanita S. Evangelista on January 29, 2021 (*please see the attached photocopy of Deed of Sale*);
- Mr. Rimando was represented by Mr. Jomer B. Cataquiz, the requesting party, as shown in the attached photocopy of Special Power of Attorney;
- Mr. Cataquiz filed a request for inspection to secure a Certificate of Compliance to the Allowable Easement since the area is located along the shoreline of Minolo Cove, and the certificate will serve as a requirement to apply for a building permit from the Puerto Galera Municipal Local Government Unit;
- Several inspections were already conducted in the area and the results showed that the structure of the requesting party is encroaching the 20-meter easement zone; hence, Mr. Cataquiz was advised that for them to be qualified for the issuance of an easement clearance, the prohibited zone has to be vacated;
- In relation to that case, a technical conference was conducted to evaluate the new guidelines on the establishment of legal easement as stated in the DENR



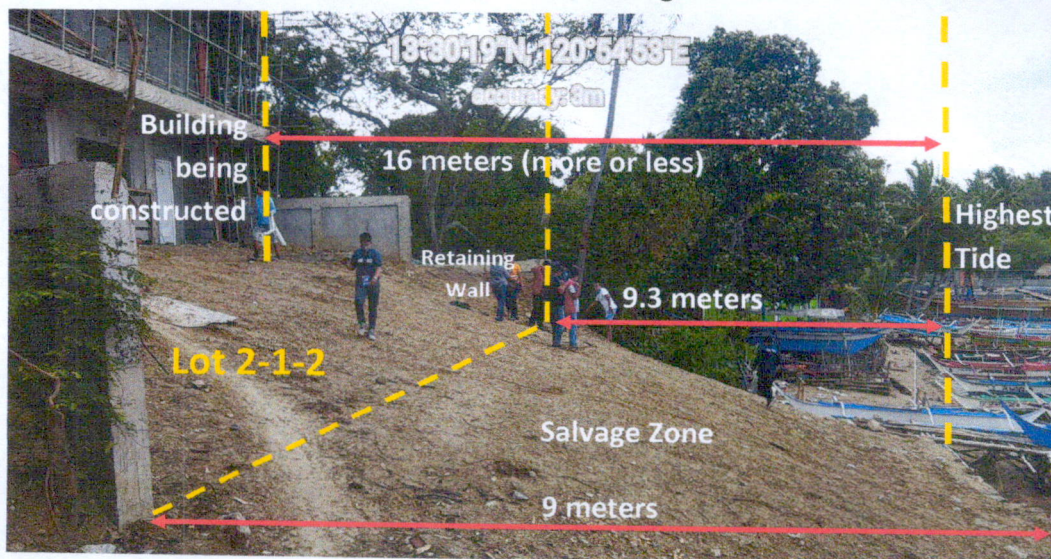
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
Community Environment and Natural Resources Office

Administrative Order (DAO) 2021-07 particularly Section 6.3 which states that *if a private or titled land is affected, no new easement shall be required*;

- Moreover, based on the cited DAO, it was agreed that a relocation survey be conducted first to determine the actual corners of the property specifically those corners along the shoreline; and
- The relocation survey plan was submitted at this Office on May 10, 2022 as shown below:



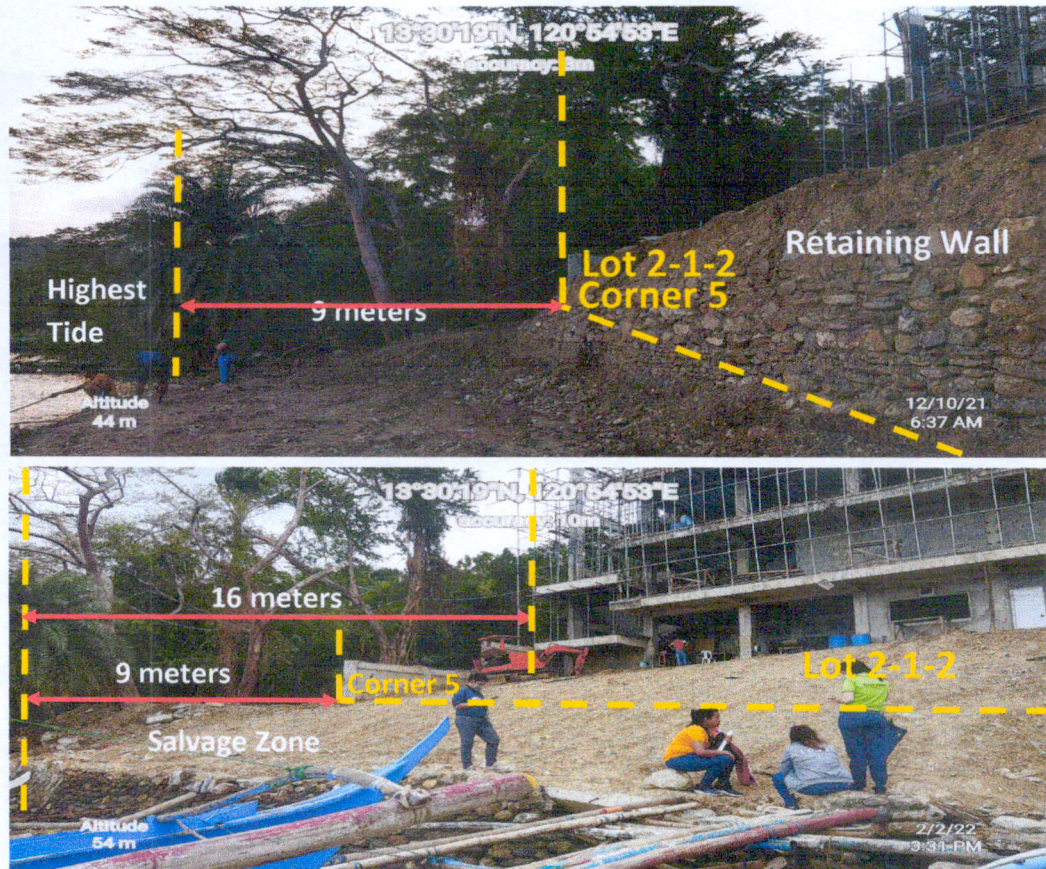
- Based on the relocation plan, the corners of the titled property along the shoreline has a distance of about 9 to 9.3 meters from the highest tide as illustrated below:





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

- The requesting party also demolished the retaining wall from Corner 4 to Corner 5 that resulted to more or less 16 meters distance from the highest tide to the building leaving a considerable open area for ease of movement as illustrated in the pictures below:



Since the area is a titled property and based on the provision of DENR Administrative Order (DAO) 2021-07, they could still be entitled to use their titled property. The undersigned recommend that their application for the issuance of an easement clearance be given due considerations in accordance with the existing laws, rules, and regulations.

For his information, reference and consideration.

Rayson C. Alfante
RAYSON C. ALFANTE
ECOMS I/DPLI

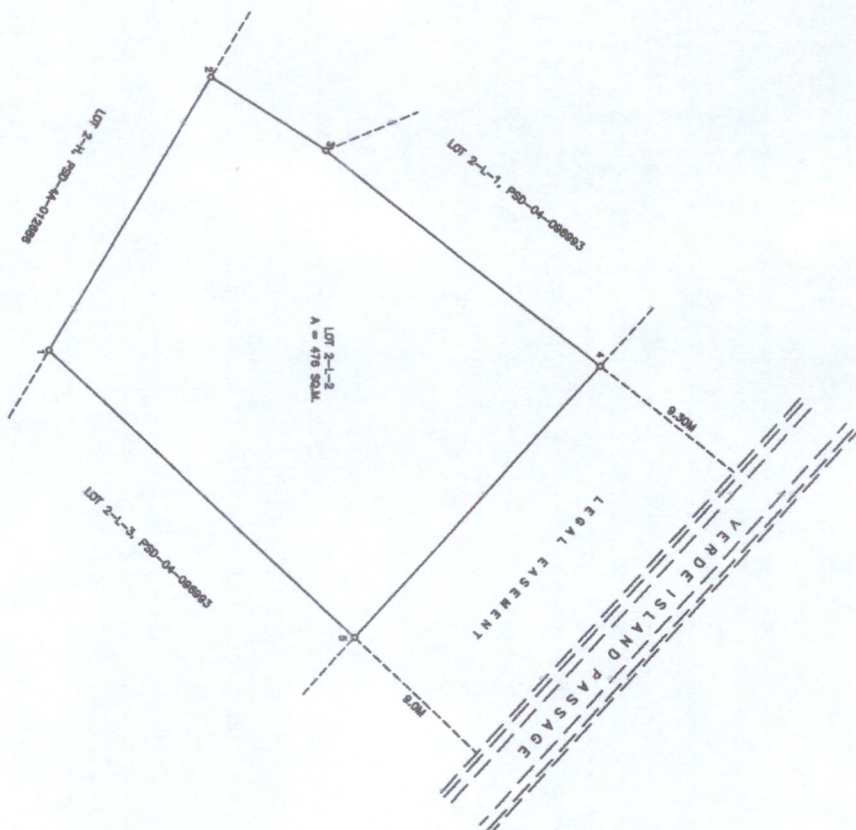
Walter L. Tolentino
WALTER L. TOLENTINO
Special Investigator I

Evelyn C. Mamigo
EVELYN C. MAMIGO
Forester II

Maria Alva Renelyn A. Culla-Umali
MARIA ALVA RENELYN A. CULLA-UMALI
LMO III/RPS Chief

Tracking No.(RPS) 2022-597

TECHNICAL DESCRIPTION		
LINES	BEARINGS	DISTANCES
LOT 2-1-2		
1-2	N 89° 51' W	17.72M
2-3	N 33° 28' E	7.50M
3-4	N 39° 04' E	18.00M
4-5	S 46° 32' E	20.29M
5-1	S 44° 05' W	23.15M
THE LINE: N 83° 13' W, 4.45280M, From CSD-553-0, BLM		
1 to Corner Marked "1"		



NOTE:

All corners are P.S. cpl. conc. more 15 x 60 cms.
Legal Easement was measured based on actual highest tide level on ground
and was obtained during the date of survey (April 18, 2022).

**SKETCH
PLAN**

OF LOT 2-1-2, PSD-04-096993
AS PREPARED FOR
DENNIS CASTRO RIMANDO

SITUATED IN THE

RURBAN CODE:
BARANGAY OF: SAN ISIDRO
MUN. OF: PUERTO GALERA
PROVINCE OF: ORIENTAL MINDORO
ISLAND OF: MINDORO
CONTAINING AN AREA OF 476 SQ. M.

ZONE NO.:
PROS/FUTURES BZ:
BEARING: T
SCALE: 1:200

CERTIFICATION

I hereby certify that this is a true and correct plan of
LOT 2-1-2, PSD-04-096993, as shown on the attached plan,
according to the technical description appearing in the annexed
Certificate of this or presented to me by the lot owner.

April 18, 2022

CAREN D. S. ORDONA

Surveyor

Barangay Captain, San Isidro, Puerto Galera, Oriental Mindoro

Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to
conform with survey data / records on file in this office.
**THIS PLAN SHALL NOT BE USED FOR LAND
REGISTRATION.**

DATE: 20

PURPOSE:

CHIEF, REGIONAL SURVEY DIVISION

Date Submitted

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION



DEND CENRO
 PASI SODOR
 DRC #
 RECEIVED
 RELEASED
 (CENRO)
 JAN 21 1972
 TIME:

ATTY. MARIA ROSARIO S. TAM - ARMAMENTO
NOTARY PUBLIC
Muelle, Poblacion, Puerto Galera, Oriental Mindoro
IBP Lifetime Member No. 06316; 1/10/07; Or. Mdo.
PTR No. 2451974; 1/3/22; Or. Mdo.
Roll No. 52461
Valid Until December 31, 2022

SPECIAL POWER of ATTORNEY

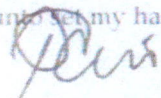
KNOW ALL MEN BY THESE PRESENTS:

I, **DENNIS Castro RIMANDO**, of legal age, Filipino, married and resident of B5, L35 Coleen St., Tierra El Sol, Bigaa, Cabuyao City, Laguna do hereby name, constitute and appoint **JOMER B. CATAQUIZ**, of legal age, Filipino and resident of Puerto Galera, Oriental Mindoro to be my true and lawful attorney-in-fact, for me and in my name, place and instead to perform the following acts and things, to wit:

1. To secure and obtain from CENRO - Socorro, Oriental Mindoro /MENRO - Puerto Galera, Oriental Mindoro all clearances and permits to enable me construct the appropriate easement in my property located in San Isidro, Puerto Galera, Oriental Mindoro consisting of 476 sq.m. and covered by TCT No. T-89483 of the Registry of Deeds of Oriental Mindoro;
2. To secure and obtain from Engineering's Office of Puerto Galera, Oriental Mindoro all the necessary permits for me to introduce structures and improvements in my property described above;
3. To apply for electric connection with ORMECO for my above-described property;
4. To make, sign, deliver and execute any document necessary to effectuate the said undertaking;
5. To do and perform such other functions and acts not enumerated herein but are required to give efficacy to this deed.

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority to do and perform every act and thing whatsoever requisite and necessary to be done in and about the premises, as fully to all intents and purposes as I might or could do if personally present, hereby ratifying and confirming all that my said attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF I have hereunto set my hand, this 11 October 2021 at Sta. Rosa City, Laguna.


DENNIS C. RIMANDO

Principal

PDL No. N03-85-006082


Specimen signature of Attorney-in-Fact

JOMER B. CATAQUIZ

Signed in the Presence of:

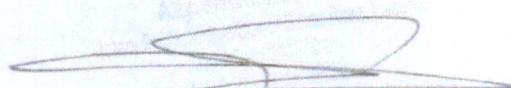
ACKNOWLEDGMENT

Republic of the Philippines
City of Sta. Rosa
Province of Laguna

BEFORE ME, a NOTARY PUBLIC for and in the City of Sta. Rosa, Laguna this 11 October 2021 personally appeared the following: **DENNIS C. RIMANDO** known to me and to me known to be the same person who executed the foregoing instrument which he acknowledged before me as his free and voluntary act and deed.

WITNESS MY HAND AND SEAL, this 11 October 2021 at City of Sta. Rosa, Laguna.

Doc. No. **326**
Page No. **69**
Book No. **77**
Series of 2021



DEED of SALE

KNOW ALL MEN BY THESE PRESENTS:

1. **JUANITA Singian EVANGELISTA** of legal age, widow, Filipino and resident of 149 Block 2, J. P. Rizal Street, Magsaysay Village, Tondo, Manila for consideration of (Php

00) to me in hand paid to my full satisfaction by DENNIS Castro RIMANDO, of legal age, Filipino, married to Maria Fe A. Rimando and resident of Block 5 Lot 35 Coleen St., Tierra El Sol Subdivision, Brgy. Bigaa, Cabuyao City, Laguna DO HEREBY SELL, CEDE, TRANSFER and CONVEY unto the said buyer, his heirs and assigns a parcel of land located in Lot 2-L-2, Barangay San Isidro, Puerto Galera, Oriental Mindoro, consisting of 476 sq. and covered by TCT No. T-89483 of the Registry of Deeds of Oriental Mindoro and particularly described as follows:

TCT No. T-89483
Registry of Deeds of Oriental Mindoro

A parcel of land (Lot 2-L-2 of the subdivision plan, Psd-04-096993, being a portion of Lot 2-L, Psd-4A-012686, L.R.C. Record No.), situated in the Barangay of San Isidro, Municipality of Puerto Galera, Province of Oriental Mindoro, Bounded on SW, x x x containing an area of 476 square meters x x x.

That I hereby warrant unto the said buyer my full title and ownership cover the above-described parcel of land, free from all liens and encumbrances in favour of any person or entity.

IN WITNESS WHEREOF, we have hereunto set our hands this 29 January 2021 in
Sta. Rosa, Laguna.

JUANITA S. EVANGELISTA

Figure 1

Sk ID No. 012290 Manila

TIN 15 91044

DENNIS C. RIMANDO

Barrow

PDL No. N03-85-006050

TIN 104 846 157

Signed on the Presence of

Daniela S. Evangelista

NFTL No. AFI-05404942

Mary Ann S. Evangelista

UMIDENo. 0111-1474289-7

ACKNOWLEDGMENT

BEFORE ME, a NOTARY PUBLIC for Santa Rosa City, Laguna this 29 January 2021 personally appeared Juanita S. Evangelista, Dennis C. Rimando, Danilo S. Evangelista and Mary Ann S. Evangelista showing to me their above-described competent evidence of identity and known to me to be the persons who executed the foregoing instrument which they acknowledged before me as their free and voluntary act and deed.

WITNESS MY HAND AND SEAL, this 29 January 2021 in Santa Rosa City, Laguna

Doc. No. 94
Page No. 20
Book No. 26
Series of 2021

[Faint, illegible text from the reverse side of the document, possibly bleed-through or a stamp.]

No. 4540938

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

REGISTRY OF DEEDS FOR THE

PROVINCE OF MINDORO ORIENTAL

Transfer Certificate of Title

No. T-89483

It is HEREBY CERTIFIED that certain land situated in the Municipality of Puerto Galera, Province of Oriental Mindoro bounded and described as follows:

A parcel of land (Lot 2-L-2 of the subdivision plan, Pad-04-096993, being a portion of Lot 2-L, Pad-4A-012686, L.R.C. Record No.), situated in the Barangay of San Isidro, Municipality of Puerto Galera, Province of Oriental Mindoro. Bounded on the SW., along line 1-2 by Road; on the NW., along line 2-3 by Lot 2-H, Pad-4A-012686; and along line 3-4 by Lot 2-L-1 of the subdivision plan; on the NE., along line 4-5 by Verde Island Passage; on the SE., along line 5-1 by Lot 2-L-3 of the subdivision plan. Beginning at a point marked "1" on plan, being N. 83 deg. 13'W., 4452.86 m. from BLIM No. 1, Puerto Galera Cadastre - is registered in accordance with the provisions of the Property Registration Decree in the name of -

JUANITA SINGIAN EVANGELISTA, widow, of legal age, Filipino x x x x x

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting and to

It is FURTHER CERTIFIED that said land was originally registered on the 26th day of October in the year nineteen hundred and thirty-two in the Registration Book of the Office of the Register of Deeds of Or. Mindoro Volume A-22 page 205, as Original Certificate of Title No. 5202 pursuant to Decree No. 388073 issued in L. R. C. ad Case 123 Record No. 41494 in the name of This certificate is a transfer from Transfer Certificate of Title No. T-88742, T-596 which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Oriental Mindoro
Philippines, on the 24th day of April
in the year nineteen hundred and ninety-seven
at 10:17 a.m.

ATTIST:

San Isidro, Pto. Galera, Or. Mindoro
(Owner's postal address)

RICARDO S. LEGASPI, JR.
(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CTITLE (PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

THIS IS A CERTIFIED TRUE COPY OF THE GOVERNMENT COPY OF THIS TITLE.

This is a Certified True Copy of TCT T-89483 on file at Registry of Deeds of Calapan, Mindoro Oriental. This consists of 4 page(s) and does not require a manually affixed signature pursuant to R.A. No. 8792. Printed at Registry of Deeds of Calapan, Mindoro Oriental. Requested By: ARNOLD TATLONGHARI

Ref. No. : 2021000411 OR No. : 1022331835
Date : 01/18/2021 OR Date : Jan 18 2021
Time : 12:21:34 PM Amt Paid : 273.35

THE LAND OWNER IS REMINDED TO UPGRADE THIS PAPER TITLE TO A COMPUTERIZED TITLE OR CTITLE
(PREVIOUSLY CALLED eTITLE) TO ENABLE THE COMPUTERIZATION OF HIS/HER REGISTRY TRANSACTIONS.

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

Entry No. thence N. 59 deg. 51'W., 17.22 m. to point 2;
thence N. 33 deg. 25'E., 7.50 m. to point 3;
thence N. 39 deg. 04'E., 19.20 m. to point 4;
thence S. 48 deg. 32'E., 20.29 m. to point 5;
thence S. 44 deg. 09'W., 23.15 m. to the point of,

beginning, containing an area of FOUR HUNDRED SEVENTY SIX (476) SQUARE METERS. All points referred to are indicated on the plan and are marked on the ground by P.S. cyl. conc. mons. 15x50 cms., bearings true; date of original survey, September 23-24, 1982; and that of the subdivision survey, January 15, 1997 and was approved on February 20, 1997.

RICARDO S. LEGASPI, JR.
Register of Deeds

Pursuant to Section 7 of the Republic Act No. 26, this Certificate of Title having been administratively reconstituted is without prejudice to any party whose right or interest in the property was duly noted on the original hereof at the time it was lost or destroyed.

SGD. RAMON G. GARCIA
Acting Register of Deeds

It is hereby certified that this Certificate of Title, consisting of three (3) page, on this date, 10-28-77 has been reconstituted from its owner's duplicate, the reconstitution having been affected administratively under the provisions of Republic Act No. 26.

SGD. RAMON G. GARCIA
Acting Register of Deeds

NOTE: The foregoing annotation has been copied from TCT No. T-88742, T-596.

RICARDO S. LEGASPI, JR.
Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

Register of Deeds

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L R A 1081350694