



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

MEMORANDUM

FOR : The OIC Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**
DATE : November 2, 2022

Forwarded is the memorandum dated October 17, 2022 of CENRO Roxas, Palawan with the investigation report conducted on the application for Survey Authority to subdivide Lot No. 30, PLS 798 identical to Lot No 2524 Cad 862-D, located at Brgy Magara, Palawan applied by Floro Bantog et. al. in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After evaluation conducted by this Office the following information:

- a. That subject lot falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 2419, Project No. 14-C, Block I certified on December 22, 1960.
- b. That Lot No. 30 PLS 798 identical to Lot No 2524 Cad 862-D was plotted and evaluated based on the attached technical description (V-37) subject for issuance of clearance by the Regional Office and actual ground survey.
- c. Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference.

Hence, issuance of survey authority is recommended in favor of Mr. Floro Bantog Et. Al.

Copy Furnish:
Reference No. 2022-9630
CENRO Brooke's Point
Surveys

FELIZARDO B. CAYATOC
DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *[Signature]*
Date **09 NOV 2022** CN *22-2997*



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

ANNEX "B"

CERTIFICATION

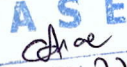
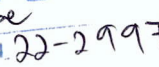
This is to certify that **LOT NO. 30 of PLS 798 identical to Lot 2524 of Cad 862-D** is within **Alienable and Disposable Land** per *LC Map No. 2419, Project No. 14-C, Block No. 1* duly certified by then Bureau of Forestry on December 22, 1960.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on the 2nd day of November 2022 for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENRO

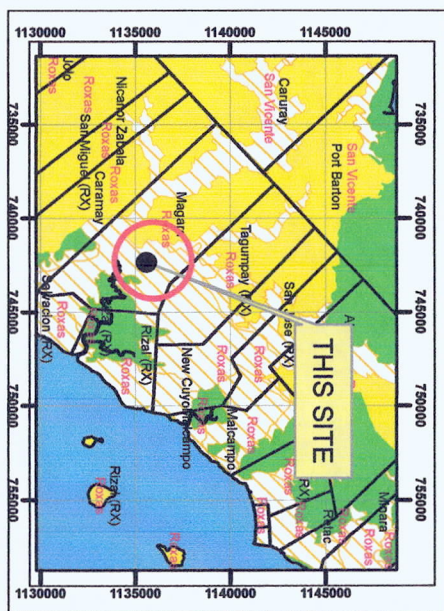
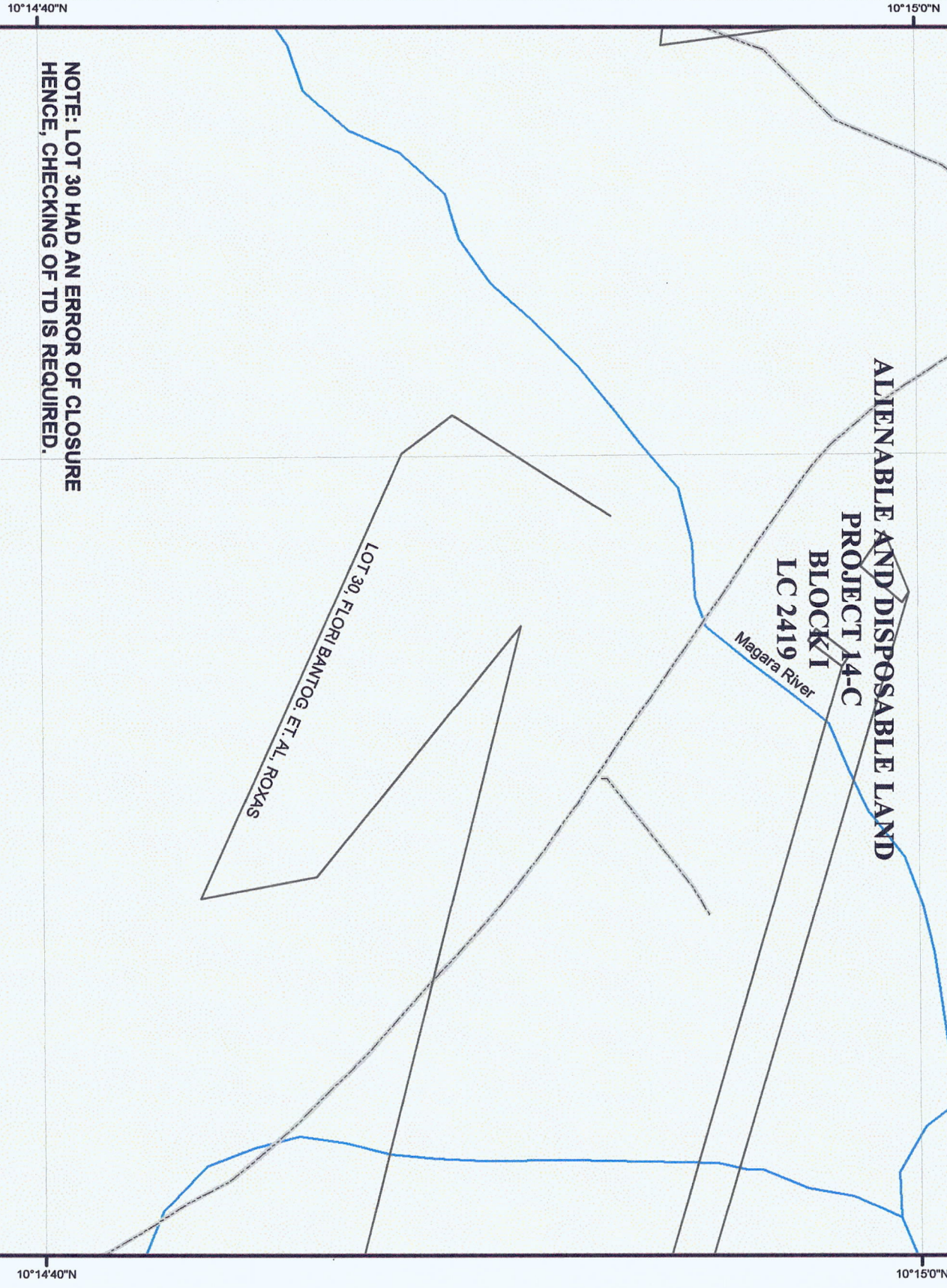
Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: **09 NOV 2022** 

NOTE: LOT 30 HAD AN ERROR OF CLOSURE
HENCE, CHECKING OF TD IS REQUIRED.

LOT 30, FLORI BANTOG, ET. AL. ROXAS

ALIENABLE AND DISPOSABLE LAND
PROJECT 14-C
BLOCK I
LC 2419
Magara River



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 30
FOR SURVEY AUTHORITY APPLIED BY
FLORO BANTOG ET. AL

Located at Brgy. Magara
Municipality of Roxas
Province of Palawan
Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

| Legend | |
|--------|------------------------|
| | Alienable & Disposable |
| | No Data |
| | Communal Forest |
| | UPF |

Prepared by:

DAVE N. BALMORES
For III

DONNA BELLE E. LUENGO
Chief, SMU, Engr. II



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : TRANSMITTAL OF REPORT
DATE : 17 October 2022

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: *[Signature]*
DATE: *17-10-2022* 22-9630

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 30 of PLS 798 identical to Lot 2524 of Cad. 862-D in Bgy. Magara, Roxas, Palawan.

Evaluating the same, I found out that:

- a. The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. It is peacefully occupied/possessed by Floro Bantog, et al. to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at leading to the issuance of the survey authority desired.

[Signature]
PABLO A. CRUZ

DENR-CENRO ROXAS
RELEASED
DATE: OCT 18 2022
BY: *[Signature]*
22-10-16 18

Copy:

The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com

The Claimant

file



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

This is to certify that Lot 30 of PLS 798 identical to Lot 2524 of Cad. 862-D is within the agricultural (alienable/disposable) lands per LC Map No. 2419, Project No. 14-C/Block 1 dated 22 December 1960, under FAO No. 4-937.

Said land is not covered by GSS covering areas which are within timberland.

Issued this 17th day of October 2022.

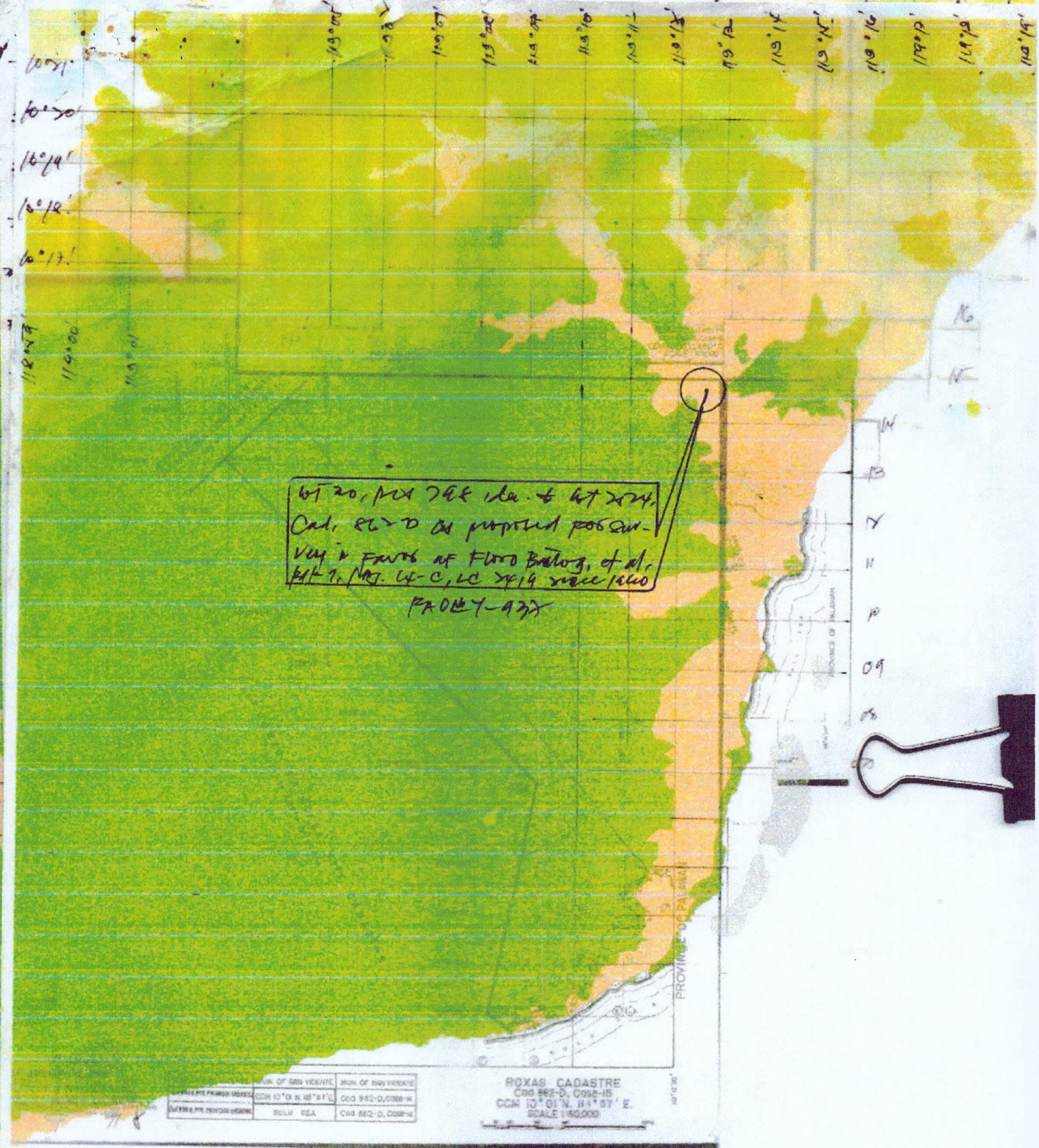

PABLO L. CRUZ
CENRO

Copy: file

lot 20, lot 21 & lot 22. to lot 24.
 Cal. 86-20 as proposed posses-
 sion & farms at Flood Baling, of al.
 lot 7, lot 4-C, lot 24/9 since 1960
 PADM-937

| | |
|----------------------------|---------------------|
| MON. OF SAN VICENTE | MON. OF SAN VICENTE |
| CCM 10° 01' N. 114° 57' E. | CCM 962-D, C088-16 |
| SOLV. SEA | CCM 962-D, C088-16 |

ROXAS CADASTRE
 CCM 962-D, C088-16
 CCM 10° 01' N. 114° 57' E.
 SCALE 1:50,000





Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

HA No. 045318-(14-11)1292 Claimant/Applicant: Floro Bantog, et al. rep. by Ruth A. Bantog

Lot No. 30, p. 798 Identical to Lot No. 2824, Cad. 862-D

Portion of Lot No. _____ Surveyed for: Rehab

Date of Original Survey: 28 Jan 1964 - 08 Aug 1969 Surveyed by: Crisostomo Sala Cruz

Area (sq. m.) 37,287 Date of Survey: _____

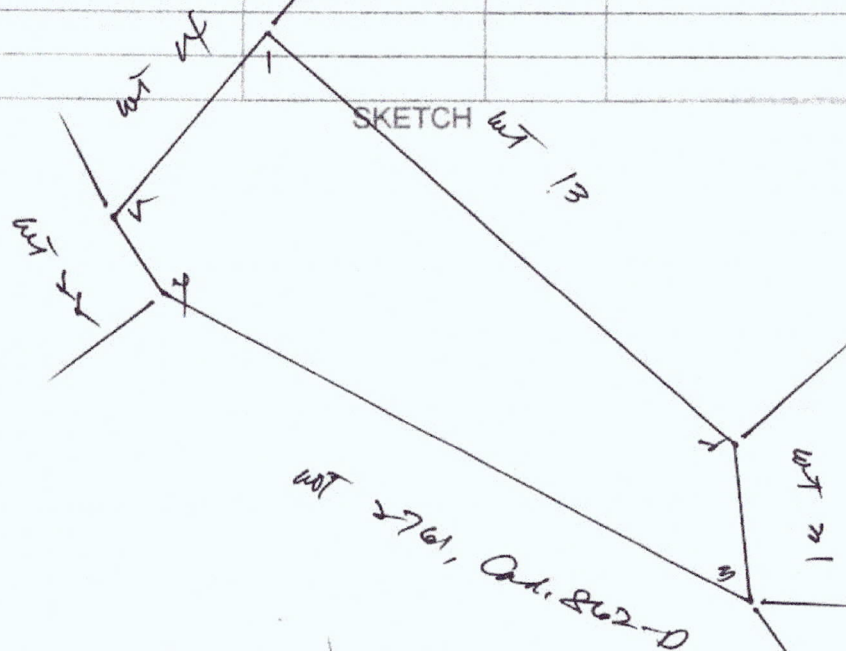
Location: Magara, Roxas, Palawan Date Approved: 20 January 1977

TECHNICAL DESCRIPTION

TIE LINE: N. 76° 11' W, Cor. 3.16 m from point 1, p. 798 to cor. 1, thence;

| LINE | BEARINGS | DISTANCE (m) | LINE | BEARINGS | DISTANCE |
|------|---------------|--------------|------|--------------|----------|
| 1-2 | S. 51° 09' E. | 222.25 | 5-6 | S. 81° 24' W | 221.34 |
| 2-3 | S. 10° 15' E | 27.77 | 6-7 | N. 40° 04' W | 140.64 |
| 3-4 | N. 05° 12' W | 245.34 | 7-8 | N. 27° 23' W | 28.63 |
| 4-5 | N. 27° 23' W | 44.84 | 8-9 | N. 27° 23' W | 11.02 |
| 5-6 | N. 27° 23' W | 131.95 | 9-10 | N. 27° 23' W | 21.34 |

note: All corners are cyl. conc. monuments 10x10 cm



T. D. Researched by: _____ Date: _____
T. D. Sketched by: _____ Date: _____
T. D. Checked by: _____ Date: _____



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

MEMOTANDUM

For : The CENR Officer
From : The Investigating Officer
SUBJECT : INVESTIGATION REPORT
Date : 21 July 2021

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for survey authority.

SUBJECT LAND

The land subject of investigation it is lot 30, PLS 798, identical to 2524, Cad 862-D in Barangay Magara, Roxas, Palawan.

CLAIMANT

The clamant is Mr. Floro. Bantog, et-al., possessors of the land subject hereof represented by Ruth B. Aban.

ACTIVITIES UNDERTAKEN

Upon receipt of the instruction, I immediately conducted the investigation. The following were undertaken:


1. Caused verification thereof by the cartographer on the cadastral map over which the survey and Mapping (SMD) has overlaid the LC maps, by the records of the disposition status thereof, and prepared the corresponding BL Form No. and LC Certification base on the findings.
2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site as evidenced by the attached photograph for geo-tagging.

FINDING AND RECOMMENDATION

Verification disclosed the following:

1. The lot involved is within the agricultural (alienable/disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for the technical Services is a certification prepared to that effect following Annex B of DMC 2019-10.
2. The claimants stay in the land is peaceful and exclusive.

I recommend granting of the survey authority desired.


ESPERIDION M. DELOCHE SR.
FR/DPLI

Copy: file



MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS
AND CAGAYANCILLO
Barangay 2, Roxas, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court Lot No. 30, Pls 798-D identical to Lot 2524 Cad 862-D located at Barangay Magara, Roxas, Palawan has no pending case or is not a subject of any registration case filed before this Court.

This Certification is issued upon the request of subject claimant/applicant RUTH B. ABAN a resident of Barangay Magara, Roxas, Palawan for her application for Survey Authority for subdivision.

This 21st day of July, 2021 at Roxas, Palawan, Philippines.

For:

LAILYN T. BUÑAG
Officer-in-charge

Comm. Tax Cert: 2576574

Issued on: 01/20/2021

Issued at Roxas, Palawan

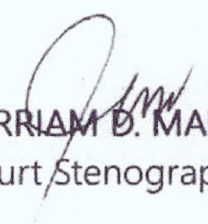
O.R. (local): 6087300

Issued on: 7/21/2021

O.R. (JDF/SAJ)/LRF: 5128866/5127961/2314608

Issued on: 7/21/2021

Issued at: Roxas, Palawan


MIRRIAM D. MANGA
Court Stenographer



Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN) S.S.
MUNICIPALITY OF ROXAS)

JOINT AFFIDAVIT OF TWO DISINTERESTED PERSONS

We, JONALYN V. GARCIA married to REGON CARUA
and CLEOFE D. APGAD married to FELIX S. APGAD after having
been duly sworn to, do hereby depose and state:

1. That we personally know RUTH B. ABAN who has filed
a required Survey Authority for subdivision as Lot No. 30, PLC 798
identical to Lot No. 2024 CAD-867-D located at
Barangay Magara, Roxas, Palawan.
2. That we are actual residents of Barangay of Magara in the Municipality
of Roxas Palawan and that we know the land is occupied and
or possessed by RUTH B. ABAN ET-AL.
3. That we are not related to the applicant either by consanguinity or affinity and not, in any
way, interested in the proposed subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands this 20th day of
July 2021 (2020) in the place above first written.

JGarcia
JONALYN V. GARCIA

Cleopad
CLEOFE D. APGAD

Affiant
CTC No. W767564
Issued on FEB. 15, 2021
Issued at ROXAS, Palawan

Affiant
CTC No. W767564
Issued on January 12, 2021
Issued at ROXAS, Palawan

SUBSCRIBED AND SWORN to be fore me on the date and place stated above.

EMERIDITH M. DELICATE CR.
Officer Authorized to Administer Oath
RR/DPLI
(Designation)



Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay Magara
OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY THAT late FLORO BANTOG a bonafide resident of this Barangay own a parcel of land with more or less 37,787 square meters, located at Purok Damayan, Barangay Magara, Roxas, Palawan with Lot Number 30, PLS-798.

THIS FURTHER CERTIFIES, that he/ she is willing to apply for a Land Tax Declaration and Land Title of said parcel of Land / orchard Lot.

Upon presenting to this office all the necessary requirements and upon paid the corresponding fees imposed by the government of this Community.

Issued upon request of subject person mention above for whatever legal purpose/s it may lawfully serve.

Issued on this 15th, day of July 2021 _ at Barangay Magara, Roxas, Palawan


BERNIE V. VALDEZ
Punong Barangay

Paid Under O.R. No. 6085242-G

Issued on: July 15, 2021

At Magara, Roxas, Palawan

C.T.C. No. _____

Issued on: _____

At _____



- *referred*



TAX DECLARATION OF REAL PROPERTY

TD No. **18-20-013-1488**Property Identification No. **066-20-013-32-036**Owner: **FLORO BANTOG**

TIN: _____

Address: **MAGARA, ROXAS, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

MAGARA**ROXAS, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **PLS-798**

CCT: _____

Lot No. **30**

Date: _____

Blk. No. _____

Boundaries: _____

North: **ALN 035**South: **PUBLIC LAND**East: **ALN 037**West: **ALN 032****KIND OF PROPERTY ASSESSED:**☒ **LAND**☐ **BUILDING**

No. of Storeys: _____

Brief Description: _____

☐ **MACHINERY**

Brief Description: _____

☐ **Others:**

Specify: _____

| Classification | Area | Unit Value | Market Value | Actual Use | Assessment Level | Assessed Value | Taxability |
|--------------------------|------------------------|------------|-----------------------|-----------------------------|------------------|----------------------|------------|
| AGRICULTURAL (COCON3-ML) | 0.5000 ha. | 150,000 | Php 55,500.00 | AGRICULTURAL (Coconut Land) | 16 % | Php 8,880.00 | TAXABLE |
| AGRICULTURAL (RICUP2-ML) | 3.2787 ha. | 70,000 | Php 169,836.66 | AGRICULTURAL (Upland R/L) | 16 % | Php 27,170.00 | TAXABLE |
| AGRICULTURAL | | | Php 4,395.60 | AGRICULTURAL (Plants/Trees) | 16 % | Php 700.00 | TAXABLE |
| Total | 37,787.00 sq.m. | | Php 229,732.26 | | | Php 36,750.00 | |

Total Assessed Value **THIRTY-SIX THOUSAND SEVEN HUNDRED FIFTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: _____

2019
Year

Approved by: By Authority of the Provincial Assessor: _____

ELPIDIO D. BATUL, JR., REA
MUNICIPAL ASSESSOR

10/11/2018
Date

This declaration cancels TD No. **20-013-1332**Previous A.V. Php **19,790.00**Previous PIN **066-20-013-32-036**Previous Owner: **FLORO BANTOG**Previous Area: **37787 sq.m.**

Memoranda: _____

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

CERTIFIED PHOTOCOPY FROM OFFICE FILE

SEC. FEE 60.00
OR # 608726
DATED 07-11-21
ROXAS, PALAWAN

RICKY ROLLAN L. VALDEZ, REA
MUNICIPAL ASSESSOR

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:

SWORN STATEMENT Date: