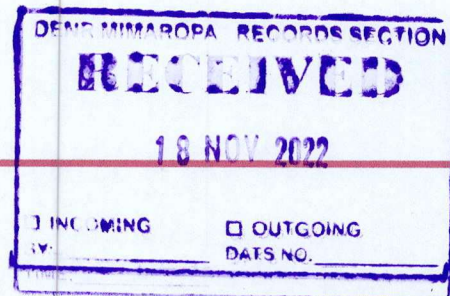




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region



Ist INDORSEMENT

OCT 11 2022

Date

FOR : Assistant Regional Director
For Technical Services



ATTN : The OIC Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS
SURVEYED FOR MARIA GABINETE OF LOT 225 CAD. 589-D SAN
JOSE CADASTRE.

Respectfully indorsing the above cited Survey Returns of Engr. Paul Anthony L. Iringan as surveyed for Maria Gabinete of Lot 225 , Cad. 589-D San Jose Cadastre containing an area of 1,674 sq.m equivalent of 3 resulting lots located at Brgy. Poblacion, San Jose, Romblon. The said lot is within Agricultural lands (Alienable and Disposable lands) Project No.6 L.C. Map. 660 approved on May 21, 1927.

For your information, record and approval.


ARNOLDO A. BLAZA JR.


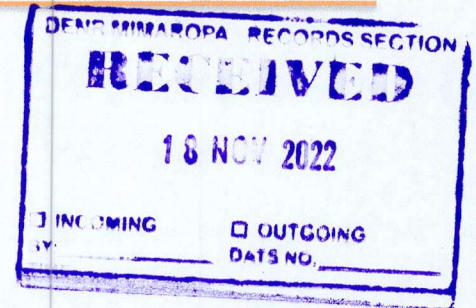


Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region

Transmittal of Reports

October 14, 2022

The Regional Executive Director
Attention: The Chief, Records Section
5th Floor 1515 L & S Bldg.
DENR MIMAROPA Region
Roxas, Blvd., Ermita, Manila



Ma'am:

Respectfully forwarding are the reports of DENR – PENRO Romblon for the Month of October, 2022 listed hereunder:

No.	Date	Subject
1	October 11, 2022	SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS SURVEYED FOR MARIA GABINETE OF LOT 255 CAD 589-D SAN JOSE CADASTRE

Very truly yours,

JOEVIR J. CABARON
Admin Officer I (Records Officer I)



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region 1012

DENR MIMAROPA Region
FMS Supervision

MARIA GABINETE
Poblacion, San Jose, Romblon

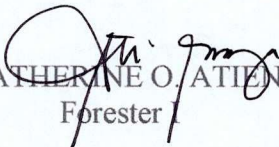
CERTIFICATION

TO WHOM IT MAY CONCERN:

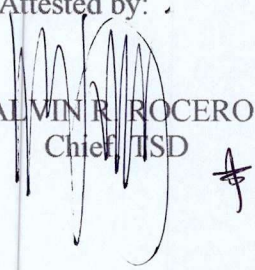
This is to certify that a parcel of land identified as Lot 225 Cad. 589-D San Jose Cadsatre from BLLM-I tie point S 00°- 41'W Distance of 838.65 Meters containing an area of 0.1674 hectares situated at Poblacion, San Jose, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 660 Project No. 6 as certified by then Director of Forestry on May 21, 1927.

Issued this 5th day of October 2022 at DENR-PENRO Odiongan, Romblon

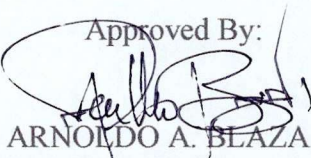
Verified by:


CATHERINE O. ATIENZA
Forester

Attested by:


MALVIN R. ROCERO
Chief, TSD

Approved By:


ARNOLDO A. BLAZA JR.
OIC, PENR Officer



VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 5th day of October 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of October, 2022 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief, TSD



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region 1018

DENR MIMAROPA Region
FMS Supervision

MARIA GABINETE
Poblacion, San Jose, Romblon

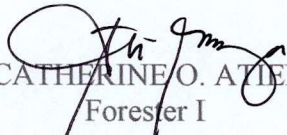
CERTIFICATION

TO WHOM IT MAY CONCERN:

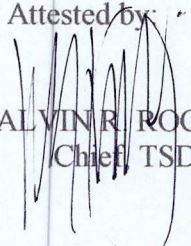
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Issued this 5th day of October 2022 at DENR-PENRO Odiongan, Romblon

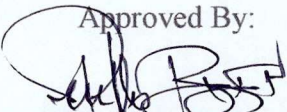
Verified by:


CATHERINE O. ATIENZA
Forester I

Attested by:


MALVIN R. ROCERO
Chief, TSD

Approved By:


ARNOLDO A. BLAZA JR.
OIC, PENR Officer




VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

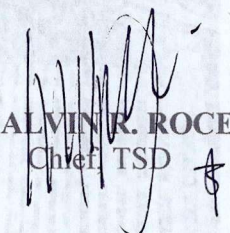
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 5th day of October 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of October, 2022 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief TSD



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 225

October 5, 2022

The OIC, PENR Officer
PENR office
Odiongan, Romblon

SIR:


I have the honor to inform that on October 4, 2022, I conducted an ocular inspection and investigation on the premises of the land subject for the issuance of Survey Order No. 2022-004 of Maria Gabinete and the following were found, to wit:

1. That the land to be surveyed is identified as Lot 225, Cad. 589-D San Jose Cadastre with an area of 1,674 square meters;
2. That the land to be surveyed is located at Brgy. Poblacion, Municipality of San Jose Province of Romblon and within Alienable and Disposable Zone as established by the Bureau of Forest Development Under Project No. 6 L.C. Map No. 660 as certified by then Director of Forestry on May 21, 1927 and verified by Forester I Catherine O. Atienza and Approved by OIC, PENR Officer Arnoldo A. Blaza Jr. thru certification issued dated October 5, 2022;
3. That the land is not within civil or military reservation;
4. That the land is free from claims and conflicts;
5. That the land is not covered by a subsisting public land application or subdivision plan;
6. That the land is not covered by a pending land registration case nor court proceedings or litigation;
7. That based on the record, the listed survey claimant is Maria Gabinete;
8. That the heirs of the survey claimant are the actual occupants of the land and the same will conformed the subdivision plan of land after the conduct of survey;
9. That on October 4, 2022, the representative of this Office conducted inspection, verification, geo tagging the subject of the issuance of Survey Order and the improvement found therein are the residential houses with lights materials;
10. Other documents submitted by the applicant, to wit:
 - a. Geotag Photos
 - b. Deed of Absolute Sale from Maria Gabinete in favor of Andres Conanan dated March 29, 1977
 - c. Joint Affidavit dated April 20, 1994
 - d. Deed of Sale of a Portion of Land from Andres Conanan in favor of Sean Elijah Olbina Conanan dated August 2, 2022
 - e. Deed of Sale of a Portion of Land from Andres Conanan in favor of Francese Marie Conanan Saculo dated August 2, 2022
 - f. Special Power of Attorney dated August 2, 2022
 - g. Certification from Register of Deeds dated September 18, 2022
 - h. Certification from MCTC dated August 19, 2022
 - i. MPDC Certification dated April 30, 2018
 - j. Tax Declaration No. 00714 in the name of Andres Conanan



IN VIEW HEREOF, and in accordance with Article 4 section 15 of the DENR Administrative Order No. 2007-29 dated July 31, 2007. It is respectfully recommended that the subdivision plan included in targeted Public Land Survey (PLS) 2022 with issued Survey No. 2022-004 Survey Order be immediate approval intended thereof for the above-mentioned property.

Very truly yours,


ERIC F. HINDAP
Special Investigator

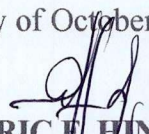
VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

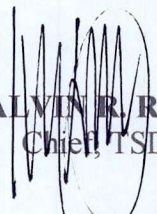
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 5th day of October, 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of October, 2022 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief, TSD



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 225

October 5, 2022

The OIC, PENR Officer
PENR office
Odiongan, Romblon

SIR:

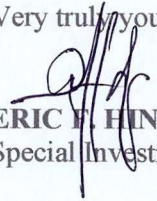
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6. That the land is not covered by a pending land registration case nor court proceedings or litigation;
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8. That the heirs of the survey claimant are the actual occupants of the land and the same will conformed the subdivision plan of land after the conduct of survey;
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IN VIEW HEREOF, and in accordance with Article 4 section 15 of the DENR Administrative Order No. 2007-29 dated July 31, 2007. It is respectfully recommended that the subdivision plan included in targeted Public Land Survey (PLS) 2022 with issued Survey No. 2022-004 Survey Order be immediate approval intended thereof for the above-mentioned property.

Very truly yours,


ERIC F. HINDAP
Special Investigator

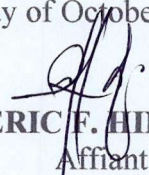
VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 5th day of October, 2022 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 5th day of October, 2022 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief, TSD

"DEED OF ABSOLUTE SALE"

Andres Conanan
Inobahan

KNOW ALL MEN BY THESE PRESENTS:

This DEED, made and executed by MARIA Vda de GABINETE, of legal age, Widow, Filipino and with residence and postal address at Sitio Inobahan, Bo. Agcogon, Municipality of San Jose, Province of Romblon, Philippines, hereinafter known as the VENDOR:

-in favor of-

ANDRES CONANAN, of legal age, Filipino, married to Rosalia Gabinete and with residence and postal address at Bo. Janas, Municipality of San Jose, Province of Romblon, Philippines, hereinafter known as the VENDEE:

-WITNESSETH-

That for and in consideration of the sum of TWO HUNDRED FIFTY PESOS (P250.00), Philippine Currency, to me in hand paid in full, receipt whereof is hereby acknowledged from the Vendee to the entire satisfaction of the VENDOR, said Vendor DECS HEREBY SELL, CEDE, TRANSFER and CONVEY unto the Vendee, her heirs, successors, administrators and assigns, in a manner absolute and irrevocable, a portion of Cocal land, containing an area of .1699-square mts. more or less, located at Sitio Inobahan, Bo. Agcogon, Municipality of San Jose, Province of Romblon, Philippines, particularly described as follows:

"A Portion of Cocal land, containing an area of .1699-sq. mts. more or less, located at Sitio Inobahan, Bo. Agcogon, Municipality of San Jose, Province of Romblon, Covered by Land Tax Dec. No. 403 in the name of Andres Gabinete, the father-in-law of the said Vendor and assessed at P3110.00 for the year 1974 and the portion herein sold when segregated from the whole parcel, and with the following limits and boundaries: On the North; by the property of Rosalia Tinac; On the South; by the property of Leonardo Bandala; On the East; by the Remaining Portion and on the West; by the property of Isidro Sombilon. And with the improvement of 18-cocoon trees bearing fruits. All of the above boundaries are non-visible by mark."

That the Vendor hereby declares that she is the true and lawful owner of the land described above, that she has been acquired thru inheritance from her deceased father-in-law, that she has been in open, continuous, peaceful, uninterrupted possession of the land for more than 20 years as the owner of an owner; that it is free from all liens and encumbrances whatsoever; that she has the perfect right to sell and convey the same; that she warrants to defend the rights of the Vendee, her heirs, successor, administrator and assigns against the lawful claims of any persons whomsoever. That prior offer of this property was made to the adjoining owners but they are not interested to but the same. That this portion of land is not tenanted.

That the parties hereto have agreed to register this instrument with the Office of the Register of Deed for Romblon under the provision of Act No. 5344, the property involved not having been previously registered under Act No. 496, nor under the Spanish Mortgage Law.

Continued on page two-

Witness
Marta P. Balala
Marta P. Balala

Maria A. Gabinete
MARIA VDA DE GABINETE
VENDOR

Gloria Gabinete
GLORIA GABINETE
WIT.

IN WITNESS WHEREOF, the Vendor have hereunto affixed her signature this 24 day of March, 1977, at the Municipality of San Jose, Romblon, Philippines.

Maria A. Gabinete
MARIA Vda de GABINETE
Vendor

SIGNED IN THE PRESENCE OF:

Maria Gabinete

MARIA GABINETE

Witness

Atty. L. B. L. L.
Public Attorney

REPUBLIC OF THE PHILIPPINES
PROVINCE OF ROMBLON) S.S.
MUNICIPALITY OF SAN JOSE)
X ----- X

A C A N O W L E D G M E N T

In the Municipality of San Jose, Province of Romblon, Philippines, this 29 day of March, 1977, personally came and appeared before me MARIA Vda de GABINETE, with her residence cert. No. 9270838, issued at San Jose, Romblon, Philippines, on 7/13/77, known to me and to be legally married to Atty. L. B. L. L., he executed the foregoing

Deed of Absolute Sale, wherein the acknowledged Atty. L. B. L. L. has been signed by the Vendor and her husband, witnesses on each and every page hereof, and recited in a Deed of Absolute Sale, for .1699-sq. mts. more or less of Cocal land, located in Gitic Inobahan, Bg. Agcogan, Municipality of San Jose, Romblon, Philippines, executed by MARIA Vda de GABINETE in favor of Andres Conanan for a price of P250.00 Pesos Philippines Currency.

WITNESS MY HAND AND NOTARIAL SEAL at the place and date first written above.

Bernardo E. Escalante
Notary Public
Until December 31, 1977

Doc. No. 2

7/13/77

San Jose, Romblon

7/13/77

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON) S. S.
MUNICIPALITY OF _____)
X _____ X


" JOINT AFFIDAVIT "

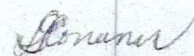
WE, FRANCISCO TINAO, of legal age, widower, filipino citizen and LESITA GABINETE CONANAN, of legal age, married, filipino citizen and with all residence and postal address at Barangay Poblacion, Municipality of San Jose, Province of Romblon, Philippines, after having been duly sworn to in accordance with law, hereby depose and say the following, to wit:

1. That we are the owner in fee simple of certain parcel of Cocaland, containing an area of .4035 square meters, more or less, declared in the name of Rosalia S. Tinao the wife of the herein affiant, covered by Land Tax Declaration No. 0423, Lot No. 217 with an assessed value at P5,200.00 for the year 1992, and a certain parcel of Cocaland, containing an area of .1674 square meters, more or less, declared in the name of Maria Gabinete the mother of the herein affiant covered by Land Tax Declaration No. 0429, Lot No. 225 with an assessed value at P1,220.00 for the year 1992;
2. That we agree both of us that the boundaries conflicts with the adjoining owners was re-locate again and this is now the correct sketch we have as described in parcel of Cocaland respectively;
3. That the said correct sketch Lesita Gabinete Conanana given an authority to submit to the main office of the Bureau of Land in Manila;
4. That we hereby agreed together with all our heirs, successors, administrators and assigns that this sketch we had corrected should not be change forever.


FURTHER AFFIANT SAYETH NONE.

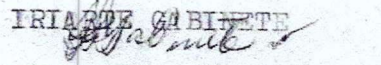
IN WITNESS WHEREOF, I have hereunto set my hand this 20th day of April, 1994, in the Municipality of San Jose, Province of Romblon, Philippines.


FRANCISCO TINAO
Affiant


LESITA GABINETE CONANAN
Affiant

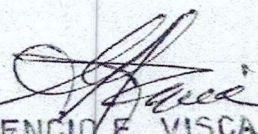
SIGNED IN THE PRESENCE OF:


Delfino S. Bando
Witness


IRIARTE GABINETE
Witness

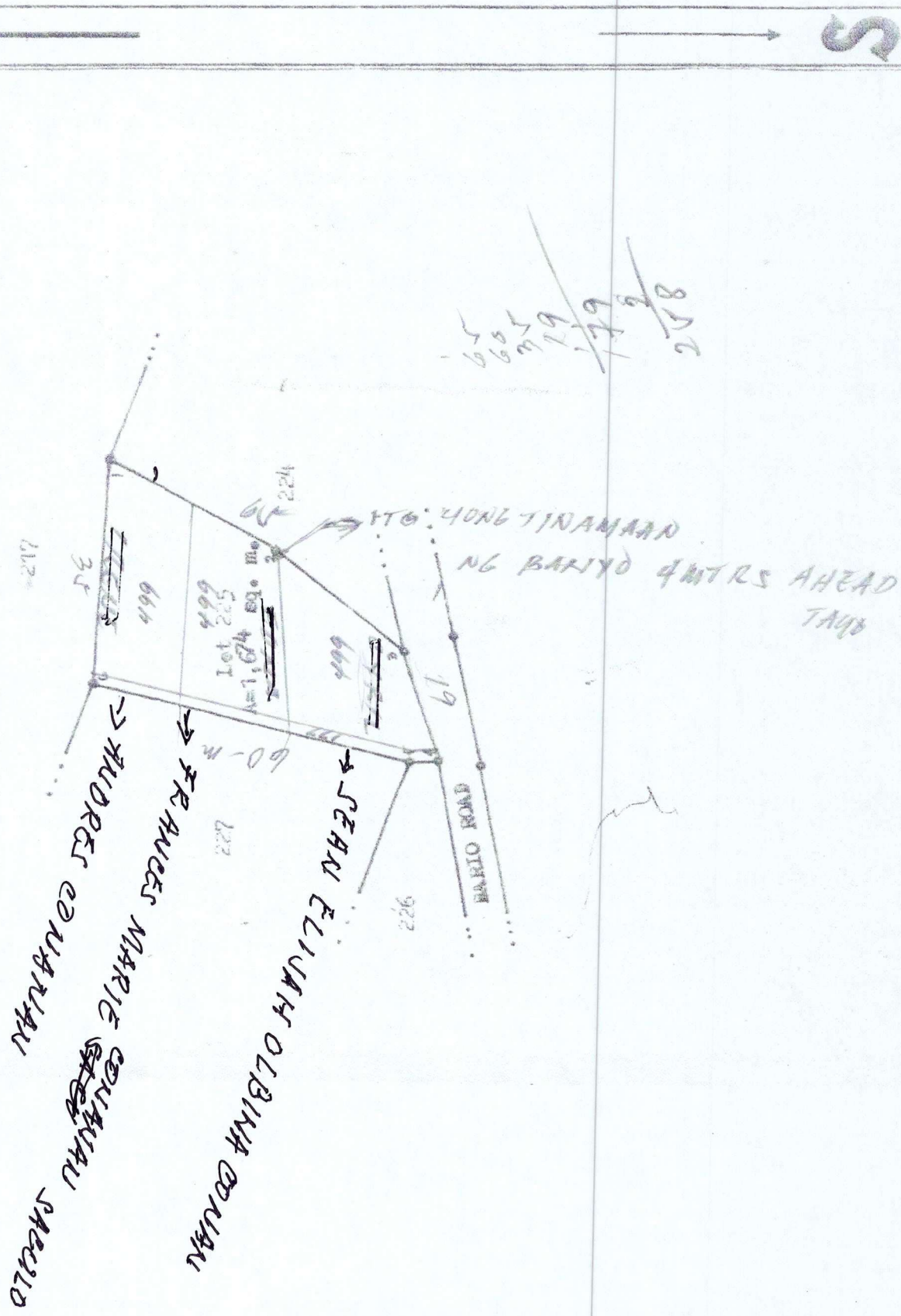
SUBSCRIBED AND SWORN to before me this 20th day of April, 1994, in the Municipality of San Jose, Province of Romblon, Philippines, affiant exhibiting to me their Res. Cert. No. 210333, issued at San Jose, Romblon, on April 15, 1994, Res. Cert. No. 210334, issued at San Jose, Romblon, on April 18, 1994.

DOC. NO. 903;
PAGE NO. 83;
BOOK NO. 2;
SERIES OF 1994.


GAUDENCIO F. VISCA
NOTARY PUBLIC
UNTIL DECEMBER 31, 1995
ISSUED JAN. 3, 1995
PTR NO. 71233975
TAN-6015-747-6

SKETCH PLAN

of LOT No. 225
Cad. 589 D. SAN JOSE Cadastre
As prepared for



ANDRES CONRAN
Situating in the
BARANGAY OF : POBACION
MUNICIPALITY OF : SAN JOSE
PROVINCE OF : ROMBLON
ISLAND OF : CARABAO
Containing an area of 1,674 Square Meters
Scale 1:1000 Meters

CERTIFICATION

This to certify that this is a true and correct
Sketch Plan of Lot No. 225 Cad.

589 D. SAN JOSE Cadastre, as traced/
enlarged based from the Cadastral Map/Tax Map

This certification however, has nothing to do
whatsoever, with the ownership of the land and
should not be construed as title thereto and same
is not part of public domain.

Issued for taxation purposes only this 5th
day of January 2015 at San Jose, Romblon,
Philippines upon the request of the interested party.

PREPARED BY:

APPROVED BY: ARMY T. CASMERO
Municipal Assessor

DEED OF SALE OF A PORTION OF LAND

KNOW ALL MEN BY THESE PRESENTS:

02 AUG 2022

This Deed of Sale of a Portion of Land made and executed in Quezon City, Philippines, on this ____ day of _____, by and between:

ANDRES CONANAN, of legal age, Filipino, married/single with residence and postal address at Lanas, San Jose, Romblon, hereinafter called the **SELLER/VENDOR**;

- a n d -

SEAN ELIJAH OLBINA CONANAN, of legal age, single/married, Filipino, and with residence and postal address Blk. 10 Lot 2 Dungan St., Villa Luisa Homes I San Agustin III, Dasmariñas, Cavite, hereinafter called the **BUYERS/VENDEES**,

WITNESSETH: That

WHEREAS, the VENDOR is the registered owner of a parcel of land situated in Poblacion, San Jose, Romblon, which parcel of land is more particularly described as follows:

TAX DECLARATION OF REAL PROPERTY

TAX DECLARATION NO. 00714

Location of Property: POBLACION, SAN JOSE, ROMBLON

Boundaries:

North: LOT #217 South: BRGY. ROAD

East: LOT #224 West: LOT #227

Area: Four Hundred Ninety-Nine (499) Square Meters


WHEREAS, the VENDOR has agreed to sell the above-described a parcel of land, to the VENDEE, to which the said VENDEE have/has likewise agreed to buy.


NOW, THEREFORE, for and in consideration of the sum of **TWENTY THOUSAND PESOS (Php 20,000.00)**, Philippine Currency, (net of expenses) the receipt whereof is hereby acknowledged by the SELLERS from the BUYER, the SELLERS have SOLD, TRANSFERED AND CONVEYED, as they do hereby SELL, TRANSFER and CONVEY unto BUYER, their successors and assigns, the above-described parcel of land free from all liens and encumbrances.

That the VENDOR do hereby warrant valid title to, and peaceful possession of the real property herein sold and convey the further declare that the same is free and clear of all liens and encumbrances of any kind whatsoever.

That the VENDOR have also defend the titles and right of the VENDEE from any claim of whatever kind or nature from third persons.

IN WITNESS WHEREOF, the PARTIES have signed the foregoing on the date and at the place first above written.


ANDRES CONANAN
Vendor


SEAN ELIJAH OLBINA CONANAN
Vendee

SIGNED IN THE PRESENCE OF:

JANET C. FERNANDO

LIBERTAD C. ENRIQUE

MARGARITA V. CONANAN

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

BEFORE ME, a Notary Public for and in QUEZON CITY, Philippines, personally this 02 AUG 2022 day of 2022 personally appeared: ANDRES CONANAN with Valid ID Senior No. 2007 also with their corresponding valid identification cards. Containing their signatures, attached hereto, whom I have identified through competent evidence of their identities as defined by the 2004 Rules of Notarial Practice and who also personally presented to me the foregoing Deed of Absolute Sale and signed it in my presence and avowed under penalty of law to the whole truth of the contents thereof.

This instrument consists of two (2) pages, including this page, wherein the acknowledgment is written and has been signed by the parties and their instrumental witnesses on each and every page refer to a Deed of Absolute Sale.

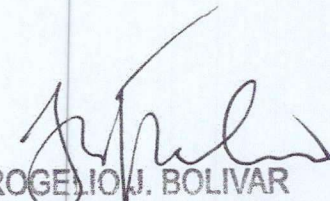
IN WITNESS WHEREOF, I have hereunto set my hand, the day, year and place above written.

Doc. No. 908;

Page No. 42;

Book No. 6;

Series of 2022


ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
Commission No. Adm. Matter No. I/P 204 (2021-2022)
IBP O.R. No. 132134 MD 2021 & IBP O.R. No. 133076 MD 2022
PTR O.R. No. 2463255D 1/03/2022 Roll No. 33832 / TIN# 129-871-009
MCLE EXTENSION APRIL 15, 2022 UP TO APRIL 14, 2023 AS PER S.C. EN BANC B.M. NO. 850
Address: 31-F Harvard St. Cubao, Q.C.

DEED OF SALE OF A PORTION OF LAND

KNOW ALL MEN BY THESE PRESENTS:

This Deed of Sale of a Portion of Land made and executed in Quezon City, Philippines, on this 02 AUG, 2022 day of _____, by and between:

ANDRES CONANAN, of legal age, Filipino, married/single with residence and postal address at Lanas, San Jose, Romblon, hereinafter called the **SELLER/VENDOR**;

-a n d-

FRANCESE MARIE CONANAN SACULO, of legal age, single/married, Filipino, and with residence and postal address at Blk. 10 Lot 2 Villa Luisa HMS Dasmariñas, Cavite, hereinafter called the **BUYERS/VENDEES**,

WITNESSETH: That

WHEREAS, the VENDOR is the registered owner of a parcel of land situated in Poblacion, San Jose, Romblon, which parcel of land is more particularly described as follows:

TAX DECLARATION OF REAL PROPERTY

TAX DECLARATION NO. 00714

Location of Property: POBLACION, SAN JOSE, ROMBLON

Boundaries:

North: LOT #217 South: BRGY. ROAD

East: LOT #224 West: LOT #227

Area: Four Hundred Ninety-Nine (499) Square Meters

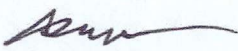
WHEREAS, the VENDOR has agreed to sell the above-described a parcel of land, to the VENDEE, to which the said VENDEE have/has likewise agreed to buy.

NOW, THEREFORE, for and in consideration of the sum of **TWENTY THOUSAND PESOS (Php 20,000.00)**, Philippine Currency, (net of expenses) the receipt whereof is hereby acknowledged by the SELLERS from the BUYER, the SELLERS have SOLD, TRANSFERED AND CONVEYED, as they do hereby SELL, TRANSFER and CONVEY unto BUYER, their successors and assigns, the above-described parcel of land free from all liens and encumbrances.

That the VENDOR do hereby warrant valid title to, and peaceful possession of the real property herein sold and convey the further declare that the same is free and clear of all liens and encumbrances of any kind whatsoever.

That the VENDOR have also defend the titles and right of the VENDEE from any claim of whatever kind or nature from third persons.

IN WITNESS WHEREOF, the PARTIES have signed the foregoing on the date and at the place first above written.


ANDRES CONANAN
Vendor


FRANCESE MARIE CONANAN SACULO
Vendee

SIGNED IN THE PRESENCE OF:

Janet C. Fernando
JANET C. FERNANDO

Libertad C. Enrique
LIBERTAD C. ENRIQUE

Margarita V. Conanán
MARGARITA V. CONANAN

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
QUEZON CITY) S.S.

02 AUG 2022 BEFORE ME, a Notary Public for and in QUEZON CITY, Philippines, personally this day of personally appeared: ANDRES CONANAN with Valid ID Senior No. 2007 also with their corresponding valid identification cards. Containing their signatures, attached hereto, whom I have identified through competent evidence of their identities as defined by the 2004 Rules of Notarial Practice and who also personally presented to me the foregoing Deed of Absolute Sale and signed it in my presence and avowed under penalty of law to the whole truth of the contents thereof.

This instrument consists of two (2) pages, including this page, wherein the acknowledgment is written and has been signed by the parties and their instrumental witnesses on each and every page refer to a Deed of Absolute Sale.

IN WITNESS WHEREOF, I have hereunto set my hand, the day, year and place above written.

Doc. No. 107;

Page No. 62;

Book No. 4;

Series of 2022

Rogelio J. Bolivar
ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
Commission No. Adm. Matter No. NP 204 (2021-2022)
IBP O.R. No. 132134 MD 2021 & IBP O.R. No. 133076 MD 2022
PTR O.R. No. 2463255D 1/03/2022 Roll No. 33832 / TIN# 129-871-009
MOLE EXTENSION APRIL 15, 2022 UP TO APRIL 14, 2023 AS PER S.C. EN BANC B.M. NO. 850
Address: 31-F Harvard St. Cubao, Q.C.

06-30-22

ACKNOWLEDGEMENT RECEIPT

This is to acknowledge that we have received from **FRANCESE MARIE CONANAN SACULO**, of legal age, Filipino, and with residence and postal address at Blk. 10 Lot 2 Dungon St., Villa Luisa Homes I, San Agustin III, Dasmariñas, Cavite, the amount of **TWENTY THOUSAND PESOS (Php 20,000.00)** as payment 499 sq. meter portion on the parcel of land described as:

TAX DECLARATION OF REAL PROPERTY TAX DECLARATION NO. 00714

Location of Property: POBLACION, SAN JOSE, ROMBLON

Boundaries:

North: LOT #217

South: BRGY. ROAD

East: LOT #224

West: LOT #227

Area: Four Hundred Ninety-Nine (499) Square Meters

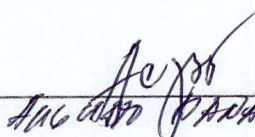
IN WITNESS WHEREOF, the parties hereto have hereunto executed these present at Quezon City on the day and year first herein above written.

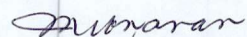
Received by:


ANDRES CONANAN

Vendor

Witnesses:


MARGARITA V. CONANAN


MARGARITA V. CONANAN

ACKNOWLEDGEMENT RECEIPT

This is to acknowledge that we have received from **SEAN ELIJAH OLBINA CONANAN**, of legal age, Filipino, and with residence and postal address at Blk. 10 Lot 2 Dungon St., Villa Luisa Homes I, San Agustin III, Dasmariñas, Cavite, the amount of **TWENTY THOUSAND PESOS (Php 20,000.00)** as payment 499 sq. meter portion on the parcel of land described as:

TAX DECLARATION OF REAL PROPERTY

TAX DECLARATION NO. 00714

Location of Property: POBLACION, SAN JOSE, ROMBLON

Boundaries:

North: LOT #217

South: BRGY. ROAD

East: LOT #224

West: LOT #227

Area: Four Hundred Ninety-Nine (499) Square Meters

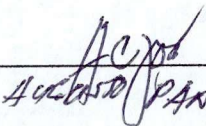
IN WITNESS WHEREOF, the parties hereto have hereunto executed these present at Quezon City on the day and year first herein above written.

Received by:

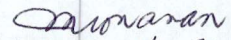

ANDRES CONANAN

Vendor

Witnesses:



WITNESS



MARGARITA V. CONANAN

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **SEAN ELIJAH OLBINA CONANAN**, likewise of legal age, Filipino, married, and with residence address at Blk. 10 Lot 2 Dungan St., Villa Luisa Homes I San Agustin III, Dasmariñas, Cavite, do hereby NAME CONSTITUTE AND APPOINT **AUGUSTO CONANAN PANAGSAGAN**, likewise of legal age, Filipino, married, and with residence address at Blk. 2 Lot 20 Beverly Homes, Loma de Gato, Marilao, Bulacan, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts, to wit;

1. To cause survey land under Lot No. 225 situated at Brgy. Poblacion, San Jose Romblon and the titling thereof before any appropriate agency at the discretion of my attorney-in-fact, for me and to testify therefore and in my behalf;
2. To cause payment of whatever expenses incurred under the premises or protect my rights, interest and participation over the said property, and;
3. To execute, sign, receive, and to do any such other acts and things necessary in relation with the above purposes;

HEREBY GIVING AND GRANTING unto this said attorney-in- fact full power and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority, as fully to all intents and purposes as we might or could lawfully do if personally present, with full power of substitution and revocation, and hereby ratifying and confirming all that our said attorney-in-fact or his/her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHEREOF, I have hereunto set my hand on this 02 AUG 2022 day of _____ at

QUEZON CITY

SEAN ELIJAH OLBINA CONANAN
Principal

AUGUSTO C. PANAGSAGAN
Attorney-in-fact

SIGNED IN THE PRESENCE OF:

Libertad C. Enrique
LIBERTAD C. ENRIQUE

Margarita V. Conanán
MARGARITA V. CONANAN

ACKNOWLEDGEMENT

BEFORE ME, Notary Public this _____ day of _____ 2022 personally appeared before me

Name

Valid ID No.

Date/Place Issued

Sean Elijah Olbina Conanán DEIVER LICENS
Augusto C. Panagsagan NRID 032182

NRID 021990
6/23/22 MARILAO BULACAN

Known to me and to me known to be the same persons who executed the foregoing instrument and they

Doc No.: 910
Page No.: 62
Book No.: 6
Series of 2022

ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
Commission No. Adm. Matter No. NP 204 (2021-2022)
IBP O.R. No. 132134 MD 2021 & IBP O.R. No. 133076 MD 2022
PTR O.R. No. 2463255D 1/03/2022 Roll No. 33832 / TIN# 129-871-009
MOLE EXTENSION APRIL 15, 2022 UP TO APRIL 14, 2023 AS PER S.C. EN BANC BJM NO. 850
Address: 31-F Harvard St. Cubao, Q.C.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **ANDRES EVANGELIO CONANAN**, likewise of legal age, Filipino, married, and with residence address at Brgy. Lanas, San Jose, Romblon, do hereby NAME CONSTITUTE AND APPOINT **AUGUSTO CONANAN PANAGSAGAN**, likewise of legal age, Filipino, married, and with residence address at Blk. 2 Lot 20 Beverly Homes, Loma de Gato, Marilao, Bulacan, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts, to wit;

- 1. To cause survey land under Lot No. 225 situated at Brgy. Poblacion, San Jose Romblon and the titling thereof before any appropriate agency at the discretion of my attorney-in-fact, for me and to testify therefore and in my behalf;
- 2. To cause payment of whatever expenses incurred under the premises or protect my rights, interest and participation over the said property, and;
- 3. To execute, sign, receive, and to do any such other acts and things necessary in relation with the above purposes;

HEREBY GIVING AND GRANTING unto this said attorney-in- fact full power and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority, as fully to all intents and purposes as we might or could lawfully do if personally present, with full power of substitution and revocation, and hereby ratifying and confirming all that our said attorney-in-fact or his/her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHREOF, I have hereunto set my hand on this 09 day of AUG 2022 at QUEZON CITY.

ANDRES E. CONANAN
Principal

AUGUSTO C. PANAGSAGAN
Attorney-in-fact

SIGNED IN THE PRESENCE OF:

JANET C. FERNANDO

MARGARITA V. CONANAN

ACKNOWLEDGEMENT

BEFORE ME, Notary Public this 09 day of AUG 2022 2022 personally appeared before me

Name	Valid ID No.	Date/Place Issued
Andres E. Conanan	Senior ID No. 2007	08-30-2019/ San Jose, Romblon
Augusto C. Panagsagan	Senior ID No.0032182	06-23-2022/ Marilao, Bulacan

Known to me and to me known to be the same persons who executed the forgoing instrument, and they acknowledged to me that the same is her free act and deed.

WITNESS MY HAND AND SEAL in the day, year and place first above-written.

Doc. No. 887
Page No. 78
Book No. 6
Series of 2022

ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
Commission No. Adm. Matter No. NP 204 (2021-2022)
IBP O.R. No. 132134 MD 2021 & IBP O.R. No. 133076 MD 2022
PTR O.R. No. 2463255D 1/03/2022 Roll No. 38332 / TIN# 129-871-009
ACLE EXTENSION APRIL 15, 2022 UP TO APRIL 14, 2023 AS PER S.C EN BANG B.M NO. 650
Address: 31-F Harvard St. Cubao, Q.C.

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, **FRANCESE MARIE CONANAN SACULO** likewise of legal age, Filipino, married, and with residence address at Blk. 10 Lot 2 Villa Luisa HMS Dasmariñas, Cavite, do hereby NAME CONSTITUTE AND APPOINT **AUGUSTO CONANAN PANAGSAGAN**, likewise of legal age, Filipino, married, and with residence address at Blk. 2 Lot 20 Beverly Homes, Loma de Gato, Marilao, Bulacan, to be my true and lawful attorney-in-fact, for me and in my name, place and stead, to do and perform the following acts, to wit;

- 1. To cause survey land under Lot No. 225 situated at Brgy. Poblacion, San Jose Romblon and the titling thereof before any appropriate agency at the discretion of my attorney-in-fact, for me and to testify therefore and in my behalf;
- 2. To cause payment of whatever expenses incurred under the premises or protect my rights, interest and participation over the said property, and;
- 3. To execute, sign, receive, and to do any such other acts and things necessary in relation with the above purposes;

HEREBY GIVING AND GRANTING unto this said attorney-in- fact full power and authority to do and perform all and every act requisite or necessary to carry into effect the foregoing authority, as fully to all intents and purposes as we might or could lawfully do if personally present, with full power of substitution and revocation, and hereby ratifying and confirming all that our said attorney-in-fact or his/her substitute shall lawfully do or cause to be done by virtue hereof.

IN WITNESS WHREOF, I have hereunto set my hand on this 02 day of AUG 2022 at QUEZON CITY.

FRANCESE MARIE CONANAN SACULO
Principal

AUGUSTO C. PANAGSAGAN
Attorney-in-fact

SIGNED IN THE PRESENCE OF:

ANDRES B. CONANAN

VERON ELLAN OLIVERA CORONADO

ACKNOWLEDGEMENT

BEFORE ME, Notary Public this _____ day of 02 AUG 2022 personally appeared before me

Name	Valid ID No.	Date/Place Issued
Francese Marie C. Saculo	<u>1-08-021990</u>	<u>2032/01/25</u>
Augusto C. Panagsagan	_____	_____

Known to me and to me known to be the same persons who executed the forgoing instrument, and they acknowledged to me that the same is her free act and deed.

WITNESS MY HAND AND SEAL in the day, year and place first above-written.

Doc. No. 1709
Page No. 48
Book No. 4
Series of 2022

ATTY. ROGELIO J. BOLIVAR
NOTARY PUBLIC IN QUEZON CITY
Commission No. Adm. Matter No. NP 204 (2021-2022)
IBP O.R. No. 132134 MD 2021 & IBP O.R. No. 133076 MD 2022
PTR O.R. No. 240325SD 1/03/2022 Roll No. 33932 / TIN# 129-871-009
MCLE EXTENSION APRIL 15, 2022 UP TO APRIL 14, 2023 AS PER S.C. EN BANC B.M. NO. 850
Address: 24 E. Henson St. Cubao, Q.C.



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 225
Cadastral Code: CAD. 589-D SAN JOSE CADASTRE
Location: POBLACION, SAN JOSE, ROMBLON
Tax Declared in the Name of: CONANAN, ANDRES
Address of Declared Owner: LANAS, SAN JOSE, ROMBLON
Tax Declaration of Real Property No.: 00714 s. 2011
Property Identification No.: 033-15-001-04-088
Area on TDRP: 1,674 square meters (more or less)

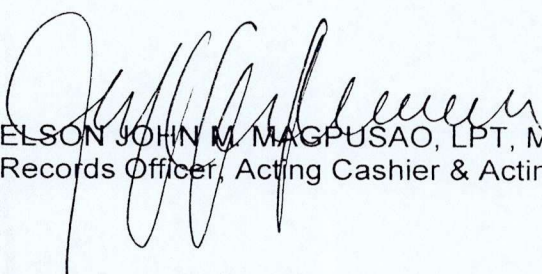
the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. *VOID if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 18 AUGUST 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO, LPT, MEM
Records Officer, Acting Cashier & Acting LRE

Requested By : ANDRES CONANAN, REP. BY: AUGUSTO C. PANAGSAGAN
OR No. : 1020724498
Amount Paid : 204.00
Date Paid : 08/18/2022

Please affix
Documentary Stamp



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
BRANCH 82
Odiongan, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that per records of this Office, the real property hereunder described is not covered by any Civil/Land Registration and or Cadastral Proceedings pending before this Court, to wit:

DECLARED OWNER	: <u>ANDRES CONANAN</u>
KIND OF LAND	: <u>AGRICULTURAL LAND</u>
LOT NO.	: <u>225</u>
ASSESSED VALUE	: <u>P 4, 170.00</u>
LOCATION	: <u>POBLACION, SAN JOSE, ROMBLON</u>
TAX DECLARATION	: <u>00714</u>
AREA	: <u>0.1674</u>

This certification is subject to modification upon further evaluation of the records on file.

Further, this certification is issued upon request of Mr. Augusto C. Panagsagan this **19th day of August 2022** at Odiongan, Romblon, Philippines.

EVELYN S. OSORIO
Legal Researcher II/OIC

Verified by:

Mangaring
Cybelle B. Mangaring
Clerk III

Paid Under OR# 7231028

Dated: August 19, 2022



Republic of the Philippines
Province of Romblon
Municipality of San Jose

**OFFICE OF THE MUNICIPAL PLANNING/
DEVELOPMENT COORDINATOR**

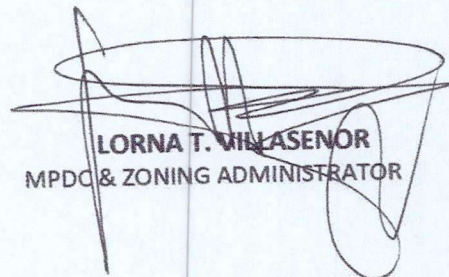
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that parcel of land with Lot No. 225 owned by **Mr. ANDRESS CONANAN** located at Barangay Poblacion, San Jose, Romblon is classified as **MIXED USE ZONE (MUZ)/Residential Zone** as per revised Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of San Jose, Romblon.

This certifies further that projects or related activities shall be allowed or undertaken in accordance with the guidelines and standard of the Zoning Ordinance and granted by proper authorities.

Issued this 30th day of April, 2018 upon request of the interested party for whatever legal purpose this may serve.


LORNA T. VILASENOR
MPDC & ZONING ADMINISTRATOR

Vision : *"A progressive, highly secured, well-maintained island Municipality with an international airport as the gateway to a sustainable, environmentally sound tourism development geared towards upliftment of the quality of life of a morally upright, healthy, educated and disciplined citizenry."*

TAX DECLARATION OF REAL PROPERTY

ARPN/ID No. 00714 Property Identification No. 093-12-001-04-058

Owner CONAHAN, Andres TIN: _____

Address Lasas San Jose, Romblon Tel. No. _____

Administrator/Beneficial User Lesite Consano TIN: _____

Address Poblacion, San Jose, Romblon Tel. No. _____

Location of Property: Poblacion San Jose ROMBLON
(Number and Street) (Barangay/District) (Municipality) (Province/City)

Survey No. _____

Lot No. 225

Blk. No. _____

North: lot # 217 South: Bray. Road

East: lot # 224 West: lot # 227

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING

No. of Storages: _____

Brief Description: _____

☐ MACHINERY

Brief Description: _____

☐ OTHER:

Specify: FB, 31

Adjustment (%) 105

Classification	Area	Market Value	Actual Use	AL	Assessed Value
ecoland	0.1674	4,750.00	Agri.	40 %	1,900.00
P/T		5,800.00	Agri.	40 %	2,320.00
				%	
				%	
				%	
				%	
				%	
Total	PtP	10,550.00			
					Pho 4,170.00

Total Assessed Value FOUR THOUSAND ONE HUNDRED SEVENTY PEGOS ONLY.

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment

1st 2011
Qtr. Yr.

APPROVED BY: _____

HARLAN M. SOLIDUM

OK: Provincial/City/Municipal Assessor

Date: _____

This TD covers TD No. 00659 Owner Andres Consano Prev. AV. Pgs. 3,120.00

Memoranda: General Revision 2003

Notes: * This declaration is for real property purposes only and the valuation indicated herein was based on the valuation of real property as prepared for the purposes and only with the aid of information by the Barangay Council. I do not and cannot by this declaration or report take to the property.

TAX DECLARATION OF REAL PROPERTY

ARPN/D No. 00714 Property Identification No. 035-15-001-04-088Owner: CONANAK, Andree TIN: _____Address: Lanas San Jose, Romblon Tel. No. _____Administrator/Beneficial User: Leeita Conanan TIN: _____Address: Poblacion, San Jose, Romblon Tel. No. _____Location of Property: _____
(Number and Street) (Barangay/District) (Municipality) (Province/City)

PCT/TOTAL LOA No. _____ Survey No. _____

Lot No. 225

Blk. No. _____

North: lot # 217 South: Brgy. RoadEast: lot # 224 West: lot # 227

KIND OF PROPERTY ASSESSED:

☒ LAND☐ BUILDING☐ MACHINERY

Brief Description: _____

☐ Others:Specify: 73, 31

No. of Storeys: _____

Brief Description: _____

Adjustment (%) 105

Classification	Area	Market Value	Actual Use	AL	Assessed Value
ecoland	0.1674	4,750.00	Agri.	40 %	1,830.00
P/T		5,860.00	Agri.	40 %	2,340.00
				%	
				%	
				%	
				%	
				%	
Total	Pct	10,430.00			4,170.00

Total Assessed Value FOUR THOUSAND ONE HUNDRED SEVENTY PESOS ONLY.Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment

1st 2nd

Gr. Yr.

APPROVED BY: _____

HARLAN M. SOLIDUM

ON: Provincial/City/Municipal Assessor

Date: _____

This TD cancels TD No. 00659 Owner Andree Conanan Prev. A.V. Php 3,120.00Memoranda: General Revision 2008

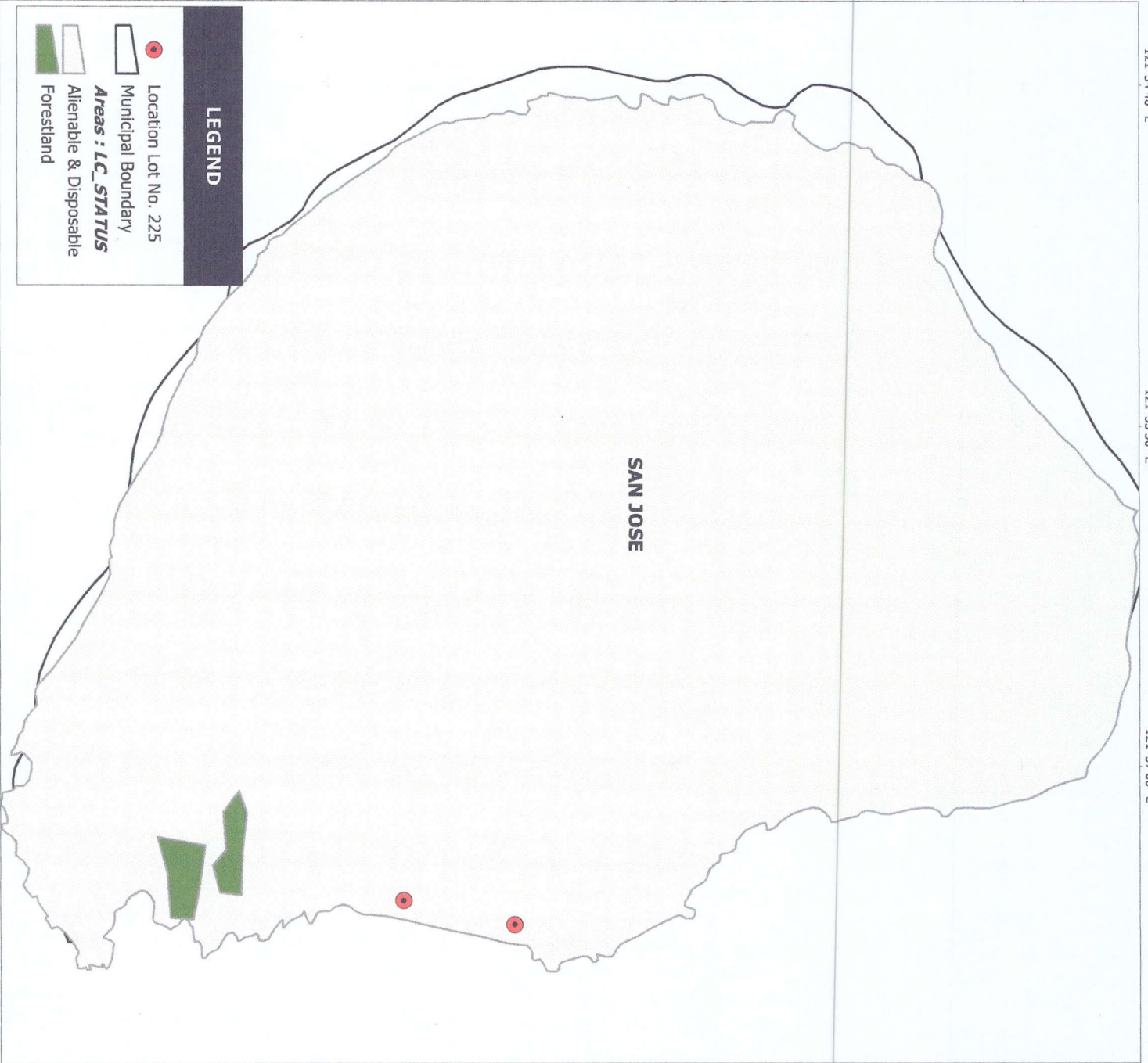
Notar: ☆ This declaration is for real property purposes only and the valuation indicated therein is based on the schedule of real market value prepared for the purpose and duly enacted into an Ordinance by the Barangay Council under Ordinance No. _____, Series of _____, 20____. It does not and cannot be used as evidence of ownership or right title to the property.

121°57'00" E

12°05'20" N

12°04'10" N

12°03'00" N



Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Provincial Environment and Natural Resources Office
Brgy. Triño-dagat, Odiongan, Romblon

*Location Map of
Lot No. 225*

Barangay Poblacion, San Jose, Romblon




SCALE: 1:15000
0 >1 m

Projection: Universal Transverse Mercator - Zone 51 (N)
Datum : World Geodetic 1984 (WGS84)



Site Location Map

Prepared by:

Prepared by:

CATHERINE O. ATIENZA
Forester I

Reviewed/ Verified by:

SHELLA JANE M. FORLALES
FII/ GIS Unit Head



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

SURVEY ORDER NO. 2020-004

**SUBJECT: PUBLIC LAND SUBDIVISION SURVEY OF RESIDENTIAL
LOTS IN DIFFERENT MUNICIPALITIES OF ROMBLON**

In the interest of service and in order to ensure the effective implementation of Public Land Subdivision Survey of Residential lots in different municipalities in Romblon, **Engr. Paul Anthony Iringan** is hereby directed to execute/conduct the said survey including the complete survey returns for verification and approval, to wit:

Lot & Survey No	Location	No. of Lots
4685, Cad 835	Poblacion, San Andres, Romblon	5
2454/2455, ident. to 5373/5374, Ccs-04-002606	Panancalan, San Fernando, Romblon	6
1835/1836, Cad 447-D	Poblacion, San Fernando, Romblon	3
5382, Ccs-04-002606	Panancalan, San Fernando, Romblon	5
1457, Cad 341-D	Gabawan, Odiongan, Romblon	5
167-A, Csd-4b-000527-D	Poblacion, Looc, Romblon	4
2358, Cad 341-D	Libertad, Odiongan, Romblon	2
2776, Cad 346-D	Poblacion, Looc, Romblon	2
729-B, Cad 341-D	Dapawan, Odiongan, Romblon	2
1187, Cad 346-D	Bunlao, Alcantara, Romblon	3
565, Cad 346-D	Poblacion, Alcantara, Romblon	2
929/927, Cad 311-D	Poblacion 3, Romblon, Romblon	3
924/925, Cad 311-D	Poblacion 3, Romblon, Romblon	3
2476-A, Cad 346-D	Punta, Looc, Romblon	2
2552-A, Csd-4b-003007	Pili, Looc, Romblon	3
244, Cad 311-D	Poblacion 2, Romblon, Romblon	2
225, Cad 589-D	Poblacion, San Jose, Romblon	3
568, Cad 346-D	Poblacion, Alcantara, Romblon	3
4090, Cad 341-D	Poblacion, Ferrol, Romblon	8
9642, Cad 526-D	Poblacion, Magdiwang, Romblon	6
9249, Cad 526-D	Poblacion, Magdiwang, Romblon	2

LMB Form No. GSD-A-1

PAUL ANTHONY L. IRINGAN

Ser. No. X
Ser. No.

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GEODETIC ENGINEERS OF THE PHILIPPINES, INC.

Regional Division IV
4106-B, Raguini Apt. Saint Francis St., Lakeview Subd.
Purok 4, Bigy, Halang, Calamba City, Laguna
Authorized by the Lands Management Bureau
Until December 31, 2023

FIELD NOTES

LMB Form No. GSD-A-1

Geodetic Engineer

PAUL ANTHONY L. IRINGAN

Theodolite/Total Station: Brand/Model: x
Tape/EDM: Brand/Model: x

Ser. No. x
Ser. No. x

Station Occupied	Station Observed	Assumed Azimuth		Vertical Angle		Tape/EDM Distance	Corrected Azimuth	Corrected Distance	Sketches, Description & Remarks
		Degrees	Grad	Degrees	Grad				
T-1									
	T-3	F.S.					270°13'22"	27.970	
	6/	225-D					184°30'	13.08	= 6/BOUNDARY
	4/	225-A					197°43'	13.55	P.S. cyl. conc. mon. 15x40 cms.
	3/	225-A					337°29'	2.13	P.S. cyl. conc. mon. 15x40 cms.
	T-1	B.S.					4°09'11"	36.832	
T-2									
	T-1	F.S.					39°54'41"	47.751	
	4/	225-B					10°00'	18.39	= 2/BOUNDARY
	2/	225-A					304°01'	5.29	P.S. cyl. conc. mon. 15x40 cms.
	1/	225-A					225°17'	16.33	= 1/BOUNDARY
	T-2	B.S.					90°13'22"	27.970	P.S. cyl. conc. mon. 15x40 cms.
T-3									

Reserved for binding

Date of survey work recorded on this page OCTOBER 10, 2022

G. E. Signature

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Purok 4, Brgy. Haling, Calamba City, Laguna
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REMARKS OR ADDITIONAL INFORMATION IN
REGARDS TO THIS SURVEY

CERTIFICATION

I certify that this survey was executed with the full
knowledge and conformity of the lot owner and also all the
boundaries are found to be in their correct relative position.


PAUL ANTHONY L. IRINGAN
Geodetic Engineer

GEODETIC ENGINEER'S
CERTIFICATE

I, PAUL ANTHONY L. IRINGAN do hereby certify
that the foregoing are the complete original field notes
and indicate true and actual measurements made in the survey
of the property of MARIA GABINETE
located in the Municipality of SAN JOSE
Province of ROMBLON, from _____
20 _____ to _____ 20 _____.

I FURTHER CERTIFY that this survey has been executed in
conformity with the laws of the Philippines, the official regulations
and instructions thereunder and the instructions of the DENR, and
that the foregoing field notes and accompanying plot accurately
indicate the boundaries of the property as pointed out by the
applicant or _____, his authorized agent and by
all contesting claimants, and a true statement of the notification of
adjoining claimants and occupants their appearance and objections
or conformity, is contained in the duly signed Engineer's
Certificate submitted with the survey.

FIELD NOTES COVER

These field notes were observed in the field by
me or under my supervision on the days and dates as
stated.

This survey was executed with a _____
made by _____ Serial No. _____ L.M.B. Cert. No. _____
dated _____, and with tape, Serial No. _____
L.M.B. Certificate No. _____, dated _____ or E.D.M.
Model _____, SN _____, LMB Certificate No. _____
dated _____ (Signed in Ink) _____

Dry
Seal

Title PUBLIC Geodetic Engineer
G.E. Certificate No. 10308 Date: 11-13-18
Lic. No. EXEMPTED Dated _____

Subscribed and sworn to before me this _____ day
of _____, 20____, affiant exhibiting to
me his/her Residence Certificate No. A-_____
issued at _____ on _____

Documentary
Stamp

NOTARY PUBLIC

Until December 31, 20____

Doc. No. _____
Book No. _____
Page No. _____
Series of 20____

Class of Survey SUBDIVISION L.M.B. No. _____
Section _____ Act _____ LRC Records No. _____
Surveyed for MARIA GABINETTE
Address _____
Agent _____
Address _____
situated in the: _____

Rurban Code _____
Barangay of POBLACION
Mun/City of SAN JOSE
Province of ROMBLON
Island of CARABAO

Bearings GRID
Magnetic Declination _____
Surveyed _____
by PAUL ANTHONY L. IRINGAN
Address _____ Geodetic Engineer

Under the supervision of _____

(To be filled in when survey has been
executed by a Junior Surveyor)

Geodetic Engineer
Principal Use of the Land Residential
Topographical Condition of Land Flat
Notes checked by _____

TRANSMITTAL OF SURVEY RETURNS

SUBJECT:

Kind of Survey : SUBDIVISION
 Location of Land : POBLACION, SAN JOSE, ROMBLON, CARABAO

Office Address: _____

Claimant : MARIA GABINETE
 Address : _____

Date: _____

The Regional Technical Director
 RLO _____, Land Management Services

Sir:

I am forwarding herewith for verification and approval, the returns of the above survey executed by me consisting of:

1	(Sheets) Original Plan with tracing cloth
2	(Sheets) Field Notes with covers duly notarize
6	(Sheets) Field Notes (Astronomical Observation for Azimuth)
	(Sheets) Traverse Computation, original and duplicate
	(Sheets) Lot Data Computation, original and duplicate
	(Sheets) Astronomical Observation Computation, original and duplicate
	(Sheets) Geodetic Engineer's Certificate, duly notarized
	(Sheets) Affidavit / Tax Declaration
	(Sheets) Transfer Certificate of Title (certified)

Enclosed is _____ pesos (P) _____
 in money order / check to cover the following expenses or change these expenses against my deposit, Swg

Verification	P
Technical Description	P
Total	P

Upon approval, please send the tracing cloth plan and other papers to _____

Very truly yours,
 PAUL ANTHONY LARINGAN
 Geodetic Engineer

ACKNOWLEDGEMENT SLIP (FOR LANDS MANAGEMENT SERVICES ONLY)

SUBJECT _____
 Kind of Survey : _____
 Location of Land : _____
 Claimant : _____
 Address : _____

LANDS MANAGEMENT SERVICES, RLO NO. _____

Date : _____, 20 _____

Received from M _____ Geodetic Engineer the above survey
 returns for verification and approval and the amount of _____
 pesos (P _____)

In case of any inquiry please refer to Survey No. _____

NAME: _____
 DESIGNATION: _____
 Original and Other Surveys Section

INSTRUCTIONS: Accomplish this form in triplicate and enclose it with every survey returns for verification and approval. Duplicate and triplicate copies of the acknowledgement slip shall be issued to the Geodetic Engineer or his authorized representative and to the land claimant respectively.



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 43 Mariveles Street, Sta. Mesa Heights, Quezon City, Philippines
 Authorized by The Land Management Bureau
 Until December 31, 2020

Surveyed for: MARIA GABINETE B.L. No. _____

Municipality SAN JOSE Case No. _____

Province ROMBLON Sheet 1 of _____ Sheets

Geodetic Engineer PAUL ANTHONY L. IRINGAN Field Bk. No. _____ Pages _____

Length 112.55 M. En 0.00 M. Ee 0.00 M.

Linear Error of Closure: 0.00 M. Relative Error: 1 / 2246233.13

Data Prepared by: _____ Date: _____ Original Computed by: _____ Date: _____

Preparation Checked by: _____ Date: _____ Duplicate Computed by: _____ Date: _____

Compared and Finally Checked by: _____ and _____ Date: _____

LOT DATA COMPUTATION SHEET

Sheet : 1 / 1

Lot No. : BOUNDARY

Date Surveyed: OCTOBER 10, 2022

Owner : MARIA GABINETE

PAUL ANTHONY L. IRINGAN

Surname, Given Name

Geodetic Engineer

Location : POBLACION, SAN JOSE, ROMBLON, CARABAO

Surv. Sym. & No. : _____

L.R.C. No. : _____

Sta	Azimuth	C O O R D I N A T E S		Line	Bearing
Cor	Distance				
	Bearing	Northings	Eastings	Desc	Distance

Reference: CAD-589-D, BLIM 1

TP		1,334,197.770	386,453.020	TP-1	S 00° 41' W 838.65
1		1,333,359.180	386,443.018	1-2	S 26° 34' W P.S. 33.09
2		1,333,329.582	386,428.218	2-3	S 35° 53' W P.S. 26.46
3		1,333,308.142	386,412.707	3-4	S 71° 41' W P.S. 21.22
4		1,333,301.473	386,392.560	4-5	N 05° 14' W P.S. 4.18
5		1,333,305.635	386,392.179	5-6	N 12° 33' E P.S. 56.56
6		1,333,360.841	386,404.468	6-1	S 87° 32' E P.S. 38.59
1		1,333,359.180	386,443.018		

AREA = 1,674 Sq. m.

Data Prepared by: _____ Date: _____ Original Computed by: _____ Date: _____
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 Until December 31, 2023

LOT DATA COMPUTATION SHEET

Sheet : 1 / 1

Lot No. : 225-A Date Surveyed: OCTOBER 10, 2022
 Owner : MARIA GABINETE PAUL ANTHONY L. IRINGAN
 Surname, Given Name Geodetic Engineer
 Location : POBLACION, SAN JOSE, ROMBLON, CARABAO
 Surv. Sym. & No. : _____ L.R.C. No. : _____

Sta	Azimuth	C O O R D I N A T E S		Line	Bearing
Cor	Distance				
	Bearing	Northings	Eastings	Desc	Distance

Reference: CAD-589-D, BLIM 1

TP		1,334,197.770	386,453.020	TP-1	S 00° 41' W 838.65
1=1/BOUNDARY		1,333,359.180	386,443.018	1-2	S 26° 34' W
2		1,333,344.733	386,435.794	P.S.	16.15
3		1,333,345.828	386,404.259	2-3	N 88° 01' W
4		1,333,360.707	386,407.567	P.S.	31.55
1		1,333,359.180	386,443.018	3-4	N 12° 32' E
				P.S.	15.24
				4-1	S 87° 32' E
				P.S.	35.48
				AREA =	498 Sq. m.

=====

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 Until December 31, 2023

LOT DATA COMPUTATION SHEET

Lot No. : 225-B
 Owner : MARIA GABINETE
 Surname, Given Name
 Location : POBLACION, SAN JOSE, ROMBLON, CARABAO
 Surv. Sym. & No. : _____ L.R.C. No. : _____

Sheet : 1 / 1
 Date Surveyed: OCTOBER 10, 2022
 PAUL ANTHONY L. IRINGAN
 Geodetic Engineer

Sta	Azimuth	C O O R D I N A T E S		Line	Bearing
Cor	Distance				
	Bearing	Northings	Eastings	Desc	Distance

Reference: CAD-589-D, BLIM 1

TP		1,334,197.770	386,453.020	TP-1	S 03° 29' W 872.04
1		1,333,327.334	386,400.147	1-2	N 12° 32' E
2=3/225-A		1,333,345.828	386,404.259	P.S.	18.95
3=2/225-A		1,333,344.733	386,435.794	2-3	S 88° 01' E
4=2/BOUNDARY		1,333,329.582	386,428.218	P.S.	31.55
1		1,333,327.334	386,400.147	3-4	S 26° 34' W
				P.S.	16.94
				4-1	S 85° 25' W
				P.S.	28.16
				AREA =	498 Sq. m.

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 Authorized by the Lands Management Bureau
 Until December 31, 2023

LOT DATA COMPUTATION SHEET

Sheet : 1 / 1

Lot No. : 225-C
 Owner : MARIA GABINETE
 Surname, Given Name
 Location : POBLACION, SAN JOSE, ROMBLON, CARABAO
 Surv. Sym. & No. : _____ L.R.C. No. : _____

Date Surveyed: OCTOBER 10, 2022
 PAUL ANTHONY L. IRINGAN
 Geodetic Engineer

Sta	Azimuth	C O O R D I N A T E S		Line	Bearing
Cor	Distance				
	Bearing	Northings	Eastings	Desc	Distance

Reference: CAD-589-D, BLIM 1

TP		1,334,197.770	386,453.020	TP-1	S 03° 29' W 872.04
1=1/225-B		1,333,327.334	386,400.147	1-2	N 85° 25' E
2=2/BOUNDARY		1,333,329.582	386,428.218	P.S.	28.16
3=3/BOUNDARY		1,333,308.142	386,412.707	2-3	S 35° 53' W
4		1,333,302.416	386,395.409	P.S.	26.46
5		1,333,305.025	386,394.969	3-4	S 71° 41' W
1		1,333,327.334	386,400.147	P.S.	18.22
				4-5	N 09° 34' W
				P.S.	2.65
				5-1	N 13° 04' E
				P.S.	22.90

AREA = 497 Sq. m.

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 Until December 31, 2023

LOT DATA COMPUTATION SHEET

Lot No. : 225-D
 Owner : MARIA GABINETE
 Surname, Given Name
 Location : POBLACION, SAN JOSE, ROMBLON, CARABAO
 Surv. Sym. & No. : _____ L.R.C. No. : _____

Sheet : 1 / 2
 Date Surveyed: OCTOBER 10, 2022
 PAUL ANTHONY L. IRINGAN
 Geodetic Engineer

Sta	Azimuth	C O O R D I N A T E S		Line	Bearing
Cor	Distance				
	Bearing	Northings	Eastings	Desc	Distance

Reference: CAD-589-D, BLLM 1

TP		1,334,197.770	386,453.020	TP-1	S 03° 29' W 872.04
1=1/225-B		1,333,327.334	386,400.147	1-2	S 13° 04' W
2=5/225-C		1,333,305.025	386,394.969	P.S.	22.90
3=4/225-C		1,333,302.416	386,395.409	2-3	S 09° 34' E
4=4/BOUNDARY		1,333,301.473	386,392.560	P.S.	2.65
5=5/BOUNDARY		1,333,305.635	386,392.179	3-4	S 71° 41' W
6=6/BOUNDARY		1,333,360.841	386,404.468	P.S.	3.00
7=4/225-A		1,333,360.707	386,407.567	4-5	N 05° 14' W
8=3/225-A		1,333,345.828	386,404.259	P.S.	4.18
				5-6	N 12° 33' E
				P.S.	56.56
				6-7	S 87° 32' E
				P.S.	3.10
				7-8	S 12° 32' W
				P.S.	15.24

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 Authorized by the Lands Management Bureau
 Until December 31, 2023

LOT DATA COMPUTATION SHEET

Sheet : 2 / 2

Lot No. : 225-D
 Owner : MARIA GABINETE
 Surname, Given Name
 Location : POBLACION, SAN JOSE, ROMBLON, CARABAO
 Surv. Sym. & No. : _____ L.R.C. No. : _____
 Date Surveyed: OCTOBER 10, 2022
 PAUL ANTHONY L. IRINGAN
 Geodetic Engineer

Sta		Azimuth		C O O R D I N A T E S		Line	Bearing
Cor		Distance					
		Bearing		Northings	Eastings	Desc	Distance
1				1,333,327.334	386,400.147	8-1 P.S.	S 12° 32' W 18.95

AREA = 181 Sq. m.

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