



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penro@denr.gov.ph



November 18, 2022

MEMORANDUM

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

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

FROM : The Provincial of Environment and
Natural Resources Officer

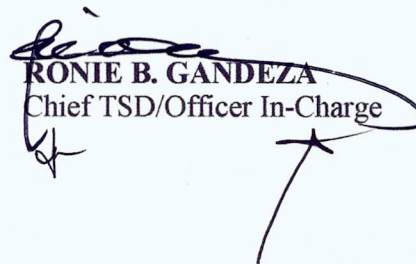
SUBJECT : **REQUEST FOR GEOGRAPHIC POSITION PLANE
COORDINATES (GPPC) CERTIFICATION OF BALDAT
ELEMENTARY SCHOOL**

This pertains to carpeta with application number Sch-045307-002 of Baldat Elementary School requesting for Geographic Position Plane Coordinates (GPPC) of tie point BLLM No. 12, Cad.1276-D, Culion Cadastre for plotting and examination to the Register of Deeds (ROD).

Per DAO 2022-10 dated May 30, 2022, issuance of GPPC certification is delegated to Chief, Surveys and Mapping Division, hence this endorsement.


For information and consideration.

For the PENRO:


RONIE B. GANDEZA
Chief TSD/Officer In-Charge

Reference No: 2022-9658
TSD/RPS/SMU

Copy Furnished:
1. Baldat Elementary School
Brgy. Baldat, Culion, Palawan

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By 
Date: 23 NOV 2022 CN 22-3133



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

SCH No. : SCH - (045307) C - 002
School : Baldat Elementary School

Lot No : 1371, CAP-1276-D, 8,619 sam.
Location : Bgy. Baldat, Culion, Palawan

EXAMINATION SHEET FOR SPECIAL PATENT (SCHOOL SITES)

NO.	REQUIREMENTS (SCHOOL)	REMARKS	CENRO COMPLIANCE
1	Verified Application/Request form	<i>Request No. not coincide with the docs. Please always consider the file record is lifetime</i>	✓ <i>ok</i>
2	Historical Background	<i>Not clear by verification</i>	✓
3	Recent Photographs showing panoramic view of area and improvement	<i>ok</i>	✓
4	RTC/LRA Certification of no pending land registration case	<i>RTC/survey no not indicated</i>	✓
REQUIREMENTS (DENR)			
5	Copy of Cadastral Map	<i>ok</i>	✓
6	Copy of Technical Description (BL Form V-37)	<i>ok</i>	✓
7	LC Certification confirmed by ARD for Technical Services	<i>CENRO Level LC Cert. / Issued by CENRO only</i>	✓
8	3 Posted of Notices : Barangay or Municipal Hall, CENR Office and School premise (cross check Certificate of Posting)	<i>Issuing 1 however certification informs complete. (to follow)</i>	✓
9	Ocular inspection report with geotagged photos	<i>ok</i>	✓
10	Order of Approval	<i>Order of Issuance of Special Patent - ok</i>	✓
11	Adoption of Tabular Format in Judicial preparaton per LMC 2015-002	<i>ok</i>	✓
12	Judicial Patent (cross check entries)	<i>ok</i>	✓

Reference: Section 5 and 6 of DAO 2015-01

PENRO Examiner: _____

Date/Contact No : _____


ROANNE PEARL T. VENTURA-GEVELA
CENRO Examiner: Land Management Officer I
Date and Contact No. 09/30/22 09175044275



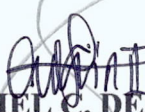
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on available records in our office, the tract of land in Barangay Baldat, Municipality of Culion, Province of Palawan, containing an area of 8, 619 square meters, identified as Lot No. 1371, CAD 1276-D, as applied by Baldat Elementary School rep. by Mr. Roger F. Capa, CESO VI, Division Superintendent/Authorized Officer, was verified to be within Alienable and Disposable Land per L.C. Map no. 3634, Project 16-A, certified on July 31, 2007.

Issued this 15th of Sept., 2022 at CENRO Coron, Palawan.

Checked and Verified by:


ARIEL C. DELIN II
Forest Technician II/ GIS Unit

Attested by:


RODNEY G. VERIAN
OIC-CENRO



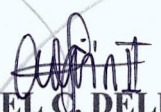
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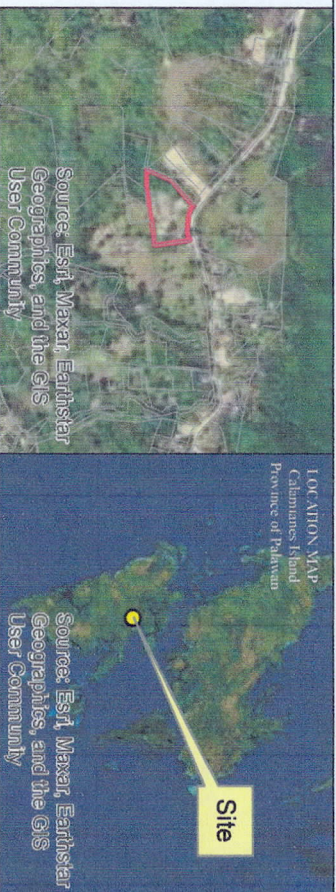
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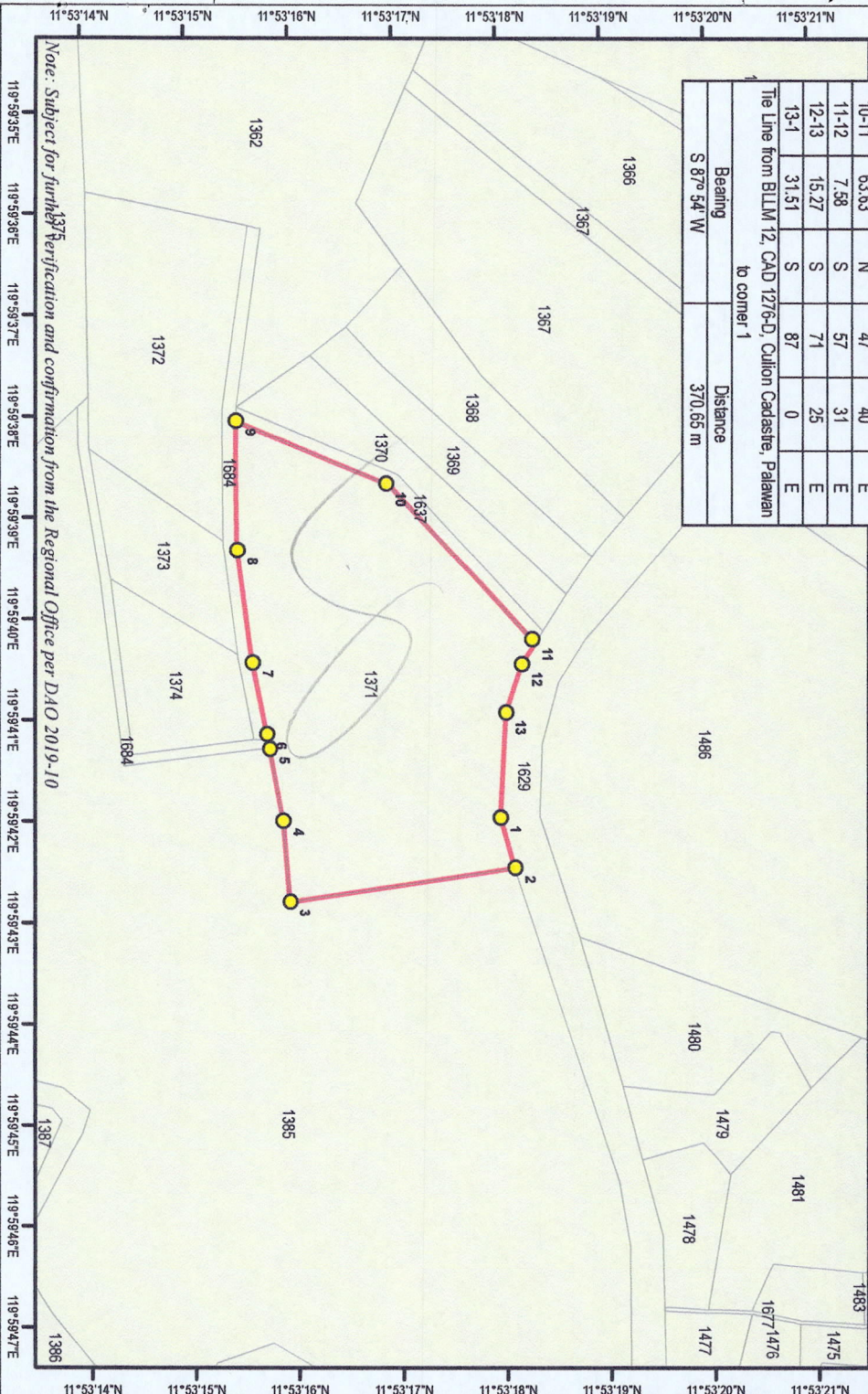

RODNEY G. VERIAN
OIC-CENRO



Source: Esri, Maxar, Earthstar
Geographics, and the GIS
User Community

Source: Esri, Maxar, Earthstar
Geographics, and the GIS
User Community

TECHNICAL DESCRIPTION				
Corner	Distance	Bearing		Direction
		N/S	Degrees Minutes	
1-2	15.51	N	74 22	E
2-3	67.36	S	8 22	E
3-4	24.11	S	85 45	W
4-5	21.86	S	79 22	W
5-6	3.04	S	79 22	W
6-7	24.79	S	79 22	W
7-8	33.81	S	82 42	W
8-9	37.32	S	89 41	W
9-10	49.71	N	23 15	E
10-11	63.63	N	47 40	E
11-12	7.98	S	57 31	E
12-13	15.27	S	71 25	E
13-1	31.51	S	87 0	E
Tie Line from BLM 12, CAD 1276-D, Culion Cadastre, Palawan to corner 1				
Bearing	Distance			
S 87° 54' W	370.65 m			



Note: Subject for further Verification and confirmation from the Regional Office per DAO 2019-10

Prepared by:

ARNEL D. CABANILLAS
Forest Technician II

Checked and Verified by:

TIMOTHY JEROME T. PANILILIO
Land Mgt. Officer I



GIS MAP

STATUS OF LAND CLASSIFICATION

showing the area requested for
(Alienable and Disposable)
As per L.C. Map no. 3634, Project 16-A certified
on July 31, 2007

as prepared for

BALDAT ELEMENTARY SCHOOL

Located at

Barangay : Baldat
Municipality : Culion
Province : Palawan

Scale 1 : 2,000

0 12.5 25 50 75 100 Meters

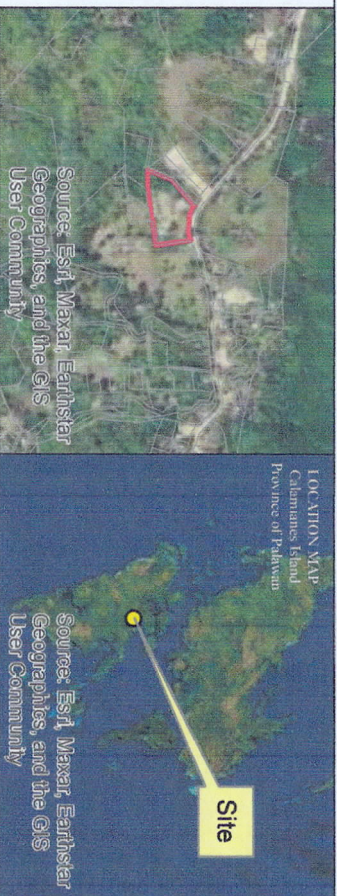
Projection: Universal Transverse Mercator-Zone 50 (N)
Datum: World Geodetic System 1984 (WGS84)
Approximate Total Area : 8,619 Square Meters

Legend

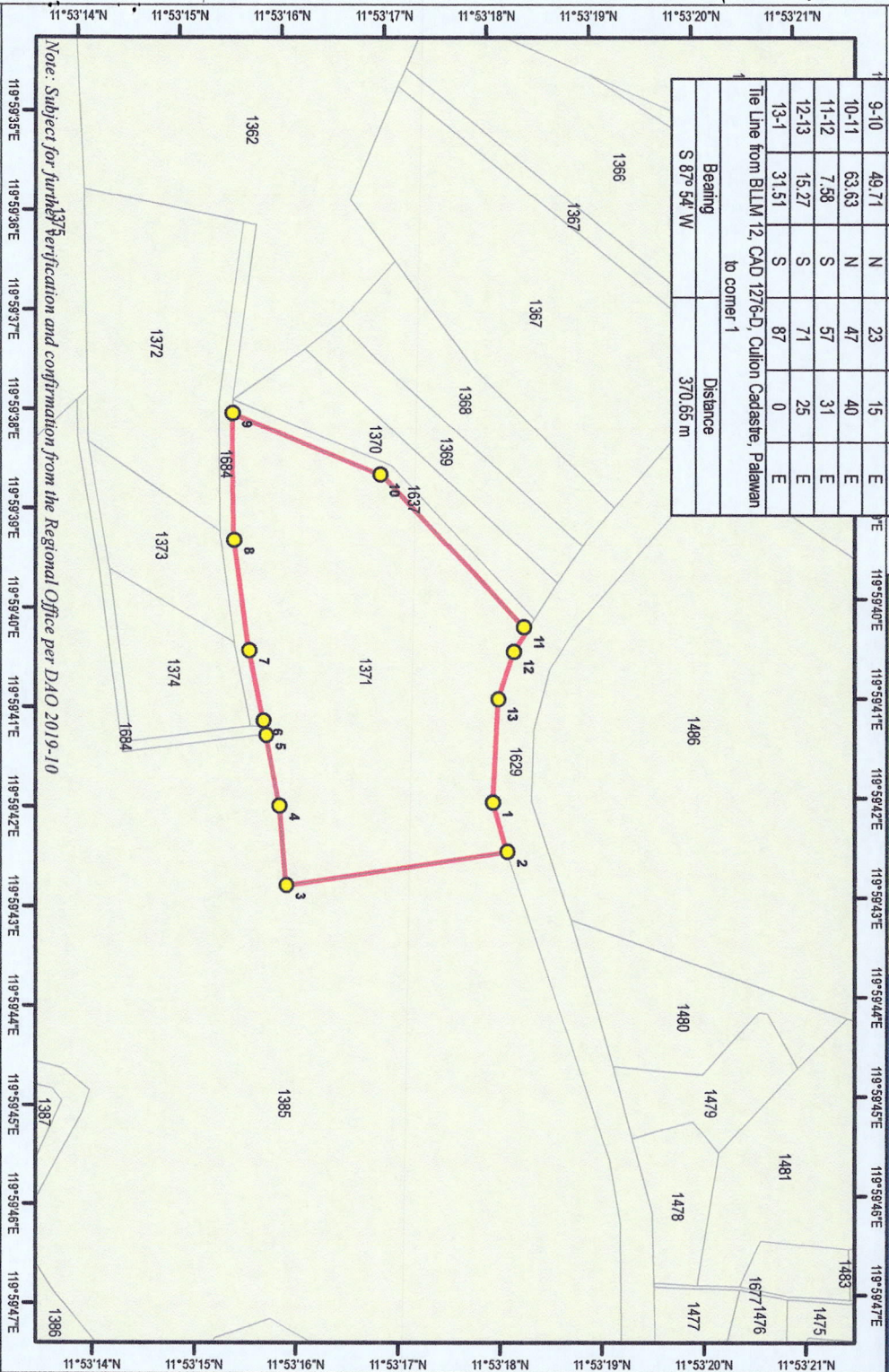
- Lot Corners
- CAD 1276-D, Culion Cadastre, Palawan
- Lot 1371, CAD 1276-D, Culion Cadastre, Palawan
- Land Classification
- Alienable & Disposable
- Forestland
- UPF

Attested by:

ARNEL D. CABANILLAS
Land Mgt. Officer II/In-Charge, RPS



TECHNICAL DESCRIPTION				
Corner	Distance	Bearing		Direction
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Prepared by:

ARNOLD DELIN II
Forest Technician II

Checked and Verified by:

TIMOTHY JEROME T. PAULILLO
Land Mgt. Officer I

GIS MAP

showing the area requested for

STATUS OF LAND CLASSIFICATION

(Alienable and Disposable)

As per L.C. Map no. 3634, Project 16-A certified on July 31, 2007

as prepared for

BALDATELEMENTARY SCHOOL

Located at

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Municipality : Cullion
Province : Palawan

Scale 1 : 2,000

Projection: Universal Transverse Mercator-Zone 50 (N)
Datum: World Geodetic System 1984 (WGS84)

Approximate Total Area : 8,619 Square Meters

Legend

- Lot Corners
- CAD 1276-D, Cullion Cadastre, Palawan
- Lot 1371, CAD 1276-D, Cullion Cadastre, Palawan

Land Classification

- Alienable & Disposable
- Forestland
- UPF

Attested by:

ARNOLD CABANILLAS
Land Mgt. Officer II/In-Charge, RPS



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF EDUCATION
MIMAROPA Region
Schools Division of Palawan
Culion District
BALDAT ELEMENTARY SCHOOL
Barangay Baldat, Culion, Palawan



April 25, 2022

To whom it may concern:

Dear Sir / Madam,


Greetings!

May I have the honor to request from your good office for the titling of our school site, **Baldat Elementary School, Lot No. 1371, CAD 1276-D** situated at Barangay Baldat, Culion, Palawan.

Hoping for your positive response regarding this matter.

Thank you very much for your kind consideration.

Respectfully yours,


CLINT OWEN A. MAGNO
Teacher I / Teacher-In-Charge



REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF EDUCATION
MIMAROPA Region
Schools Division of Palawan
Culion District
BALDAT ELEMENTARY SCHOOL
Barangay Baldat, Culion, Palawan



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Received by

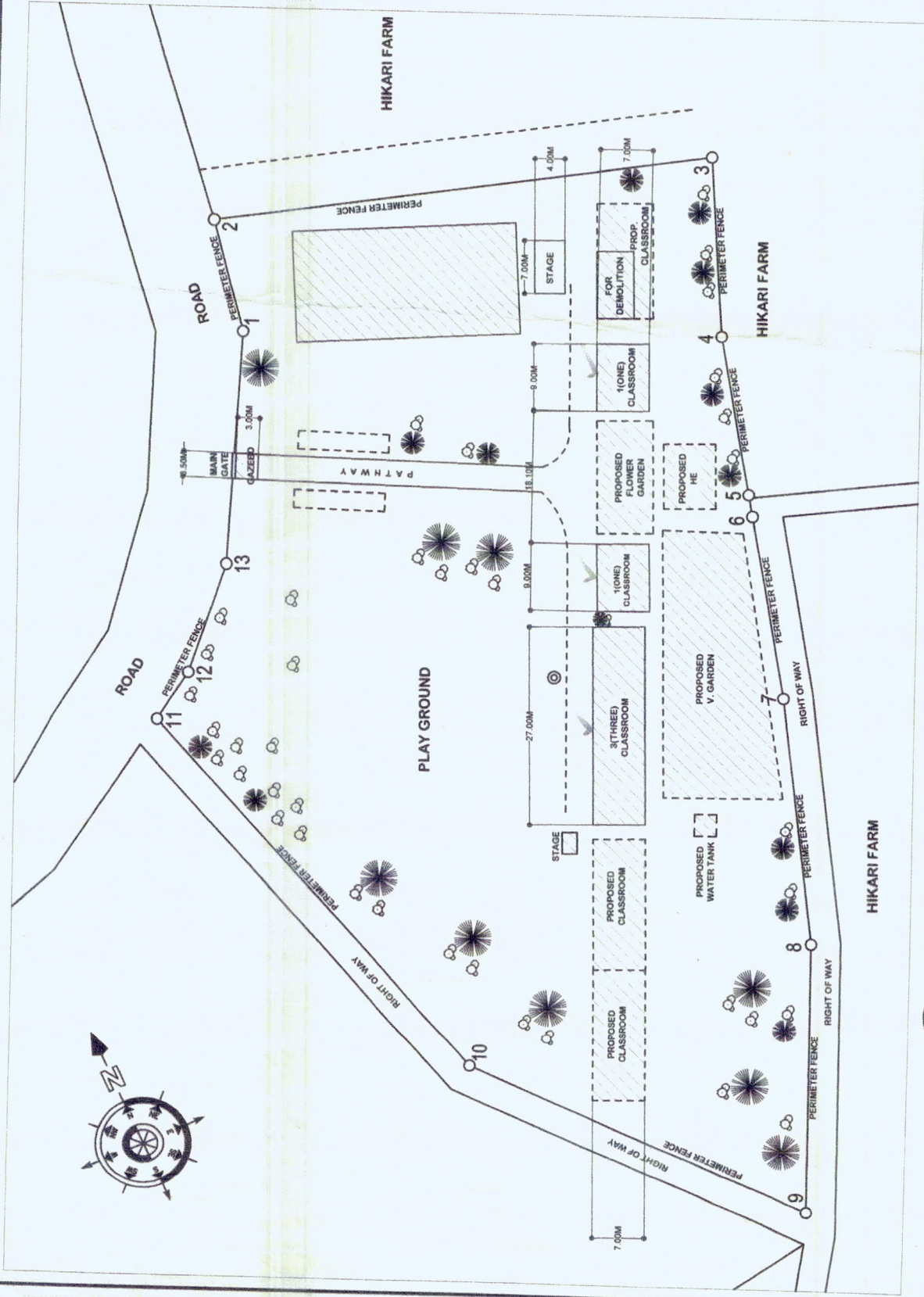

CLINT OWEN A. MAGNO
Teacher I / Teacher-In-Charge

HISTORICAL BACKGROUND

Baldat Elementary School, formerly Baldat Primary School site is situated at Barangay Baldat Culion, Palawan. An educational lot which was approved and issued by Culion Sanitarium, Department of Health last 25th day of August 1996 has an approximate area of two hectares. The school was started 1978. As of now, the land area of more or less 8,619 square meters with lot number 1371 is an ideal site for school site. The said land area is free from hazard and have an area for the playground of the students and children.

The current status of the school's claim of ownership over the site is already waiting for the release of the land title by the Department of Environment and Natural Resources (DENR).

THIS
SITE



TECHNICAL DESCRIPTION		
LINE	BEARING	DISTANCE
1-2	N.74-22E.	15.51 M.
2-3	S.08-22E.	67.36 M.
3-4	S.85-45W.	24.11 M.
4-5	S.79-22W.	21.86 M.
5-6	S.79-22W.	3.04 M.
6-7	S.79-22W.	24.79 M.
7-8	S.82-42W.	33.81 M.
8-9	S.89-41W.	37.32 M.
9-10	N.23-15E.	49.71 M.
10-11	N.47-40E.	63.65 M.
11-12	S.57-31E.	7.58 M.
12-13	S.71-25E.	15.27 M.
13-1	S.87-00E.	31.51 M.

From BLLM # 13, CAD 1276 D
to Corner 1:

LOT NO.	BEARING	DISTANCE
	S.87-54W.	25.90M

BALDAT ELEM. SCHOOL SITE DEVT. PLAN

SCALE: 1:800M

TITLE:

**BALDAT ELEMENTARY SCHOOL
SITE DEVELOPMENT PLAN**

LOCATION:

BARANGAY BALDAT, CULION, PALAWAN

PREPARED BY

Agnes
AMELITA G. SARMIENTO

APPROVED BY

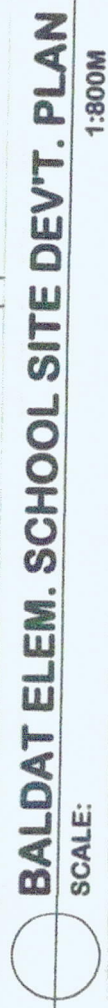
Rudylyn M. Tamba
RUDYLYN M. TAMBA



SHEET CONTENT

5

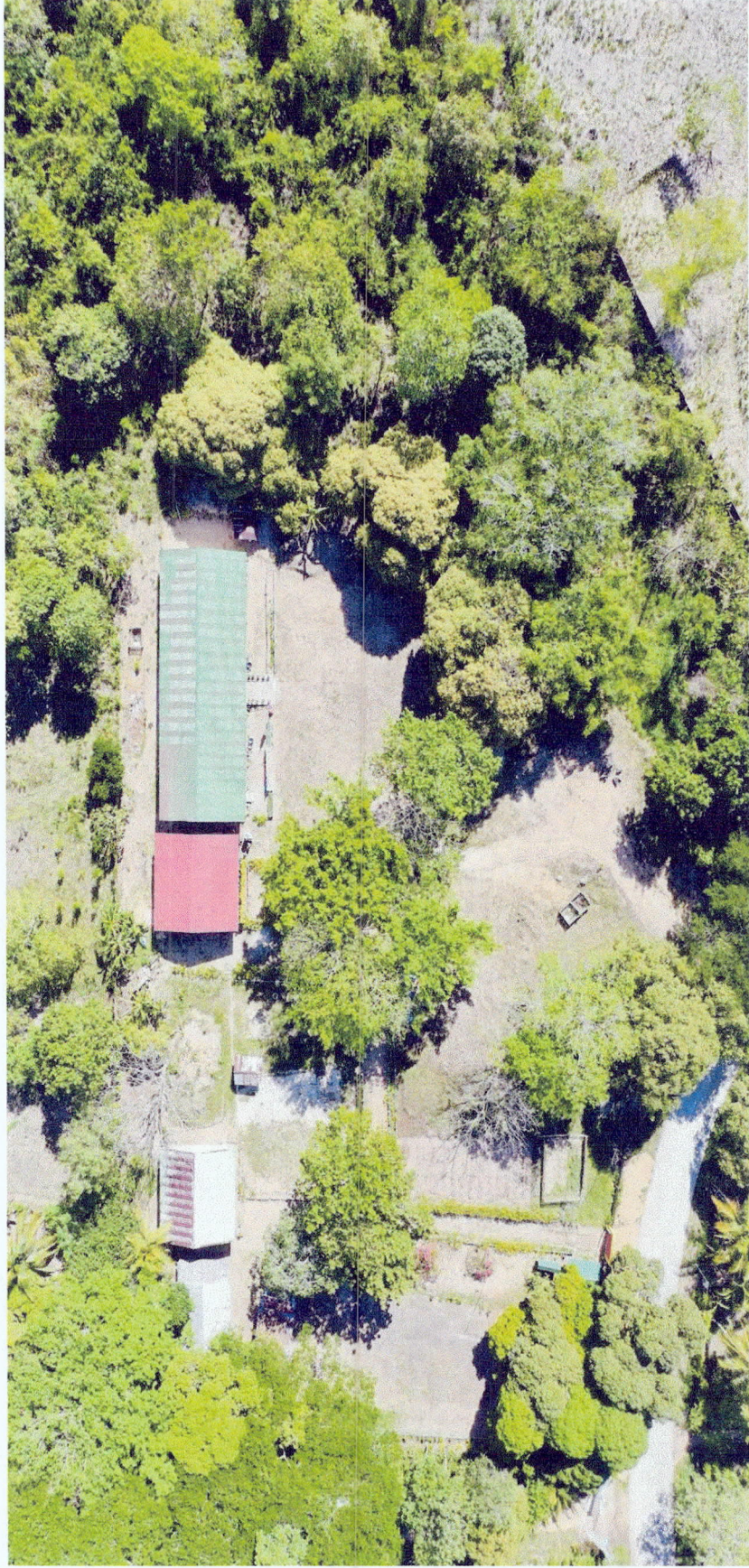
SHEET NO.

1



	TITLE:	PREPARED BY	APPROVED BY	SHEET CONTENT	SHEET
	BALDAT ELEMENTARY SCHOOL SITE DEVELOPMENT PLAN	 AMELITA G. SARMIENTO	 RUDY LYN M. TAMBAY	5	
	LOCATION:				
	BARANGAY BALDAT, CULION, PALAWAN				

PANORAMIC VIEW



FRONT VIEW



FRONT VIEW (Right Side)



FRONT VIEW (Middle)



FRONT VIEW (Left Side)



SIDE VIEW FROM LEFT SIDE



SIDE VIEW FROM RIGHT SIDE



BACK VIEW (from Right Side)



BACK VIEW (from Left Side)



FRONT VIEW (Left Side)



Republic of the Philippines
Province of Palawan
Municipality of Culion
BARANGAY BALDAT

OFFICE OF THE SANGGUNIAN BARANGAY

**EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE
SANGGUNIAN BARANGAY OF BARANGAY BALDAT CULION PALAWAN
HELD ON OCTOBER 01, 2014 AT BARANGAY HALL BARANGAY BALDAT.**

Present:

1. HON. FERDINAND N. LAGBOSA	Punong Barangay/Presiding Officer
2. HON. CLARISSA S. MENROR	Sangguniang Barangay Member
3. HON. NOMER P. PACANOT	Sangguniang Barangay Member
4. HON. LEONA S. SPAD	Sangguniang Barangay Member
5. HON. JOB A. BADANG SR.	Sangguniang Barangay Member
5. HON. ENRICO P. PONDEVILLA	Sangguniang Barangay Member
6. HON. DOLORES G. BELLO	Sangguniang Barangay Member
8. HON. ROWEL P. PACANOT	Sangguniang Barangay Member

Absent: NONE

RESOLUTION NO. 31 series 2014

**A RESOLUTION RESPECTFULLY REQUESTING TO THE DEPARTMENT OF
ENVIRONMENT AND NATURAL RESOURCES (DENR) FOR THE LAND
TITLE OF BALDAT ELEMENTARY SCHOOL IN THIS BARANGAY.**

Authored by: Hon. Rowel Pacanot

WHEREAS, the land area of more or less 8,619 square meters and Lot Number 1371 is an ideal site for School site located at Barangay Baldat Culion, Palawan;

WHEREAS, the said land area is free from the hazard and have an area for the play ground of the students and children;

WHEREAS, the School started on 1978 and it is has been approved by the Culion Sanitarium on August 1985;

WHEREAS, as of School Year 2014-2015 the Baldat Elementary School have an enrolled of Forty (49) Students;

NOW THEREFORE, on motion of Kagawad Rowel Pacanot and duly Seconded by all Sangguniang Barangay present be it;

RESOLVED as it is **HEREBY RESOLVED**, Resolution requesting to the Department of Environment and Natural Resources (DENR) for the Land Title of Baldat Elementary School in this Barangay;

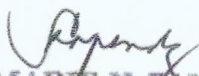
RESOLVED FURTHER, that a copy of this Resolution be furnished to the following offices/agencies for their references and guidance to wit:

1. Office of the Municipal Mayor of Culion, Palawan
2. Office of the Sangguniang Bayan of Culion, Palawan
3. *DILG Office*
4. Office of the DENR


5. Baldat Elementary School
6. Office of the Sangguniang Barangay

UNANIMOUSLY CARRIED: October 01, 2014


I HEREBY CERTIFY to the correctness of
foregoing Resolution:

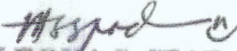

ROSEMARIE N. PANDAY
Sangguniang Barangay Secretary

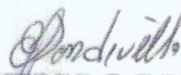
ATTESTED/APPROVED:



HON. FERDINAND N. LAGROSA
Punong Barangay/Presiding Officer

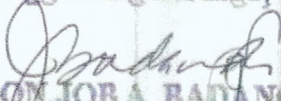
CONFORME:



HON. CLARISSA S. MENOR
Sangguniang Barangay Member

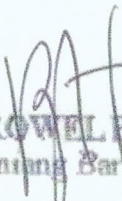

HON. LEONA S. SPAD
Sangguniang Barangay Member


HON. ENRICO P. PONDEVILLA
Sangguniang Barangay Member



HON. NOMER P. PACANOT
Sangguniang Barangay Member


HON. JOB A. BADANG SR.
Sangguniang Barangay Member


HON. DOLORES G. BELLO
Sangguniang Barangay Member


HON. ROWEL P. PACANOT
Sangguniang Barangay Member

Signed:


HON. FERDINAND N. LAGROSA
Punong Barangay/Presiding Officer

Republic of the Philippines
MUNICIPAL TRIAL COURT OF CULION
4th Judicial Region
Province of Palawan


C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY THAT according to the records of this Court,
BALDAT ELEMENTARY SCHOOL situated at Barangay Baldat (Proper),
Culion, Palawan has never been filed a court case or was never been a
subject of any Court litigation.

Issued upon request of **Mr. Clint Owen A. Magno**, Teacher-In-Charge, for whatever legal purpose it may serve him best.

Given this 18th day of April, 2022 at Culion, Palawan, Philippines.


MARIVIC M. GELACIO
Acting Clerk of Court II



Republic of the Philippines
Department of Education
MIMAROPA Region
Schools Division of Palawan
Culion District

BALDAT ELEMENTARY SCHOOL

Barangay Baldat, Culion, Palawan

Office of the Teacher-In-Charge

RECEIVED
DATE: 4/18/22
BY: [Signature]
MTC CULION, PALAWAN

April 13, 2022

HON. PERLY ANNE A. PE

Municipal Trial Court
Culion, Palawan

Madame:

Greetings!

The Baldat Elementary School has an ongoing initiative to provide all the requirements for the application of school site titling. The fact that it is very hard to comply with all the requirements, I am willing to undergo the process for the compliance of all the documents for the said purpose. As a new designated Teacher-In-Charge of Baldat Elementary School, it is my responsibility to put everything in place.

In line with this, I would like to request a **Court Certification of No Pending Registration Case** over the lot applied for special patent.

I hope to your favorable action regarding on this matter.

Thank you very much and God bless!

Very Truly Yours,

CLINT OWEN A. MAGNO
Teacher I/TIC

11°53'30" 131,5388.752

NELSON M. GABAYAN
Chief of Party/Contractor

1365 OFELIA SALCEDO
1366 OLIMAR R. BACON
1367 ORLANDO RAMOS
1368 RODELO S. DAVATOS
1369 EDMUND PAGADUAN
1370 GRACIA PAGADUAN

RENE 1487 CABUCUN

1486 UCCP CAMP SITE

BLM-13
1371 BALDAT PRIMARY SCHOOL

1372 JUDY MARIPET CRUZ

1385 LUKE LOSANES

1387 SIGRID DAN LOSANES

REGIONAL SURVEYS DIVISION

S-27

LEGAL EASEMENT (20 M. WIDE)

MUNICIPAL ROAD (15 M. WIDE)

13 JESSIE T

11°58'30" 1315388.752

NELSON M. GABAYAN
Chief of Party/Contractor

REGIONAL SURVEYS DIVISION



27

139
JESSIE TR

Republic of the Philippines
Province of Palawan
Municipality of Culien
BARANGAY BALDAT

OFFICE OF THE PUNONG BARANGAY

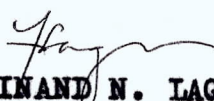
C E R T I F I C A T I O N

TO WHOM IT MAY CONCERNS

THIS IS TO CERTIFY that the Land area of more or less
8,619 square meters is the lot/land area occupant of BALDAT ELEMENTARY
SCHOOL at Barangay Baldat Culien, Palawan.

THIS CERTIFICATION is issued upon the request of
RUDYLYN M. TAMBA Teacher in Charge of Baldat Elementary School, for
whatever legal purpose it may serve her best.

ISSUED this 6th day of October 2014 at Barangay Baldat
Culien, Palawan.


HON. FERDINAND N. LAGROSA
Punong Barangay

Republic of the Philippines
Province of Palawan
Municipality of Culion
BARANGAY BALDAT

OFFICE OF THE SANGGUNIANG BARANGAY

**EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE
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Absent: NONE

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Authored by: Hon. Rowel Pacanot

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NOW THEREFORE, on motion of Kagawad Rowel Pacanot and duly Seconded by all Sangguniang Barangay present be it;

RESOLVED as it is **HEREBY RESOLVED**, Resolution requesting to the Department of Environment and Natural Resources (DENR) for the Land Title of Baldat Elementary School in this Barangay;

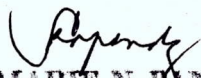
RESOLVED FURTHER, that a copy of this Resolution be furnished to the following offices/agencies for their references and guidance to wit.

1. Office of the Municipal Mayor of Culion, Palawan
2. Office of the Sangguniang Bayan of Culion, Palawan
3. DILG Office
4. Office of the DENR


5. Baldat Elementary School
6. Office of the Sangguniang Barangay

UNANIMOUSLY CARRIED: October 01, 2014


I HEREBY CERTIFY to the correctness of
foregoing Resolution:

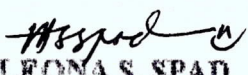

ROSEMARIE N. PANDAY
Sangguniang Barangay Secretary


ATTESTED/APPROVED:


HON. FERDINAND N. LAGROSA
Punong Barangay/Presiding Officer

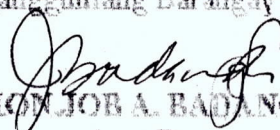
CONFORME:

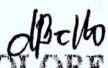

HON. CLARISSA S. MENOR
Sangguniang Barangay Member

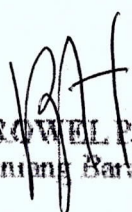

HON. LEONA S. SPAD
Sangguniang Barangay Member


HON. ENRICO P. PONDEVILLA
Sangguniang Barangay Member

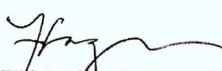

HON. NOMER P. PACANOT
Sangguniang Barangay Member


HON. JOB A. BADANG SR.
Sangguniang Barangay Member


HON. DOLORES G. BELLO
Sangguniang Barangay Member


HON. ROWEL P. PACANOT
Sangguniang Barangay Member

Signed:


HON. FERDINAND N. LAGROSA
Punong Barangay/Presiding Officer

TAX DECLARATION OF REAL PROPERTY

TD No. 18-10-002-0220

Property Identification No. 066-10-002-27-037-(1001)

Owner: BALDAT PRIMARY SCHOOL

TIN:

Address: BARANGAY BALDAT, CULION, PALAWAN

Telephone No.

Administrator/Beneficial User:

TIN:

Address:

Telephone No.

Location of Property:

BALDAT

CULION, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No.

CCT:

Lot No.

Date:

Blk. No.

Boundaries:

North: SCHOOL BUILDING SITUATED UNDER PIN
N0.066-10-002-037.

South:

East:

West:

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
RESIDENTIAL	311.19 sq.m.	6,290	Php 1,526,760.38	RESIDENTIAL ()	10 %	Php 152,680.00	EXEMPT
Total	311.19 sq.m.		Php 1,526,760.38			Php 152,680.00	

Total Assessed Value ONE HUNDRED FIFTY-TWO THOUSAND SIX HUNDRED EIGHTY PESOS
(Amount in Words)

Taxable ☐

Exempt ☒

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

MA. EDDA G. DIMANALATA, REA
MUNICIPAL ASSESSOR

09/11/2018
Date

This declaration cancels TD No. 10-002-0165 Previous A.V. Php 105,180.00 Previous PIN 066-10-002-07-011-(B66B67)
Previous Owner :BALDAT PRIMARY SCHOOL Previous Area : 311.19 sq.m.

Memoranda:

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

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:

RPA FORM NO. 1
TAX DECLARATION NO. 001-2191-S

PROPERTY INDEX NO. 066-10-001-07(021)055
Prov. 066-10-001-07(021)055

DECLARATION OF REAL PROPERTY

(FILED UNDER REPUBLIC ACT NO. 7160)

Owner DEPARTMENT OF EDUCATION Address Brgy. Baldat, Culion, Palawan

Administrator Address

DESCRIPTION AND OTHER PARTICULARS OF PROPERTY

Location of Property Brgy. Baldat Culion, Palawan

(Number & Street) (Barangay/District) (Municipality/City/Province)

Certificate of Title No. Cadastral Lot No. Assessor's Lot No. (011) B9

Boundaries: School bldg. situated in the government area.

North: South:

East: West:

(State streets, lots, or streams by which bounded, or names of owners of adjoining lands)

I (a) LAND (AGRICULTURAL/MINERAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	Area	Value	Kind	Area	Class	Unit Value

I (b) PLANTS & TREES

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	No./Area	Value	Market Value	Kind	No./Area	Unit Value
			100%			
			Adjustments			
			(a) Along or no			
			rd frontage			
			(b) kms. to			
			all weather rd			
			(c) kms. to			
			market (pob)			
			Total Adjustments			
			Adjusted			
			Market Value			
			Total			P
			Total for land, plant and trees			P
			Adjusted value for land, plants and trees			P

II LAND (RESIDENTIAL, COMMERCIAL, INDUSTRIAL, SPECIAL)

OWNER'S DECLARATION			ASSESSOR'S FINDINGS			
Kind	Area	Value	Kind	Area	Unit Value	Market Value
Total		P	Total			P

IMPORTANT: Issued for taxation purposes only and should not be considered as title to the property

III (a) BUILDING AND OTHER IMPROVEMENTS

1. OWNER'S DECLARATION

Description	Floor Area	Construction Materials			Roof	Market Value
		1st Storey	2nd Storey	3rd Storey		
					Total	

2. ASSESSOR'S FINDINGS

Description	Floor Area	Construction Materials			Roof	Market Value
		1st Storey	2nd Storey	3rd Storey		
School Bldg.	102.60 sq. ft.	117,217.13	117,217.13	117,217.13	G.I.	428,862.00
						295,918.92
					Total P	132,949.08

III (b) MACHINERY

1. OWNER'S DECLARATION

Description	Date of Operation	Original Cost	Depreciation	Market Value
			Total P	

2. ASSESSOR'S FINDINGS

Description	Date of Operation	Original Cost	Depreciation	Market Value
			Total P	

SWORN STATEMENT OF OWNER

Under the provisions of Republic Act No. 7160, I HEREBY CERTIFY that the current and fair market value (x) of the foregoing described property of which I am the owner/administrator, is to the best of my knowledge and belief, as follows:

Land

Improvement P

TOTAL VALUE 14,100.2902 P

Subscribed and sworn to before me this _____ day of _____, 20____, the person taking oath presenting Residence Certificate No. _____ issued on _____ at _____

(v) State in nearest multiple of 10 as P950 instead of P948; P1,000 instead of P1,004

(Signature)

TIN

Signature of Official Administering Oath

OFFICIAL TITLE

ASSESSMENT BY: (CITY/PROVINCIAL ASSESSOR
(BOARD OF ASSESSMENT APPEALS
(CENTRAL BOARD OF ASSESSMENT APPEALS

Kind of Property	Actual Use	Market Value	Assessment Level	Assessed Value
Bldg.	Educational	P 132,949.08	% P	
			% P	
			% P	
			% P	
			% P	
Total		P 132,949.08	% P	

TOTAL ASSESSED VALUE

APPROVED:

Provincial/City Assessor

Municipal Assessor

By: NA. NODA O. DINARA LATA Provincial/City Assessor

Date Nov. 25, 2005 Deputy


This declaration cancels tax Nos. 001-135142; is cancelled by Tax Nos. 2006

This declaration cancels tax Nos. _____
Tax under this declaration begins with the year 2006; ceases with the year _____

Entered in the Real Property Assessment Roll for 20

Entered in the R
Previous Owner

Previous assessed value: Land P

Improvement P 

MEMORANDA: Revised pursuant to section 21st of R.A. 7160 and Section 23 of Provincial Ordinance No. 841 series of 2005.

MEMORANDA

Survey Notification Letter

Cadastral Survey No. : Cad 1276-D

Municipality of : Culion

Province of : Palawan

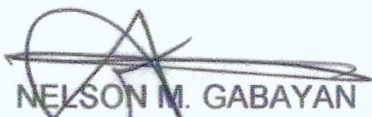
TO:

Name of Claimant/ Adjoining Claimants or Authorized Representatives	Address	Reg. Number or Signature (If Representative write the Name of claimant being Represented)
Hikani		for: [Signature]

You are hereby notified that the property, situated in the Sitio of _____, Barangay of Baldat, Municipality of Culion, Province of Palawan initially designated as Lot No. _____ and being claimed by _____, will be subjected to a boundary delimitation agreement process, preparatory to its survey, by and among the concerned land claimants and to be presided by the undersigned on _____, starting at _____ (AM/PM). A lot sketching activity shall be conducted on the same day to reflect on sketch plan the agreement of both parties. The Regional Executive Director has given due notice to the general public on the conduct of the Cadastral Survey in the municipality in accordance with the provision of Section 1 of Act No. 2259, entitled "The Cadastral Act" as amended by Section 1850 of the Revised Administrative Code, Act 2711

As the adjoining owner, you are requested to appear either personally or through your representative or agent and be on the premises at the above-stated time and date to exhibit and/or furnish all pertinent information in your possession to the undersign or the duly representative of the survey party concerning the boundary lines of said property, participate in their location or establishment and sketching and signify your conformity or disagreement therewith, all in accordance with Sections 2 and 4 of said Act as amended by Sections 1852 and 1854, respectively, of the Revised Administrative Code, Act 2711.

You or your representative's failure to appear shall be initially treated as a default on your part, and within 30 days following the boundary agreement date, during which you may examine the result of the boundary establishment, if no disagreement or protest by letter is received from you by the undersigned, it shall be deemed that you agree to its result and your non-appearance shall be considered a waiver to participate


NELSON M. GABAYAN
Geodetic Engineer/Chief of Party
Office Address : Jardin, Culion, Palawan

PARCEL INFORMATION SHEET

Cadastral Survey No. Cad 1276-D

Lot No. _____

Date: _____ Time: _____ Brgy.: BAUDAT Mun.: _____

Name of Owner/s : BAUDAT PRIMARY SCHOOL Signature : [Signature] for: RUDYLYN M. TAMBA

Name of Claimants/Occupants
of adjoining lots :

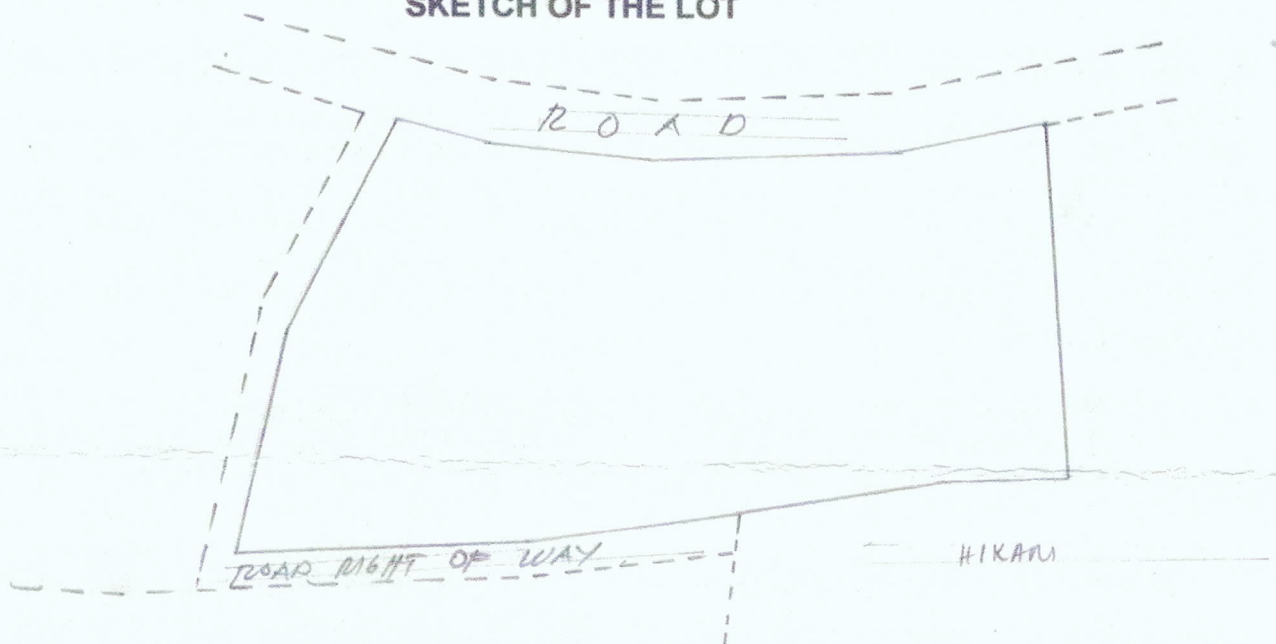
Lot No.

Signature to signify
conformity:

HIKARI

for: [Signature]

SKETCH OF THE LOT



SPECIFIC LAND USE _____

CULTIVATION/IMPROVEMENTS

We hereby certify that the information contained herein are true and correct to the best of our knowledge and belief, except the indicated distances, which may be approximate.

[Signature]
JUDITH P. QUIRIT
Land Management Officer/Adjudicator

[Signature]
FERNANDO LAGNOSA
Barangay Representative

[Signature]
NELSON M. GABAYAN
Geodetic Engineer/Chief of Party

Note: All distances are approximate and are subject to final survey. As per agreement of



Republic of the Philippines
Department of Environment and Natural Resources
Community Environment and Natural Resources Office
Barangay 5, Calamianes Island, Coron, Palawan
Telephone No. +63 917 504 2633
E-mail: cenrocoron@denr.gov.ph Website: www.denr.gov.ph

ORDER: ISSUANCE OF SPECIAL PATENT

It appearing that in the investigation conducted by the land Investigator/Inspector of CENRO, Coron, Palawan whose report was duly submitted and the records of the request for Issuance of Special Patent for Baldat Elementary School, Barangay Baldat Culion, Palawan duly endorsed by the CENRO of Coron Palawan, it has been ascertained that the request over a parcel of alienable and disposable land situated at Barangay Baldat Culion Palawan under Special Patent Entry No. _____ has all the necessary prerequisites as mandated by R.A 10023 for the grant of school site Special Patent and that the Notices has been posted and that no other person or entity has proved a better right to the land subject of the request.

WHEREFORE, it is **HEREBY ORDERED** that the Special Patent of Canimango Elementary School covering Lot No. 1371, Cad 1276-D containing an area of 8,619 square meters situated at Barangay Baldat, Culion Palawan be prepared and issued to the School.

SO ORDERED,

FELIZARDO B. CAYATOC
PENRO

SN.00018102-04

Republic of the Philippines
Department of Justice
Land Registration Authority
Registry of Deeds for the _____

Original Certificate of Title

No. _____

SPECIAL PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Special Patent issued by the Department of Environment and Natural Resources, at Quezon City, on _____ and spread in the records of the said Department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION NO. IV-B (MIMAROPA)
SPECIAL PATENT NO. _____

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

The Republic of the Philippines, Department of Education / Commission on Higher Education- Baldat Elementary School _____ a public educational institution, situated at Bgy. Baldat, Culion, Palawan, Region IV-B is hereby granted this Special Patent with an area of Eight Thousand Six Hundred Nineteen (8,619) square meters, more or less and more particularly bounded and described at the back hereof.

This Special Patent shall not be disposed by the grantee without the authorization of Congress in accordance with Section 4 of Republic Act 10023.

Witness my hand and seal of the Republic of the Philippines this _____ day of _____ in the year Two thousand and _____.

By Authority of the President
of the Philippines

.....
Transcribed in the "Registration Book" in the Province of _____ pursuant to the provisions of Section 103 of P.D. No. 1529, on the _____ day of _____ two thousand and _____ at _____.

Baldat, Culion, Palawan

Owner's Postal Address

Register of Deeds



Republic of the Philippines
Department of Environment and Natural Resources
Community Environment and Natural Resources Office
Barangay 5, Calamianes Island, Coron, Palawan
Telephone No. +63 917 504 2633
E-mail: cenrocoron@denr.gov.ph Website: www.denr.gov.ph

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SO ORDERED,

FELIZARDO B. CAYATOC
PENRO

TECHNICAL DESCRIPTION

Lot No. 1371, Cad-1276-D
Baldat, Culion, Palawan

Boundaries	Line	Direction	Adjacent Lot/Feature
	11 - 12 - 13 - 1 - 2	NE	Mun. Road
	2 - 3	E	Lot 1385, Cad-1276-D
	3 - 4 - 5	S	Lot 1385, Cad-1276-D
	5 - 6 - 7 - 8 - 9	S	Lot 1684 (Road)
	9 - 10 - 11	W & NW	Lot 1637 (Road)

Tie Line : **S. 87° - 54'W, 370.65 meters** from BLLM No. 12, to corner 1 of Lot 1371, Cad-1276-D, Culion Cadastre

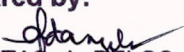
Lot Description	Line	Bearing	Distance
	1 - 2	N. 74° - 22' E	15.51 m
	2 - 3	S. 08° - 22' E	67.37 m
	3 - 4	S. 85° - 45' W	24.11 m
	4 - 5	S. 79° - 22' W	21.86 m
	5 - 6	S. 79° - 22' W	3.04 m
	6 - 7	S. 79° - 22' W	24.79 m
	7 - 8	S. 82° - 42' W	33.81 m
	8 - 9	S. 89° - 41' W	37.32 m
	9 - 10	N. 23° - 15' E	49.71 m
	10 - 11	N. 47° - 40' E	63.63 m
	11 - 12	S. 57° - 31' E	7.58 m
	12 - 13	S. 71° - 25' E	15.27 m
	13 - 1	S. 87 - 00' E	31.51 m

Area : **Eight Thousand Six Hundred and Nineteen (8,619) Square Meters**

Description of Corners:

All points referred to as indicated on the plan and marked on the ground by
P.S. Cyl. Conc. Mons. 15 x 40 cm

Bearings : True
Original Survey : January - ~~June~~, 2012
Date Approved : September 20, 2013
Geodetic Engineer : **Nelson Gabayan**
Note : Covered by Request SCH-(045307)C- 002

Prepared by:

FELICITAS A. DELOS ANGELES
FT II

Verified and Certified correct by:

DONNA BELLE E. LIENCO
Engineer II

(Continued on Additional Sheet Page,)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

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Lot No. 1371, Cad-1276-D
Baldat, Culion, Palawan

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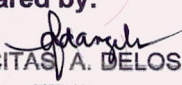
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	9 - 10	N. 23° - 15' E	49.71 m
	10 - 11	N. 47° - 40' E	63.63 m
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Prepared by:

FELICITAS A. DELOS ANGELES
FT II

Verified and Certified correct by:

DONNA BELLE E. LUENCO
Engineer II

(Continued on Additional Sheet Page)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

(Continued on Additional Sheet Page
Register of Deeds)

SN.00018102-04

Republic of the Philippines
Department of Justice
Land Registration Authority
Registry of Deeds for the

Original Certificate of Title

No. _____

SPECIAL PATENT

Entered in accordance with Republic Act No. 10023 and pursuant to a Special Patent issued by the Department of Environment and Natural Resources, at Quezon City, on _____ and spread in the records of the said Department as follows:

DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
REGION NO. IV-B (MIMABOFA)
SPECIAL PATENT NO. _____

TO ALL WHOM THESE PRESENTS SHALL COME, GREETINGS:

The Republic of the Philippines, Department of Education / Commission on Higher Education-
Baldat Elementary School
_____ a public
educational institution, situated at Bey. Baldat, Culion, Palawan,
Region IV-B is hereby granted this Special Patent with an area of
Eight Thousand Six Hundred Nineteen
(8,619) square meters, more or less and more particularly bounded and described at
the back hereof.

This Special Patent shall not be disposed by the grantee without the authorization of Congress in accordance with Section 4 of Republic Act 10023.

Witness my hand and seal of the Republic of the Philippines this _____ day of _____ in the year Two thousand and _____.

By Authority of the President
of the Philippines

FELIZARDO B. CAYATOC
MEMBER
Transcribed in the "Register of Deeds" in the
Province of _____ pursuant to
the provisions of Section 103 of P.D. No. 1529, on the
_____ day of _____, two thousand
and _____ at _____.

Baldat, Culion, Palawan
Owner's Postal Address

Register of Deeds

TECHNICAL DESCRIPTION

Lot No. 1371, Cad-1276-D
Baldat, Culion, Palawan

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P.S. Cyl. Conc. Mons. 15 x 40 cm

Bearings : True
Original Survey : January - June , 2012
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Geodetic Engineer : Nelson Gabayan
Note : Covered by Request SCH-(045307)C- 002

Prepared by:

FELICITAS A. DELOS ANGELES
FT II

Verified and Certified correct by:

DONNA BELLE E. LUENCO
Engineer II

(Continued on Additional Sheet Page)
Register of Deeds

MEMORANDUM OF ENCUMBRANCES

Entry No.

Date: 11/08/2016
Date: 11/08/2016
Date:



**OCULAR INSPECTION REPORT FOR
SCHOOL SITE SPECIAL PATENT**

July 21, 2022


This is to certify that on July 20, 2022, I conducted ocular inspection and examined the school site and requested for issuance of a Special Patent for the **Baldat Elementary School** pursuant to the provisions of R.A. 10023, situated at Barangay Baldat Culion, Palawan.

FINDINGS:


1. The requesting School Division Superintendent/Authorized Official is Mr. Roger F. Capa, Ceso VI, represented by Arnoldo G. Ventura Assistant School Superintendent of the Department of Education of Palawan
2. The site requested is within an Alienable and Disposable areas per approved Land Classification Map No. 3634, Project 16-A certified on July 31, 2007;
3. That the said lot is actually occupied and used by the said school more particularly identified as Lot no. 1371, Cad 1276-D containing an area of 8,619 square meters;
4. That, the notice of request for issuance of School Site Special Patent was duly posted in the bulletin board of the following:
 - DENR-CENRO, Coron Palawan
 - The Municipal Hall of Culion
 - Barangay Hall of Bgy. Baldat, Culion Palawan
 - 4.1 Notice of request was duly posted dated July 1-15, 2022.
5. That pictures taken during the ocular inspection is hereto attached.
6. That the said parcel of land is free from claims and conflict as of this time of investigation.
7. That the land being requested is suitable for the issuance of a school site/special patent.
8. Other documents submitted are the following:
 - 8.1 Tax declaration in the name of Baldat Primary School
 - 8.2 Copy of Barangay Resolution no. 31 series of 2014 endorsing the titling of Baldat Elementary School in the office of DENR

- 8.3 Copy of Cadastral Map
- 8.4 Court Clearance

In view of the following findings, it has been satisfactorily proven by the requesting party that the land being requested is suitable for issuance of a school site/special patent under R.A. 10023. It is my recommendation that the request is granted and a Special Patent be issued in favor of **Baldat Elementary School** situated in Barangay Baldat Culion, Palawan.


MARIA DANICA L. PATRON
Special Investigator I/LIO

SUBSCRIBED AND SWORN to before me this 22nd of July 2022 at DENR-CENRO Coron Palawan.


ARNEL D. CABANILLAS
LMO II/Chief RPS



Picture showing school site of BaldatElementary School located at Barangay Baldat, Culion, Palawan.



**OCULAR INSPECTION REPORT FOR
SCHOOL SITE SPECIAL PATENT**

July 21, 2022


This is to certify that on July 20, 2022, I conducted ocular inspection and examined the school site and requested for issuance of a Special Patent for the **Baldat Elementary School** pursuant to the provisions of R.A. 10023, situated at Barangay Baldat Culion, Palawan.

FINDINGS:

1. The requesting School Division Superintendent/Authorized Official is Mr. Roger F. Capa, Ceso VI, represented by Arnoldo G. Ventura Assistant School Superintendent of the Department of Education of Palawan
2. The site requested is within an Alienable and Disposable areas per approved Land Classification Map No. 3634, Project 16-A certified on July 31, 2007;
3. That the said lot is actually occupied and used by the said school more particularly identified as Lot no. 1371, Cad 1276-D containing an area of 8,619 square meters;
4. That, the notice of request for issuance of School Site Special Patent was duly posted in the bulletin board of the following:
 - DENR-CENRO, Coron Palawan
 - The Municipal Hall of Culion
 - Barangay Hall of Bgy. Baldat, Culion Palawan4.1 Notice of request was duly posted dated July 1-15, 2022.
5. That pictures taken during the ocular inspection is hereto attached.
6. That the said parcel of land is free from claims and conflict as of this time of investigation.
7. That the land being requested is suitable for the issuance of a school site/special patent.
8. Other documents submitted are the following:
 - 8.1 Tax declaration in the name of Baldat Primary School
 - 8.2 Copy of Barangay Resolution no. 31 series of 2014 endorsing the titling of Baldat Elementary School in the office of DENR

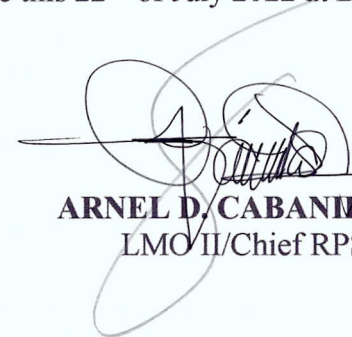
- 8.3 Copy of Cadastral Map
- 8.4 Court Clearance

In view of the following findings, it has been satisfactorily proven by the requesting party that the land being requested is suitable for issuance of a school site/special patent under R.A. 10023. It is my recommendation that the request is granted and a Special Patent be issued in favor of **Baldat Elementary School** situated in Barangay Baldat Culion, Palawan.



MARIA DANICA L. PATRON
Special Investigator I/LIO

SUBSCRIBED AND SWORN to before me this 22nd of July 2022 at DENR-CENRO Coron Palawan.



ARNEL D. CABANILLAS
LMO II/Chief RPS



Picture showing school site of BaldatElementary School located at Barangay Baldat, Culion, Palawan.



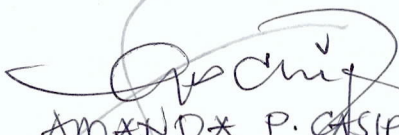
Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Coron, Palawan

CERTIFICATE OF POSTING OF NOTICE OF REQUEST FOR ISSUANCE OF SCHOOL SITE SPECIAL PATENT

This is to certify that the 15-day posting requirement for the issuance of school site Special Patent under R.A. 10023 of Department of Education – Baldat Elem. School has been completed on July 16, 2022.

Posting date: July 01, 2022 to July 15, 2022 Posted at:

Barangay Hall of Baldat Culion, Palawan.


AMANDA P. CASIPONG

Barangay Captain
Baldat Culion, Palawan



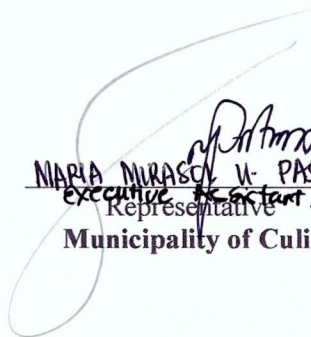
Republic of the Philippines
Department of Environment and Natural Resources
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Posting date: July 01, 2022 to July 15, 2022 Posted at:

Municipal Hall of Culion, Palawan.


MARIA MIRASOL A. PASTRANO
Executive Assistant V
Municipality of Culion



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

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Posting date: July 01, 2022 to July 15, 2022 Posted at:

Barangay Hall of Baldat Culion, Palawan, Municipal Hall of Culion and Bulletin Board of CENRO Coron.


RODNEY G. VERIAN
OIC-CENRO



Republic of the Philippines
Department of Environment and Natural Resources
Community Environment and Natural Resources Office
Barangay 5, Calamianes Island, Coron, Palawan
Telephone No. +63 917 504 2633
E-mail: cenrocoron@denr.gov.ph Website: www.denr.gov.ph

NOTICE OF REQUEST FOR ISSUANCE OF SCHOOL SITE SPECIAL PATENT

Notice is hereby given that Baldat Elementary School has filed with the DENR-CENRO, Coron Palawan a request for the issuance of a Special Patent under the provisions of Republic Act No. 10023 or "An Act Authorizing the Issuance of Free Patents to Residential Lands" over a parcel of land being possessed and occupied by Baldat Elementary School covering Lot No. 1371, Cad 1276-D situated in Barangay Baldat Culion, Palawan containing an area of 8,619 square meters.

Issue this 30th day of June 2022.

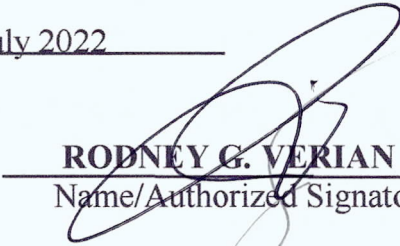

RODNEY G. VERIAN
OIC- CENRO Officer

CERTIFICATION

This is to certify that the 15-day posting requirement for the issuance of School Site Special Patent under R.A. 10023 of Baldat Elementary School has been completed on July 15, 2022

Posting date: July 1, 2022 to July 15, 2022
Posted at: Bulletin board of CENRO, Coron, Municipal hall of Culion and Barangay hall of Baldat

Issued this 16th day of July 2022


RODNEY G. VERIAN
Name/Authorized Signatory

OIC- CENRO
Position



Republic of the Philippines
Department of Environment and Natural Resources
Community Environment and Natural Resources Office
Barangay 5, Calamianes Island, Coron, Palawan
Telephone No. +63 917 504 2633
E-mail: cenrocoron@denr.gov.ph Website: www.denr.gov.ph

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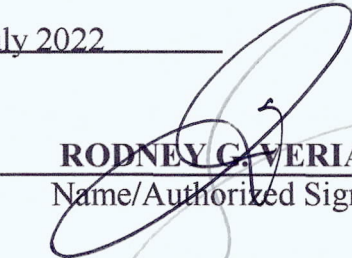

RODNEY G. VERIAN
OIC- CENR Officer

CERTIFICATION

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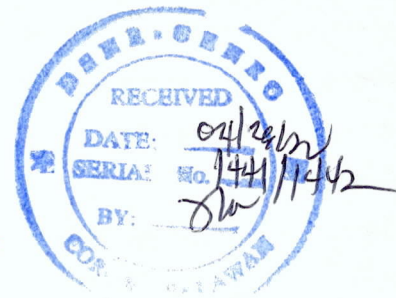
Posting date: July 1, 2022 to July 15, 2022
Posted at: Bulletin board of CENRO, Coron, Municipal hall of Culion and Barangay hall of Baldat

Issued this 16th day of July 2022


RODNEY G. VERIAN
Name/Authorized Signatory

OIC- CENRO
Position

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



CORON, PALAWAN

REQUEST FOR ISSUANCE OF
SCHOOL SITE SPECIAL PATENT

ENTRY NO: _____

REQUEST NO: SCH-045307-C-002 *[Signature]*

Name of School: Baldat Elementary School
Location: Bgy. Baldat Culion, Palawan
Division of School Superintendent/ Authorized Officer: ROGER F. CAPA VI
Address: Bgy. Tiza Culion, Palawan
Contact No: 0997 3644 207 E-mail: clintowen.magno@deped.gov.ph
Lot No: 1371 Pls: N/A
Cad: 1276-D
Area: 8,619 sq.m.

ROGER F. CAPA, CESO VI
Division Superintendent/ Authorized Officer
For the SDS: *[Signature]*

Attachments:

- / Historical background of possession/occupation
- / Recent photographs with panoramic view and improvements
- / Court certification of no pending land registration case

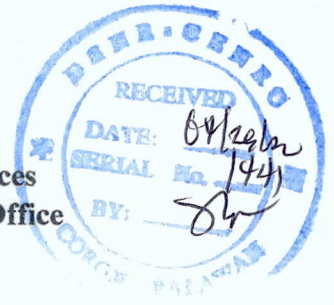
ARNALDO G. VENTURA
OFFICER IN CHARGE *4/6/2022*
OFFICE OF THE ASSISTANT SCHOOLS DIVISION SUPERINTENDENT

SUBSCRIBED AND SWORN TO before me this 27th day of April 2022
at CENRO CORON Office

[Signature]
MARIA DANICA L. PATRON
Special Investigator I

Officer Authorized to Administer Oath

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



CORON, PALAWAN

REQUEST FOR ISSUANCE OF
SCHOOL SITE SPECIAL PATENT

ENTRY NO: _____

REGISTRATION SCH-0453076-00241

Name of School: BALDAT ELEMENTARY SCHOOL

Location: BGY. BALDAT, CULION, PALAWAN

Division of School Superintendent/ Authorized Officer: ROGER F. CAPA VI

Address: BGY. TIZA, CULION, PALAWAN

Contact No: 09973644207

E-mail: clintowen.magno@deped.gov.ph

Lot No: 1371

Pls: N/A

Cad: 1276-D

Area: 8,619 sq.m.

ROGER F. CAPA, CESO VI
Division Superintendent/ Authorized Officer
for the SOs:

ARNALDO G. VENTURA
OFFICER IN CHARGE 4/6/2022
OFFICE OF THE ASSISTANT SCHOOLS DIVISION SUPERINTENDENT

Attachments:

- / Historical background of possession/occupation
- / Recent photographs with panoramic view and improvements
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[Signature]
MARIA DANICA L. PATRON
Special Investigator I

Officer Authorized to Administer Oath

INDEXED-PENRO-RPS
DATE: 12/19/22