



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

September 22, 2022

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region
Roxas, Blvd., Ermita, Manila

THRU : Assistant Regional Director
For Technical Services

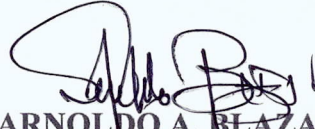
FROM : **The OIC, PENR Officer**
Odiongan, Romblon

SUBJECT : **LETTER PROTEST OF MR. GERARDO B. SABIGAN
REGARDING THE RE-CADASTRAL SURVEY RESULT OF
PUBLIC LAND SUBDIVISION UNDER CASE NO.4**



Respectfully forwarding the Letter Protest of Mr. Gerardo B. Sabigan dated September 12, 2022 with his manifestation that the Lot No. 1900 PLS 874 is a titled property that was assigned a highest number of Lot No. 17062 and 17054 Cad.835-D under Case No. 4 and questioning the survey results of re-cadastral survey No. 835-D of Barangay Tan-agan, San Andres, Romblon.

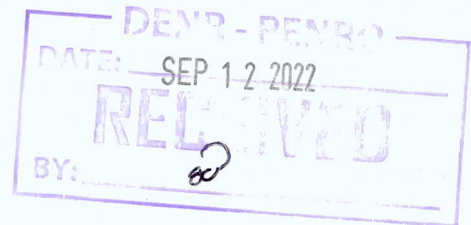
For your information and record.


ARNOLDO A. BLAZA, JR.
OIC, PENR Officer
X B

Cc:
Mr. Gerardo B. Sabigan
Poblacion, Looc, Romblon

September 12, 2022

The PENR Officer
DENR, PENRO, Odiongan, Romblon



LETTER OF PROTEST

SIR:

This pertains to the survey results of cadastral survey No. 835- D Case No. 4 of Brgy. Tanagan, San Andres, Romblon through a parcel information sheets which is being protested for the following reasons;

1. That lot No. 17062 was surveyed without the presence or proper notification to my caretaker with special power of attorney in favor to Mr. Geovani S. Ignacio.
2. The subject area is a titled property under Free Patent No. 596797, lot No. 1900, PLS-874 which has been surveyed in actual occupancy or possession disregarding the 529 square meters which is included in the sketch plan.
3. This is contradictory to the survey result of lot No. 17054 which was severely affected by lot Nos. 17280 and 17018 where my ancestral house is located with other improvements in which the actual occupancy and possession was not surveyed in actual ground condition.
4. This is unjust and unfair treatment as an aggrieved party which result for filling of case to the oppressive party and by way of bargaining agreement during the court hearing I could utilize the 529 sq.m.in exchange to 340 sq. m. that was forcibly damage the fences, burn the cut-off branches and planted concrete monuments without proper proceedings inside my private property,
5. This is inherited property and this cause me to defend by all costs in memory of my loving deceased parents.
6. This protest is a concrete manifestation to respect the actual possession or occupancy to avoid further court litigation in the future.
7. This is a reminder stipulated in the Holy Scriptures **"NEVER MOVE AN OLD BOUNDARY LINE ESTABLISHED BY YOUR ANCESTORS FOR THE ALMIGHTY GOD ABOVE WILL PUNISHED YOU"** an old saying but with a potent guidance to substantiate our spiritual life.

Your favorable consideration to act on this particular protest is highly appreciated.

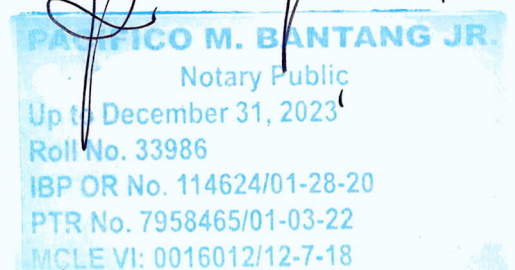
Thank you and God Bless.

Yours,

GERARDO B. SABIGAN

A handwritten signature in black ink, appearing to be "Gerardo B. Sabigan".

SUBSCRIBED AND SWORN TO before me this 12th day of September 2022 at Odiongan, Romblon.



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **GERARDO B. SABIGAN**, likewise of legal age, married, Filipino, with residence and postal address at Poblacion, Looc Romblon, by these presents, do hereby NAME, APPOINT and CONSTITUTE, **GEOVANI S. IGNACIO**, of legal age, married, Filipino and with residence and postal address at Tan-agan, San Andres, Romblon, to be my true and lawful attorney-in-fact to do and perform all or any of the following acts and things:

1. To administer and manage the following properties:
 - a. Lot No. 2176 located at Tan-agan, San Andres, Romblon containing an area of 1,839 square meters
 - b. Lot No. 1954 located at Tan-agan, San Andres, Romblon containing an area of 975 square meters
 - c. Lot No. 1900 located at Tan-agan, San Andres, Romblon containing an area of 5,555 square meters
 - d. Lot No. 6, Psu-188143 (Identical to Lot 296, Pls-874 located at Pag-alad, San Andres, Romblon containing an area of 1,111 square meters
 - e. Including the residential house and other improvements
2. To file an appropriate case for the assertion and protection of my rights and to represent me in all stages of the proceeding including preliminary, pre-trial, trial proper and appeal, to enter into agreement or settlement stipulation of facts with regard to said cases;
3. To prepare and execute, sign and countersign any documents and instruments that maybe necessary to be prepared and executed, signed and countersigned in order to carry out the purpose for which power is granted;

HEREBY GIVING AND GRANTING unto my said attorney-in-fact full power and authority requisite and necessary to be done in or about the premises as fully to all intents and purposes and hereby **CONFIRMING** and **RATIFYING** all that my attorney-in-fact shall lawfully do or cause to be done by virtue of these presents.

IN WITNESS WHEREOF, I have hereunto set my hand this 22nd day of July, 2015 at Odiongan, Romblon.

GERARDO B. SABIGAN
Grantor

CONFORME:

GEOVANI S. IGNACIO
Grantee

SIGNED IN THE PRESENCE OF:

ACKNOWLEDGMENT

Republic of the Philippines)
Province of Romblon) S. S.
Municipality of Odiongan)
X -----X

BEFORE ME, this 22nd day of July, 2015 at Odiongan, Romblon, personally came and appeared **GERARDO B. SABIGAN**, with DENR Employee ID No. R4M-FORFT3-182 as competent proof of his identity, known to me and me known to be the same person who executed the foregoing instrument, and he acknowledge to me that the same is his free and voluntary act and deeds.

WITNESS MY HAND AND NOTARIAL SEAL, on the date, place and year above-written.

Doc. No. 267
Page No. 19
Book No. IV
Series of 2015

NOTARY PUBLIC
NOTARIAL COMMISSION NO. 0112
UNTIL DECEMBER 31, 2015
ROLL NO. 46151/1011/1/1/1/1
STRNO. 8767177/1011/1/1/1/1
30TH ISSUED ON 1/5/15
AT ODIONGAN, ROMBLON

PARCEL INFORMATION SHEET

Cadastral Survey No. 835-D

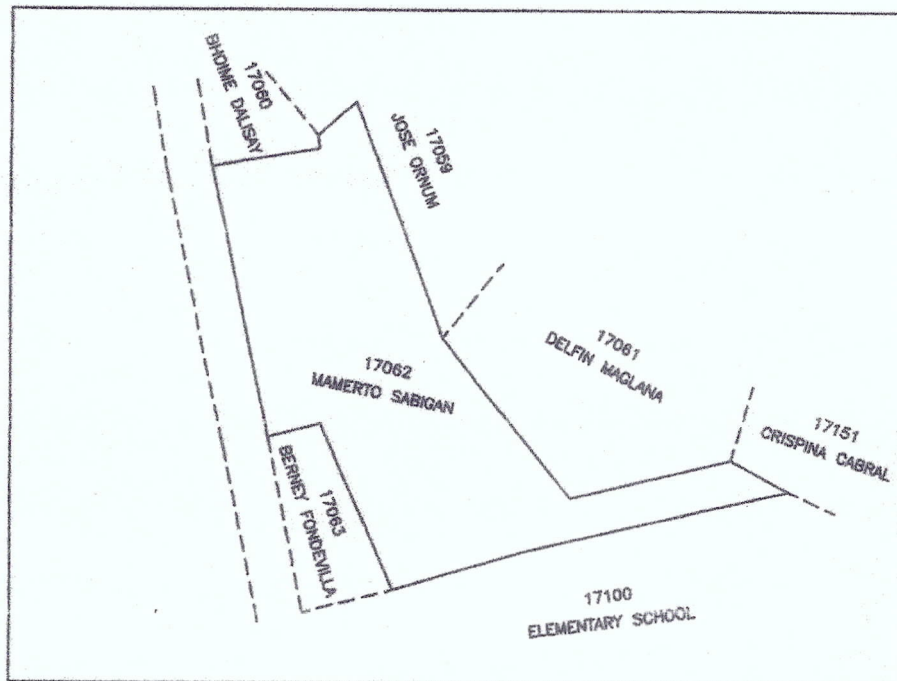
Lot No. 17062

Date: _____ Time: _____ Barangay: TANAGAN Mun.: SAN ANDRES

Name of Owner's: MAMERTO SABIGAN Signature: _____

Name of Claimants / Occupiers Of adjoining lots:	Lot. No.	Signature of signify conformity
<u>BHOIME DALISAY</u>	<u>17060</u>	_____
<u>JOSE ORNUM</u>	<u>17059</u>	_____
<u>DELFIN MAGLANA</u>	<u>17061</u>	_____
<u>CRISPINA CABRAL</u>	<u>17151</u>	_____
<u>ELEMENTARY SCHOOL</u>	<u>17100</u>	_____
<u>BERNEY FONDEVILLA</u>	<u>17063</u>	_____
<u>ROAD</u>	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

SKETCH OF THE LOT



SPECIFIC LAND USE
(residential, commercial, industrial,
agricultural, institutional, reservation)

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.

Land Management Officer / Adjudicator

ESMAEL V. BALISAS

Geodetic Engineer/Chief of Party

MIGUEL GABAYNO JR.

Barangay Representative

Note: All distances are approximate and are subject to final survey. As per agreement of both parties, the lot corners whenever feasible will be marked with concrete monuments.

PARCEL INFORMATION SHEET

Cadastral Survey No. 835-D

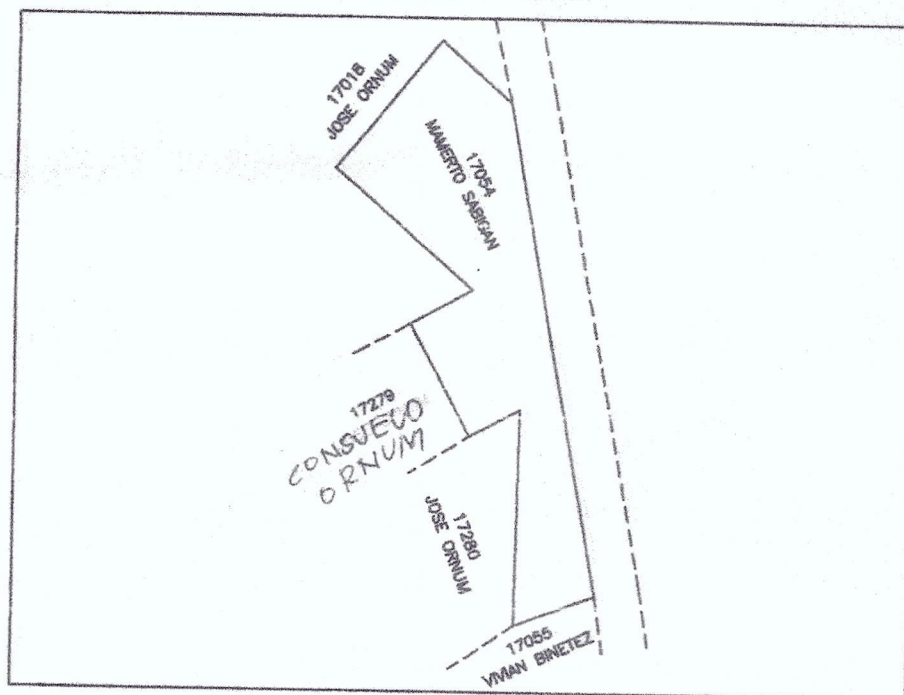
Lot No. 17054

Date: _____ Time: _____ Barangay: TANAGAN Mun.: SAN ANDRES

Name of Owner's: MAMERTO SABIGAN Signature: _____

Name of Claimants / Occupiers Of adjoining lots:	Lot. No.	Signature of signify conformity
<u>VIVIAN BINETEZ</u>	<u>17055</u>	
<u>JOSE ORNUM</u>	<u>17280</u>	
<u>CONSUELO ORNUM NIOCHE</u>	<u>17279</u>	<u>[Signature]</u>
<u>JOSE ORNUM</u>	<u>17018</u>	
<u>ROAD</u>		

SKETCH OF THE LOT



SPECIFIC LAND USE _____
(residential, commercial, industrial,
agricultural, institutional, reservation)

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.

Land Management Officer / Adjudicator

MIGUEL GABAYNO JR.

Barangay Representative

ESMAEL V. EDUARDAS

Geodetic Engineer/Chief of Party

Note: All distances are approximate and are subject to final survey. As per agreement of both parties, the lot corners whenever feasible will be marked with concrete monuments.

Republic of the Philippines
Ministry of Natural Resources
BUREAU OF LANDS
Manila

PATENTED

SUBJECT:

Free Patent No. 596797
F. P. Application No. (V-6)2018

Date Issued: Aug. 31, 1982
Lot No. 1900, Pls-874

PATENTEE: NATIVIDAD BENITEZ SABIGAN

LOCATION: Tanagan, San Andres, Romblon

Area: .5555 Hsa.

23 September 1982

The Register of Deeds

Romblon, Romblon

S i r :

We are forwarding to you the above-noted patent for registration and issuance of the corresponding certificate of title.

Please notify the patentee as soon as the owner's duplicate certificate of title is ready for release.

*Before issuing the title, please require him/her to secure a certification from the District Land Office concerned that the payment of the survey deposit/proportionate survey cost has been made.

Very truly yours,

For the Director of Lands:

AB-7EB
AR-7EB
LC-7EB
GIC-7EB

ORIGINAL SIGNED

JOSE C. MARIANO
Chief, Records Management Division
RCR/tvy

610

Encl.: As stated.

COPY FURNISHED:

Mrs. Natividad Benitez Sabigan
Tanagan, San Andres, Romblon

✓ DLO No. IV-A-9, Odiongan, Romblon

LRC, Quezon City

REGISTERED MAIL

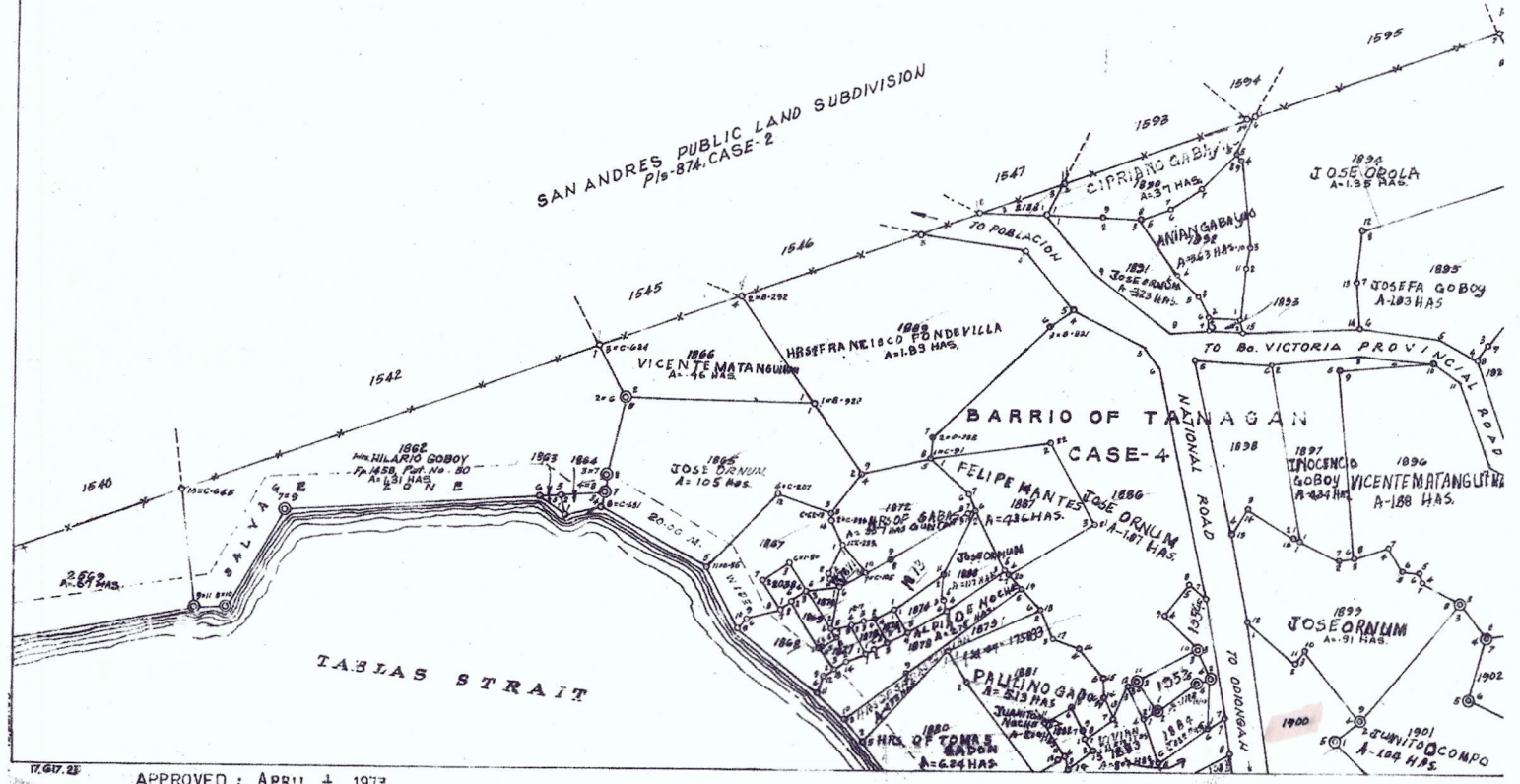
* ☐ Applicable

* ☒ Not applicable

18,559.07

C.M. 12°30'N-122°00'E SEC. 2

Survey, Survey Division, Map No. 14



APPROVED: APRIL 4, 1973.
For the Director of Lands.

Narciso N. Villapando
NARCISO N. VILLAPANDO
Regional Lands Director

C.M. 12°29'N-122°00'E

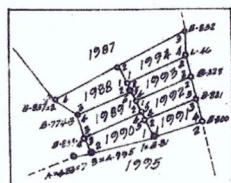
SAN ANDRES PUBLIC LAND SUBDIVISION
Pls. 874, CASE-4
CM 12°30'N-122°00'E SEC. 3
SCALE 1:2000



12.617.83

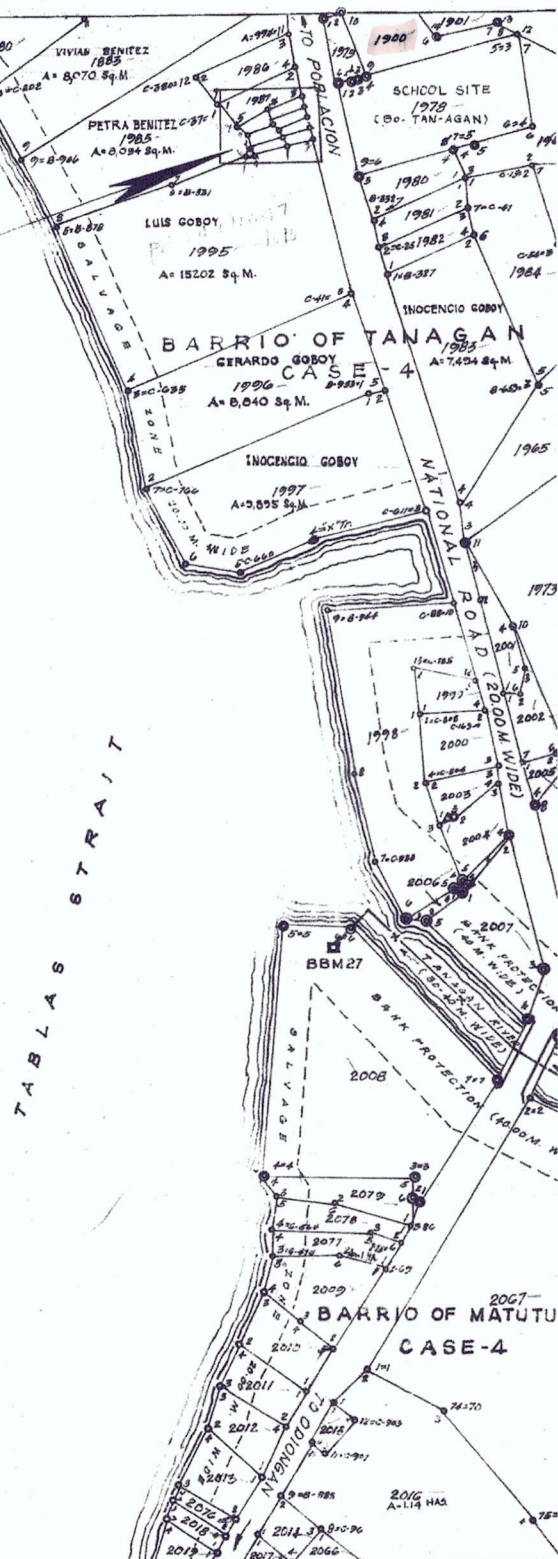
Date: 6-7-73

Manifest by Airmail.



ENLARGEMENT
SCALE 1:1000

LOT NO	CLAIMANTS	AREA IN SQ.M.
1000	MRS OF TONAT GAYE	5.245
1001	AGUSTIN BENITEZ	5.535
1001	JUANITO OCMAMPO	10.450
1004	TAN-ADAN SCHOOL SITE	4.198
1004	MARIA GODO	3.254
1008	ARACELI GANAN	2.104
1000		
1081	ANSELMA GABAYO	344
1082	ELISA GABAYO	322
1086	CRESCENCIA GAN	1889
1087	FELICISIMO GOMBOS	812
1088	EUGENIO JULIANO	125
1089	AUREA JULIANO	184
1090	BENEDICTO PANGON	153
1091	SANTOS JULIANO	22
1092	VICENTE GADON	106
1093	HARRETO JULIANO	113
1094	MARCELINO VAP	143
1098	LUIS GADON	8,866
1099		
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2003		
2004		
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2006		
2007		
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2009		
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2019		
2064		
2074		
2077		
2078		



APPROVED: APRIL 4, 1973.
For the Director of Lands:

C.M. 12°27'N- 122°08'E. SEC.3

NARCISO V. VILLAPANDO
Regional Lands Director

SAN ANDRES PUBLIC LAND SUBDIVISION
 PLS. 874, CASE - 4
 C.M. 12° 29'N - 122° 00'E SEC.2
 SCALE 1:2000

