



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

RECEIVED  
04 OCT 2022  
INCOMING  
OUTGOING  
DATE NO.

September 27, 2022

**MEMORANDUM**

**FOR :** The Regional Executive Director  
DENR MIMAROPA  
1515 L&S Bldg.  
Roxas Blvd., Manila

**THRU:** The OIC, Assistant Regional Director for  
Technical Services

**FROM :** The Provincial Environment and  
Natural Resources Officer  
Sta. Monica, Puerto Princesa City

**SUBJECT :** **REQUEST FOR PERMIT TO CUT SIX (6) NATURALLY GROWN TREES WITHIN PRIVATE PROPERTY COVERED WITH TCT NOS. 074-2019002306 AND 074-2019002301 OWNED BY MR. RODRIGO C. LUMUGDANG JR. REPRESENTED BY MS. ANALYN S. CAMPOSANO LOCATED IN BARANGAY SAN MANUEL, PUERTO PRINCESA CITY.**

Respectfully forwarding is the Memorandum dated September 21, 2022 from CENRO Puerto Princesa with enclosures regarding request for Cutting Permit of naturally grown tree within titled property of Mr. Rodrigo C. Lumugdang located at Barangay San Manuel, Puerto Princesa City.

Review and evaluation of the submitted documents disclosed that:

Total number of trees	:	Six (6) naturally grown trees
		1 Acacia – <i>Samanea saman</i>
		5 Bangkal – <i>Nauclea orientalis</i>
Equivalent volume	:	8.06 cubic meter (m <sup>3</sup> )
Location	:	Barangay San Manuel, Puerto Princesa City
Land/Lot Class.	:	Titled land (TCT No. 074-2019002306 & 074-2019002301)
Proponent	:	Mr. Rodrigo C. Lumugdang, Jr.
Represented by	:	Ms. Analyn S. Camposano

Per Memorandum dated April 28, 2016- from The Undersecretary for Field Operations the issuance of tree cutting permits for naturally-grown trees is delegated to that office level.

For information and consideration.

Copy finished:  
The Community Environment and  
Natural Resources Officer  
Puerto Princesa City, Palawan

DAIF Ref. No. 2022-8655  
TSD-RPS-Utilization  
rac

FELIZARDO B. CAYATOC

DENR-PALAWAN  
PENRO-RECORDS  
RELEASED

By: *Rhea*  
Date: 04 OCT 2022 2421-2570



Republic of the Philippines  
**DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
**PUERTO PRINCESA CITY**

South National Highway, Bgy. Sta. Monica, Puerto Princesa City

Tel Fax No.: (048) 717-0702

Email Address: [cenropuertoprincesa@denr.gov.ph](mailto:cenropuertoprincesa@denr.gov.ph)

September 21, 2022

**MEMORANDUM**

**FOR** : The Regional Executive Director  
DENR IV-B, MIMAROPA, Region  
1515 L&S Bldg. Roxas Boulevard, Ermita, Manila

**THRU** : The Provincial Environment and  
Natural Resources Officer  
Bgy. Sta. Monica, Puerto Princesa City

**FROM** : The Community Environment and  
Natural Resources Officer

**SUBJECT** : **REQUEST FOR PERMIT TO CUT SIX (6) NATURALLY GROWN TREES WITHIN PRIVATE PROPERTY COVERED WITH TCT NOS. 074-2019002306 AND 074-2019002301 OWNED BY MR. RODRIGO C. LUMUGDANG JR. REPRESENTED BY MS. ANALYN S. CAMPOSANO LOCATED IN BGY. SAN MANUEL, PUERTO PRINCESA CITY**

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY:   
DATE: 09-23-2022 22-8655

Respectfully forwarding herewith is the letter from Ms. Analyn S. Camposano, requesting for a cutting permit/clearance to cut naturally grown trees that will be affected by the proposed subdivision project located in Bgy. San Manuel, Puerto Princesa City, Palawan.

Based on the inspection and inventory conducted over the area by representative from this Office only five (5) Bangkal trees (*Nauclea orientalis*) and one (1) Acacia tree (*Samanea saman*) with a total gross volume of 8.06 m<sup>3</sup> is requested to be cut.

Attached are the following documents in support to the said Application:

1. Inspection Report of PMF Rogelio G. Abison;
2. Tally Sheet and Stand and Stock Table of inventoried trees;
3. Geo-tagged photos taken during inspection;
4. Tree Charting Map;
5. Bgy. Certification interposing no objection to cut trees;
6. Special Power of Attorney;
7. Authenticated copy of Title from registry of deeds;
8. Location Map/Vicinity Map, and;
9. Letter request of Ms. Analyn S. Camposano.

This Office recommends for the approval of the herein request to give way for the development and improvement on the subject area.

For your information and consideration.

**DENR MIMAROPA REGION  
CENRO PUERTO PRINCESA  
RELEASED**  
NO. 3886  
DATE: 9-22-22  
BY:

**PEDRO A. VELASCO**





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

July 13, 2021

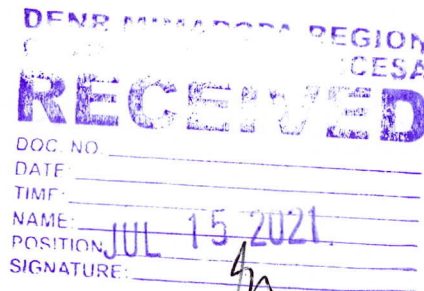
**MEMORANDUM**

**FOR :** The Community Environment and  
Natural Resources Officer  
Puerto Princesa City

**THRU :** Chief, Regulation and Permitting Section

**FROM :** PMF Rogelio G. Abison

**SUBJECT :** **INSPECTION REPORT CONDUCTED AS PER REQUEST OF MRS. ANALYN S. CAMPOSANO FOR THE ISSUANCE OF CUTTING PERMIT/ CLEARANCE OF ONE (1) NATURAL GROWN ACACIA RAIN TREE (*SAMANEA SAMAN*) OF 1.37 CU.M. AND FIVE (5) NATURAL GROWN BANGKAL TREES OF 6.69 CU. M. WITH AN EQUIVALENT VOLUME OF 8.06 CU.M. WITHIN TITLED PROPERTY COVERED WITH TCT NO.074-2019002306 LOCATED AT BRGY. SAN MANUEL, THIS CITY**




This is in connection to the letter request of Mrs. Analyn S. Camposano requesting for the issuance of cutting permit/ clearance of one (1) Natural grown acacia rain tree (*Samanea saman*) and five (5) Natural grown Bangkal trees within titled property covered by TCT no.074-2019002306 located at Bgy.San Manuel,Puerto Princesa City,Palawan.

Please be informed that the undersigned conducted tree inventory and geo-tagging on the said area for the purpose of Tree Cutting Permit/ Clearance. As per actual inspection/ inventoried over the subject area disclosed, a total of one (1) Natural grown acacia rain tree of 1.37 cu. m. and five (5) Natural grown Bangkal trees of 6.69 cu. m. with an equivalent total volume of 8.06 cu. m. Attached are Tally Sheet, Stand and Stock Table and Geo-tagged Pictures for your reference.

Furthermore, the said trees will be affected by the approved subdivision subject for distributed lots and construction of perimeter fence and at the same time to accommodate development and to give way to the improvement in the area hence the need to cut.

In this regard, it is hereby recommended that a tree cutting permit/clearance be issued to the applicant per DENR existing laws, rules and regulation.

For your information, records and further instruction.

  
**ROGELIO G. ABISON**





**TALLY SHEET AND STAND STOCK TABLE OF SCALED AND INVENTORIED OF ONE(1) NATURAL GROWN ACACIA RAIN TREE OF 1.37 CU. M. AND FIVE (5) NATURAL GROWN BANGKAL TREES OF 6.69 U. M. WITH AN EQUIVALENT TOTALVOLUME OF 8.06 CU.M. LOCATED AT BRGY. SAN MANUEL, PUERTO PRINCESA CITY.**

**Name of Proponent: Mrs. Analyn S. Camposano**

**Location: Bgy.San manuel, Puerto Princesa City, Palawan**

**Area Inventoried (ha):**

**Date of Inventory: July 13,2021**

**TALLY SHEET**

Tree No	Species	DBH/1DAB (cm)	MH (m)	TH (m)	Volume (m3)	Tree Location (GPS reading)		Tree Category	Stem Quality
						Northing	Easting		
1	Acacia rain	75	5	10	1.37	9'46'38'	118'45' 48'	Natural	1
2	Bangkal	60	8	14	1.40	9'46'38'	118'45' 46'	Natural	1
3	Bangkal	62	10	12	1.87	9'46'37'	118'45'47'	Natural	1
4	Bangkal	45	10	14	0.99	9'46'36'	118'45'46'	Natural	1
5	Bangkal	40	10	14	0.78	9'46'36'	118'45'46'	Natural	1
6	Bangkal	65	8	10	1.65	9'46'36'	118'45'46'	Natural	1
6	<b>TOTAL</b>				<b>8.06</b>				

STEM QUALITY:

Code 1: Straight, cylindrical tree without visible defects or damage.

Code 2: Tree with little defects or damage.

Code 3: Tree with several defects or damage.

**STAND STOCK TABLE**

SPECIES	DIAMETER CLASSES IN CM			
	80		60	TOTAL
	T	V	T	V
Acacia rain tree	1	1.37	1	1.37
Bangkal trees	5	6.69	5	6.69
<b>Grand Total</b>	<b>6</b>	<b>8.06</b>	<b>6</b>	<b>8.06</b>

Prepared and inventoried by:

**ROGELIO G. ABISON**  
Park Maintenance Foreman

Checked and verified by:

**ZENAIDA T. CALALIN**  
Forester II/ Unit head, Utilization

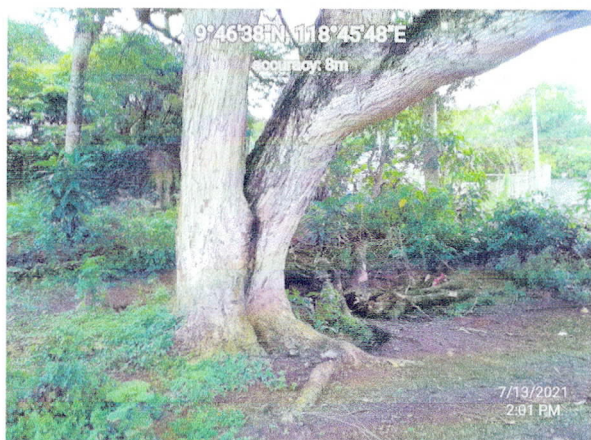
Attested by:

**MILDRED A. PASCUAL**  
LMO II/ Chief, RPS

**SUBSCRIBED AND SWORN** to before me this 13<sup>th</sup> day of July 2021 at DENR-CENR Office, Bgy. Sta. Monica, Puerto Princesa City, Palawan.

**DMO IV- PEDRO A. VELASCO**  
In-Charge CENRO, Pto. Prin. City





## CERTIFICATION

### TO WHOM IT MAY CONCERN:

This is to certify that the above geo-tagged pictures shows the actual inspection and inventory of one (1) natural grown acacia rain (*Samanea saman*) tree of 1.37 cu. m. and five (5) natural grown Bangkal trees of 6.69 cu. m. with an equivalent total volume of 8.06 cu.m within the titled property covered by TCT No.074-2019002306 located at Bgy. San Manuel, Puerto Princesa City, Palawan.

  
**ROGELIO G. ABISON**  
Park Maintenance Foreman

South National Highway, Bgy. Sta. Monica  
Puerto Princesa City  
Email Address: [cenroppchuc@yahoo.com](mailto:cenroppchuc@yahoo.com)  
Tel Fax No.: (048) 433-0660



8°45'44" E 118°45'45" E 118°45'46" E 118°45'47" E 118°45'48" E 118°45'49" E 118°45'50" E 118°45'51" E

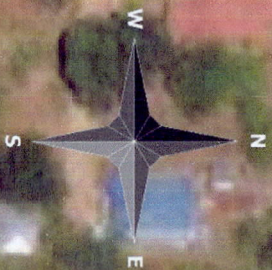
TECHNICAL DESCRIPTION

Lot 6-A-2-B-2-G

CORNER	LONGITUDE	LATITUDE
1	118.7630	9.7776
2	118.7631	9.7775
3	118.7631	9.7775
4	118.7633	9.7774
5	118.7631	9.7768
6	118.7628	9.7768

Lot 6-A-2-B-2-B

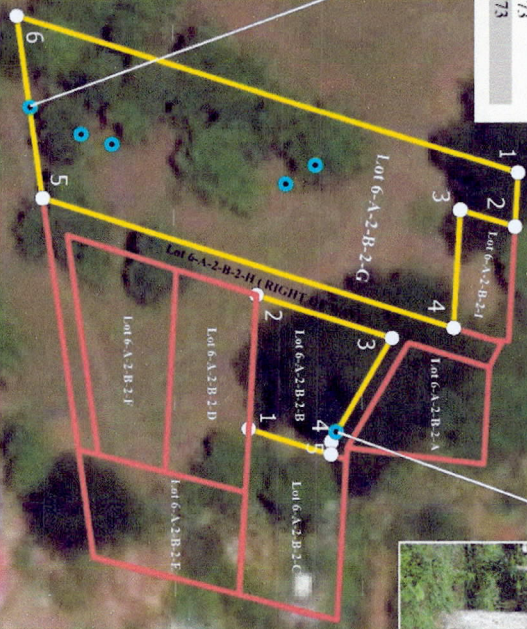
CORNER	LONGITUDE	LATITUDE
1	118.7634	9.7771
2	118.7632	9.7771
3	118.7633	9.7773
4	118.7635	9.7773
5	118.7635	9.7773



First Tree



Last Tree



Note:

This map is not susceptible for private acquisition.  
Subject to Precise Survey

**LEGEND**

- Trees to be cut
- Corner
- Area
- Area

8°45'44" E 118°45'45" E 118°45'46" E 118°45'47" E 118°45'48" E 118°45'49" E 118°45'50" E 118°45'51" E

Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV-B MIMILAO  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Puerto Princesa City, Palawan

TREE LOCATION MAP

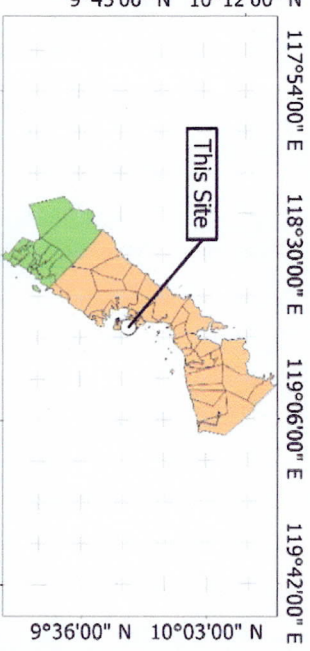
PREPARED FOR MR. RODRIGO C. LUMUGDANG, JR  
REP. BY MS. ANALYN S. CAMPOSANO FOR  
REQUEST TO CUT NATURALLY GROWN  
TREES WITHIN TITLED PROPERTY  
IDENTIFIED AS LOT 6-A-2-B-2-G  
& LOT 6-A-2-B-2-B

Located at  
Barangay San Manuel  
Puerto Princesa City  
Palawan

0  
> 1 m

1:1300

World Geodetic 1984 (WGS84)  
Universal Transverse Mercator - Zone 50 (N)



Digitized by:

MILYSAMI, PALAPA  
Cartographer I

Verified by:

JASON B. MONTIMOR  
F/I/GIS, LC Unit Head

Attested by:

DMO IV PEDRO A. VELASCO  
In-charge, DENRO Puerto Princesa





Republic of the Philippines  
Province of Palawan  
City of Puerto Princesa  
**OFFICE OF THE PUNONG BARANGAY**  
Barangay San Manuel



## CERTIFICATION

TO WHOM IT MAY CONCERN:

**THIS IS TO CERTIFY** that **ANALYN CAMPOSANO**, a resident of Purok Aplaya, Barangay San Manuel, Puerto Princesa City requested to cut down 5 Pcs, Bangkal Trees, 1 Pc. Acacia at Purok Aplaya, Bgy. San Manuel, Puerto Princesa City with Title No. 074-2019002306.

**THIS FURTHER CERTIFIES** that this Barangay interposing ***NO OBJECTION*** on the cutting of said trees.

Issued this 25<sup>TH</sup> day of June, 2021, Barangay San Manuel, Puerto Princesa City, Palawan.

  
**HON. GLORIA C. MIGUEL**  
Punong Barangay

**PAG-BIGAY NG NATATANGING KAPANGYARIHAN**  
(SPECIAL POWER OF ATTORNEY)  
ALAMIN NG LAHAT:

Ako, **RODRIGO CALALIN LUMOGDANG JR.**, Pilipino, kasal kay ROSEMINDA DAGARAGA LUMOGDANG, Pilipino, naninirahan sa Brgy. San Manuel, Puerto Princesa City, Palawan kilalanin bilang **UNANG PANIG** o **PRINCIPAL** ay saksi sa mga sumusunod;

Ako ay nagbibigay ng natatanging kapangyarihan kina **GEORGE V. DOMINGO** and/ or **RODILO C. ROBLES** and/ or **ANALYN S. CAMPOSANO**, and/ or **AGNES D. SUMANDI**, pawang mga Pilipino, lahat ay nasa wastong gulang, at lahat ay naninirahan sa Puerto Princesa City, Palawan kilalanin na **IKALAWANG PANIG** o **ATTORNEY – IN-FACT** upang gawin ang mga sumusunod;

1. Maghanap ng Geodetic Engineer, I-develop bilang Lumogdang Subdivision, Ipa consolidate at ipa subdivided sa 27 na mas malilit na lote ang mga lupa na matatagpuan sa Brgy. San Manuel, Puerto Princesa City na sakop nang:

TRANSFER CERTIFICATE OF TITLE NO. 074-2019002306  
LOT 6-A-2-B-2-G, PSD-4B-010828 may sukat na 2,400  
metro kwadrado;

TRANSFER CERTIFICATE OF TITLE NO. 074-2019002303  
LOT 6-A-2-B-2-D, PSD-4B-010828 may sukat na 500  
metro kwadrado,

TRANSFER CERTIFICATE OF TITLE NO. 074-2019002305  
LOT 6-A-2-B-2-D, PSD-4B-010828 may sukat na 564  
metro kwadrado,

2. Humarap at Makipag-transak sa bibili at ialok ang 25 na lote na mula sa 27 na masa-subdivide na mas maliliit na lote.
3. Humarapa sa mga tanggapan ng gobyerno at pamahalaan upang humingi ng clearance o certificate o ano mang dokumento na maaring kailanganin para sa pag-buo ng Lumogdang Subdivision.
4. Humarap sa tanggapan ng barangay San Manuel, Puerto Princesa City at magsampa ng kaukulang reklamo laban sa mg bibili na hindi magbabayad o makakapag bayad sa itinakdang panahon o palugit.
5. Gawin ang lahat na nararapat, mag sumite o tumanggap ng mga kaukulang dokumento hinggil sa pag buo ng Lumogdang Subdivision.
6. Ang **IKALAWANG PANIG** ang tatanggap ng Reservation Fee / Development fee at ang mamamahala sa pag pa- develop ng area.
7. Ang **UNANG PANIG** ang tatanggap ng Downpayment at Monthly Amortization.

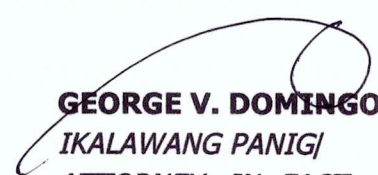


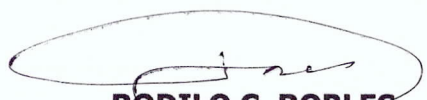
Sa pamamagitan nito ay ibinibigay at itinatalaga ko sa IKALAWANG PANIG o ATTORNEY-IN-FACT nang buong kapangyarihan at awtoridad na gawin ang lahat ng kung anong maari kong gawin na naayon sa batas kung kami ay personal na naroroon at ang lahat ng gagawin ng IKALAWANG PANIG o ATTORNEY-IN-FACT ay aking kinukumpirma na naaayon sa instrumenting ito.

Amin itong ginawa ngayong ika MAY 04 2021 sa Puerto Princesa City, saksi ang aming lagda sa itaas ng aming pangalan bilang patunay sa lahat ng ito.

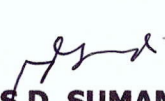
  
**RODRIGO CALALIN LUMOGDANG JR.**  
UNANG PANIG  
B.I.R.T.I.N. 934-929-829

  
**ROSEMINDA D. LUMOGDANG**  
ASAWA  
B.I.R.T.I.N. 182-295-485

  
**GEORGE V. DOMINGO**  
IKALAWANG PANIG/  
ATTORNEY-IN-FACT  
L.T.O. D.L. D11-04-000072

  
**RODILO C. ROBLES**  
IKALAWANG PANIG/  
ATTORNEY-IN-FACT  
L.T.O. D.L. D11-97-030818

  
**ANALYN S. CAMPOSANO**  
IKALAWANG PANIG/  
ATTORNEY-IN-FACT  
UMID CRN 0004-1307791-8

  
**AGNES D. SUMANDI**  
IKALAWANG PANIG/  
ATTORNEY-IN-FACT  
L.T.O. D.L. D11-18-008678

**SAKSI:**

  
JOB A. GERSAVA

**ACKNOWLEDGEMENT**

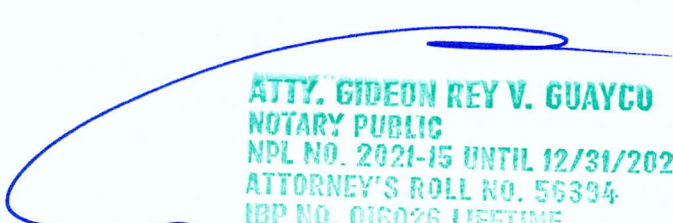
REPUBLIC OF THE PHILIPPINES )  
PUERTO PRINCESA, PALAWAN ) S.S

BEFORE ME, a Notary Public for and in City of Puerto Princesa, Palawan, this MAY 04 2021 personally appeared RODRIGO CALALIN LUMOGDANG JR., ROSEMINDA DAGARAGA LUMOGDANG, GEORGE V. DOMINGO, RODILO C. ROBLES, ANALYN S. CAMPOSANO, and AGNES D. SUMANDI respectively who showed to me their respective I.D.'s indicated above bearing their photo and signature, who acknowledge before me and executed the KATUNAYAN NG KASUNDUAN.

This is the 2ND and Acknowledgment Page of the **PAG-BIGAY NG NATATANGING KAPANGYARIHAN**  
(SPECIAL POWER OF ATTORNEY)

WITNESS MY HAND AND SEAL, this MAY 04 2021 at Puerto Princesa City, Palawan.

DOC. NO: 148  
PAGE NO. 31  
BOOK NO. 177  
SERIES OF 2021

  
**ATTY. GIDEON REY V. GUAYCO**  
NOTARY PUBLIC  
NPL NO. 2021-15 UNTIL 12/31/2022  
ATTORNEY'S ROLL NO. 56394  
IBP NO. 016026 LIFETIME  
M.C.L.E. COMPLIANCE NO. VI-0030327  
VALID UNTIL APRIL 14, 2022



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

Registry of Deeds for Puerto Princesa City

**Transfer Certificate of Title**

**No. 074-2019002306**

IT IS HEREBY CERTIFIED *that certain land situated in SAN MANUEL, PUERTO PRINCESA, PALAWAN, bounded and described as follows:*

**LOT NO:** 6-A-2-B-2-G, **PLAN NO:** PSD-4B-010828

**PORTION OF:** LOT 6-A-2-B-2, PSD-4B-001321

**LOCATION:** SAN MANUEL, PUERTO PRINCESA, PALAWAN (Continued on next page)

*is registered in accordance with the provision of the Property Registration Decree in the name of*

**Owner:** RODRIGO C. LUMUGDANG, JR., OF LEGAL AGE, FILIPINO,  
SINGLE

**Address:** PUERTO PRINCESA CITY, PALAWAN MIMAROPA

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

IT IS FURTHER CERTIFIED *that said land was originally registered as follows:*

**Case No.:**

**Record No.:**

**Orig. Reg. Date:** 06/20/1938

**Decree No.:**

**Original RD:** PROVINCE OF PALAWAN

**OCT No.:** OCT-G-616

**Volume No.:**

**Page No.:** 405

**Original Owner:**

*This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2018002312 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.*

*Entered at Puerto Princesa City, Philippines on the 9th day of SEPTEMBER 2019 at 10:26am.*

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2019002306 on file Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: DOMINGO, GEORGE

Ref. : 2020005217 OR No. : 1021683886  
Date : 12/17/2020 OR Date : Dec 15 2020  
Time : 05:13:37 PM Amt. Paid : 978.83



Judicial Form No. 109

TCT No.: 074-2019002306

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

**BOUNDARIES:**

LINE	DIRECTION	ADJOINING LOT(S)
1-2	NE	LOT 6-A-2-C, PSD-04-204264
2-3-4	NE	LOT 6-A-2-B-2-I, PSD-4B-010828
4-5	SE	LOT 6-A-2-B-2-H, PSD-4B-010828, (RIGHT OF WAY)
5-6	SE	LOT 10, (LRC) PSD-42188
6-1	NW	LOT 6-B, PSD-045316-066999

**TIE POINT:** BLBM NO. 1, BO. OF TINIGUIBAN, MUNICIPALITY OF PUERTO PRINCESA, PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	N. 51 ° 40` E	2336.31 M.
1-2	S. 86 ° 25` E	9.45 M.
2-3	S. 17 ° 04` W	10.07 M.
3-4	S. 86 ° 25` E	20.51 M.
4-5	S. 17 ° 31` W	76.07 M.
5-6	S. 82 ° 07` W	32.11 M.
6-1	N. 17 ° 26` E	92.70 M.

**AREA:** TWO THOUSAND FOUR HUNDRED (2,400) SQUARE METERS, MORE OR LESS

**DESCRIPTION OF CORNERS:** ALL CORNERS ARE MARKED P.S. CYL. CONC. MONS. 15 X 40 CMS, EXCEPT CORNERS 1 AND 6 BY OLD P.S. CYL. CONC. MONS. 15 X 40 CMS.

**BEARINGS:** TRUE

**DECLINATION:**

**DATE OF ORIGINAL SURVEY:** AUGUST 23-24 AND SEPTEMBER 2, 1937

**DATE OF SUBD/CONS SURVEY:** JANUARY 7, 2019

**DATE APPROVED:** MARCH 26, 2019

**GEODETIC ENGINEER:** MARION ELIGAR C. LUENGO

**NOTES:**

It is hereby certified that this is a true electronic copy of TCT 2019002306 on file Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: DOMINGO, GEORGE

Ref. : 2020005217 OR No. : 1021683886  
Date : 12/17/2020 OR Date : Dec 15 2020  
Time : 05:13:37 PM Amt Paid : 978.83



TCT No.: 074-2019002306

Page No.: 3

**MEMORANDUM OF ENCUMBRANCES**

**Entry No.:** 2018002678

**Date:** September 27, 2018 10:36:31AM

AFFIDAVIT : EXECUTED BY RODRIGO LUMOGDANG JR., ATTESTING THAT IN THIS CERTIFICATE OF TITLE HIS LAST NAME WAS MISPELLED AS "LUMUGDANG" WHEN IT SHOULD HAVE BEEN "LUMOGDANG," PER HIS MARRIAGE CERTIFICATE; AND THAT HE IS NOW MARRIED TO ROSEMINDA C. DAGARAGA, IN ACCORDANCE WITH DOC. NO. 139, PAGE NO. 29, BOOK NO. 17, SERIES OF 2016, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. JOEL AGUSTIN TAN, DATED OCTOBER 28, 2016.

(SGD.) ATTY. MA. RACHEL FE FABROS-DILIG  
REGISTER OF DEEDS

COPIED FROM TCT 183216

**Entry No.:** 2019002393

**Date:** September 09, 2019 10:24:24AM

AFFIDAVIT : EXECUTED BY RODRIGO C. LUMOGDANG JR., ATTESTING THAT HE UNDERTAKES TO PROVIDE ADDITIONAL 1.5 M FOR THE ROAD WIDENING OF LOT LOT 6-A-2-B-2-H TO MEET WITH THE ZONING REQUIREMENTS AND STANDARDS AND TO BE DEDUCTED ON THE AFFECTED LOTS IDENTIFIED AS LOT 6-A-2-B-2-G AND LOT 6-A-2-B-2-I, IN ACCORDANCE WITH DOC. NO. 146; PAGE NO. 31; BOOK NO. 126; SERIES OF 2019; OF NOTARY PUBLIC OF PUERTO PRINCESA CITY; ATTY. PETER Q. MARISTELA; DATED JUNE 04, 2019.

(SGD.) ATTY. MA. RACHEL FE FABROS-DILIG  
REGISTER OF DEEDS III

COPIED FROM TCT 2018002312

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

**Entry No.:** 2019002394

**Date:** September 09, 2019 10:26:01AM

- : CERTIFICATION:

ISSUED BY EDWIN A. ROÑA, ZONING OFFICER III, CITY ZONING DIVISION, CITY OF PUERTO PRINCESA, CERTIFYING THAT THE APPROVED SUBDIVISION PLAN PSD-4B-010828 IS A NON-SUBDIVISION PROJECT AND IS EXEMPT FROM DEVELOPMENT PERMIT. PROVIDED HOWEVER THAT ADDITIONAL 1.50 METER STRIP ABUTTING THE SUBDIVISION ROAD (LOT 6-A-2-B-2-H) FOR ROAD WIDENING PURPOSES BE DEDUCTED ON THE AFFECTED LOTS IDENTIFIED AS LOT 6-A-2-B-2-G & 6-A-2-B-2-I AS PER AFFIDAVIT EXECUTED BY THE LOT OWNER AND THIS FACT SHALL BE ANNOTATED ON THE NEW CERTIFICATE OF TITLES TO BE ISSUED ON SAID AFFECTED LOTS, DATED JUNE 10, 2019.

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2019002306 on file Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: DOMINGO, GEORGE

Ref. : 2020005217 OR No. : 1021683886  
Date : 12/17/2020 OR Date : Dec 15 2020  
Time : 05:13:37 PM Amt. Paid : 978.83



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

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2019002301

IT IS HEREBY CERTIFIED that certain land situated in SAN MANUEL, PUERTO PRINCESA, PALAWAN, bounded and described as follows:

LOT NO: 6-A-2-B-2-B, PLAN NO: PSD-4B-010828

PORTION OF: LOT 6-A-2-B-2, PSD-4B-001321

LOCATION: SAN MANUEL, PUERTO PRINCESA, PALAWAN (Continued on next page)

is registered in accordance with the provision of the Property Registration Decree in the name of

Owner: RODRIGO C. LUMUGDANG, JR., OF LEGAL AGE, FILIPINO,  
SINGLE

Address: PUERTO PRINCESA CITY, PALAWAN MIMAROPA

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

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Case No.:

Record No.:

Orig. Reg. Date: 06/20/1938

Decree No.:

Original RD: PROVINCE OF PALAWAN

OCT No.: OCT-G-616

Volume No.:

Page No.: 405

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2018002312 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 9th day of SEPTEMBER 2019 at 10:26am.

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

It is hereby certified that this is a true electronic copy of TCT 2019002301 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: SUMANDI, AGNES D

Ref. : 2022005544 OR No. : 1025006588

Date : 09/12/2022 OR Date : Sep 9 2022

Time : 10:54:07 AM Amt. Paid : 235.16



TCT No.: 074-2019002301

Page No.: 2

TECHNICAL DESCRIPTION (Continued from page 1)

BOUNDARIES:

LINE	DIRECTION	ADJOINING LOT(S)
1-2	SW	LOT 6-A-2-B-2-D, PSD-4B-010828
2-3-4-5	NW, NE	LOT 6-A-2-B-2-H, PSD-4B-010828, (RIGHT OF WAY)
5-1	SE	LOT 6-A-2-B-2-C, PSD-4B-010828

TIE POINT: BLBM NO. 1, BO. OF TINIGUIBAN, MUNICIPALITY OF PUERTO PRINCESA, PALAWAN

LINE	BEARING	DISTANCE
TO CORNER 1	N. 53 ° 16` E	2342.39 M.
1-2	N. 86 ° 25` W	23.35 M.
2-3	N. 17 ° 33` E	25.13 M.
3-4	S. 58 ° 58` E	21.05 M.
4-5	S. 86 ° 25` E	2.23 M.
5-1	S. 17 ° 26` W	15.12 M.

AREA: FOUR HUNDRED FORTY FIVE (445) SQUARE METERS, MORE OR LESS

DESCRIPTION OF CORNERS: ALL CORNERS ARE MARKED P.S. CYL. CONC.  
MONS. 15 X 40 CMS.

BEARINGS: TRUE

DECLINATION:

DATE OF ORIGINAL SURVEY: AUGUST 23-24 AND SEPTEMBER 2, 1937

DATE OF SUBD/CONS SURVEY: JANUARY 7, 2019

DATE APPROVED: MARCH 26, 2019

GEODETIC ENGINEER: MARION ELIGAR C. LUENGO

NOTES:

It is hereby certified that this is a true electronic copy of TCT 2019002301 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: SUMANDI, AGNES D

Ref. : 2022005544 OR No. : 1025006588  
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Time : 10:54:07 AM Amt. Paid : 235.16





TCT No.: 074-2019002301

Page No.: 3

**MEMORANDUM OF ENCUMBRANCES**

Entry No.: 2018002678

Date: September 27, 2018 10:36:31AM

AFFIDAVIT : EXECUTED BY RODRIGO LUMOGDANG JR., ATTESTING THAT IN THIS CERTIFICATE OF TITLE HIS LAST NAME WAS MISPELLED AS "LUMUGDANG" WHEN IT SHOULD HAVE BEEN "LUMOGDANG," PER HIS MARRIAGE CERTIFICATE; AND THAT HE IS NOW MARRIED TO ROSEMINDA C. DAGARAGA, IN ACCORDANCE WITH DOC. NO. 139, PAGE NO. 29, BOOK NO. 17, SERIES OF 2016, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. JOEL AGUSTIN TAN, DATED OCTOBER 28, 2016.

(SGD.) ATTY. MA. RACHEL FE FABROS-DILIG  
REGISTER OF DEEDS

COPIED FROM TCT 183216

Atty. Ma. Rachel Fe Fabros-Dilig  
Register of Deeds III

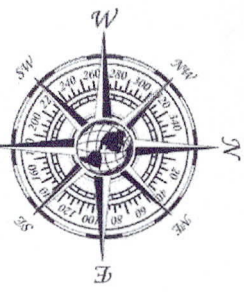
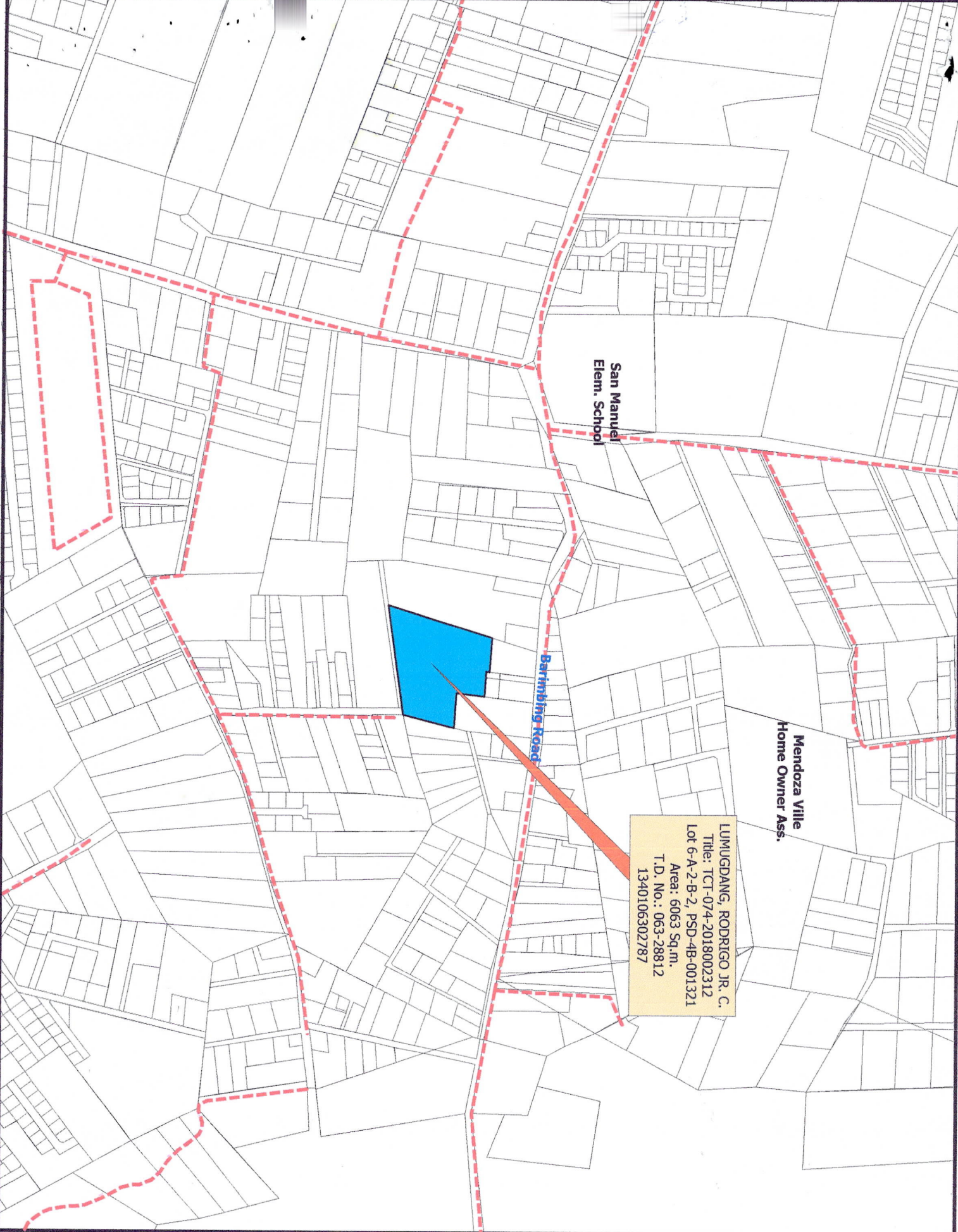
It is hereby certified that this is a true electronic copy of TCT 2019002301 on file in Registry of Deeds of Puerto Princesa City, which consists of 3 page(s). This is a system-generated Certified True Copy, and does not require a manually-affixed signature. Printed at Registry of Deeds of Puerto Princesa City. Requested By: SUMANDI, AGNES D

Ref. : 2022005544 OR No. : 1025006588  
Date : 09/12/2022 OR Date : Sep 9 2022  
Time : 10:54:07 AM Amt. Paid : 235.16





NOTE: Road Networks depicted on the map is not a basis for road claims, it is only shown as guide for TAXATION PURPOSES and NOT an ACTUAL SURVEY.



TAXMAP - LOCATION  
BARANGAY SAN MANUEL  
PUERTO PRINCESA CITY  
SCALE: [Scale]



OFFICE OF THE ASSESSOR  
TAXMAPPING DIVISION  
CITY OF PUERTO PRINCESA  
CERTIFIED TRUE & CORRECT



*[Signature]*  
**ENGR. JOVEN C.V. BALUYUT**  
City Assessor

Prepared By: **ARTUTO M. TIMBANCAVA**  
Draftsman II

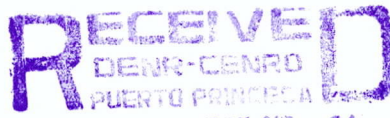
O.R. No.: 1582880  
Amount Paid: Php 250.00  
Date: 6/18/2021  
Time: 3:01:14 PM  
1/1

PURPOSE: FOR VERIFICATION PURPOSES  
REMINDER  
This Map is for  
TAXATION and ASSESSMENT  
Purposes ONLY



June 28 2021

Mr. Felizardo B. Cayatoc  
DENR PUERTO PRINCESA CITY



DATE: JUN 28 2021

TIME: 8:50 AM

NAME: ANALYN CAMPOSANO

POSITION: ASST. CITY ENGINEER

Sir:

Magandang araw po. ako si Analyn Camposano  
Nakatira sa brgy. San Jose Puerto Princesa City pal.  
Humihinge po ako ng permiso sa inyong tanggapan na ipapatal  
Ang isang puno ng Acacia at limang puno ng bangkal sa lupain  
ni Rodrigo Lumagday Jr. na may title number 074-2019002306  
Sa kedahilarang nakaharang po ito sa kalsada at mga lote na  
Aging gagamang Subdivision.

Analyn Camposano  
lupos na gumagalang  
Op. # 09230214816