



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:

DENR-MIMAROPA RECORDS SECTION	
<b>RECEIVED</b>	
24 OCT 2022	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____

October 14, 2022

**MEMORANDUM**

**FOR** : The Regional Executive Director  
Denr-Mimaropa, 1515 L & S Bldg.  
Roxas Blvd., Ermita, Manila

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

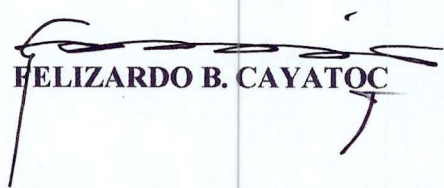
**FROM** : The Provincial of Environment and  
Natural Resources Officer

**SUBJECT** : **REQUEST FOR CERTIFICATION ON THE ERROR IN  
THE TECHNICAL DESCRIPTION IN T.C.T. NO. 074-  
2013000332**

Referred is the letter from Ms. Arlene L. Ibañez dated October 3, 2022 requesting for certification for the correction of technical description in T.C.T. No. 074-2013000332 issued in the name of Arlene L. Ibañez covering Lot No. 40-B-2-D, Psd-04-094076 for housing loan application in Pag-ibig.

Attached is the affidavit from their private Geodetic Engineer, however Pag-ibig requires a certification from a government Geodetic Engineer. This office has two (2) Geodetic Engineers but uncertain if issuing certifications on the matter are authorized hence this endorsement.

For information and consideration.

  
**FELIZARDO B. CAYATOC**

Reference No: 2022-8957  
TSD/RPS/SMU

Copy Furnished:  
1. Ms. Arlene Ibañez  
Lot Owner  
0915-407-6743

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By *ghe*  
Date **20 OCT 2022** CN **22-2819**

Bahinting Rd., Purok Milagrosa  
Bgy. San Manuel  
Puerto Princesa City

October 3, 2022

**Mr. Felizardo Cayato**  
PENRO  
Puerto Princesa City

DENR PENRO  
PALAWAN RECORDS  
RECEIVED  
BY  
DATE 10-03-2022 22.8957

ATTENTION: Technical Services Division

Dear Sir,

Greetings!

One of the requirements to apply for Pag-ibig Mutual Fund housing loan is transfer Certificate Title of lot where the house will be constructed. Unfortunately, it was found out that there was an error in the technical description of the TCT no. 074-2013000332 under the name of Arlene L. Ibañez. So, to resolve this error, the undersigned was advised by the register of deeds to request a certification from the geodetic engineer who surveyed the lot together with the affidavit. However, Pag-ibig Mutual Fund requires a certification from a government geodetic engineer.

In connection to this, the undersigned would like to request certification from your office regarding the technical description correction of error.

Attached herewith are the certification from the geodetic engineer who conducted a land survey together with the technical description, affidavit, and copy of TCT under the name of Arlene L. Ibañez.

Thank you very much and I am hoping that you will consider this request the soonest possible.

Sincerely yours,

*Arlene L. Ibañez*  
**ARLENE L. IBAÑEZ**  
Lot Owner  
09154076743

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

Registry of Deeds for Puerto Princesa City

Transfer Certificate of Title

No. 074-2013000332

IT IS HEREBY CERTIFIED that certain land situated in BGY. OF SAN MANUEL (NOW) PUERTO PRINCESA CITY, more particularly bounded and described as follows:

LOT 40-B-2-D \*PSD-04-094076 A PARCEL OF LAND (LOT 40-B-2-D OF THE SUBDIVISION PLAN PSD-04-094076 BEING A PORTION OF LOT 40-B-2, PSD-04-046957, L.R.C. RECORD NO. ), SITUATED IN THE BGY. OF SAN MANUEL (NOW) PUERTO PRINCESA CITY. BOUNDED ON THE NW., ALONG LINE 1-2 BY LOT 40-B-2- (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: ARLENE L. IBAÑEZ, OF LEGAL AGE, FILIPINO, SINGLE

Address: BGY. SAN MANUEL, PUERTO PRINCESA CITY, PALAWAN MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

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

Patent Type: Free Patent

Original RD: PUERTO PRINCESA CITY

Patent Date:

OCT Date: 04/06/1984

Under Act No.:

OCT No.:

Volume No.: 10

Page No.: 97

Original Owner:

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 142046 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Puerto Princesa City, Philippines on the 15th day of MAY 2013 at 01:06pm.

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

It is hereby certified that this is a true electronic copy of TCT 2013000332 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: IBAÑEZ, ARLENE

Ref. : 2022001438 OR No. : 1025064928

Date : 03/15/2022 OR Date : Mar 14 2022

Time : 11:18:15 AM Amt. Paid : 470.32

TCT No.: 074-2013000332

Page No.: 2

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

-E; ON THE NE., ALONG LINE 2-3 BY LOT 40-B-2-B, BOTH OF THE SUBDIVISION PLAN; ON THE SE., ALONG LINE 3-4 BY LOT 40-C, CAD-4A-002564-D; ON THE SW., ALONG LINE 4-1 BY LOT 40-B-2-H (ROAD) OF THE SUBDIVISION PLAN. BEGINNING AT A POINT MARKED "1" ON PLAN BEING N. 73 DEG. 39' E., 2099.86 M. FROM BLLM NO. 4, BO. OF TINIGUIBAN, PUERTO PRINCESA CITY. THENCE N. 74 DEG. 35' E., 34.17 M. TO POINT 2; THENCE S. 07 DEG. 35' E., 17.77 M. TO POINT 3; THENCE S. 74 DEG. 35' E., 28.93 M. TO POINT 4; THENCE N. 24 DEG. 31' W., 17.82 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF FIVE HUNDRED FIFTY FIVE (555) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS 15 X 60 CM., BEARINGS TRUE, DATE OF ORIGINAL SURVEY, JUNE 18, 1981, AND THAT OF THE SUBD., SURVEY, AUG. 24, 1996 AND APPROVED ON NOV. 8, 1996.

It is hereby certified that this is a true electronic copy of TCT 2013000332 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: IBAÑEZ, ARLENE

Ref. : 2022001438 OR No. : 1025064928  
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TCT No.: 074-2013000332

Page No.: 3

## MEMORANDUM OF ENCUMBRANCES

Entry No.: 2013002750

Date: September 24, 2013 12:29:40PM

AFFIDAVIT : EXECUTED BY ARLENE L. IBÁÑEZ, CONFIRMING THE MORTGAGE IN FAVOR OF PAG-IBIG FUND OR HOME DEVELOPMENT MUTUAL FUND OF THE LOT IDENTIFIED AS LOT 40-B-2-D, PSD-04-094076, WITH ANA REA OF 555 SQMS, PREVIOUSLY COVERED BY TCT NO. 142046 AND NOW COVERED BY TCT NO. 074-2013000332, IN ACCORDANCE WITH DOC. NO. 45, PAGE NO. 10, BOOK NO. 59, SERIES OF 2013, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. LIEZEIL L. ZABANAL-ABIA, DATED JUNE 13, 2013.

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

Entry No.: 2013002751

Date: September 24, 2013 12:32:22PM

REAL ESTATE MORTGAGE : IN FAVOR OF PAG-IBIG FUND, FOR THE SUM OF FOUR HUNDRED TWENTY FOUR THOUSAND FIVE HUNDRED SEVENTY FIVE PESOS (PHP 424,575.00), IN ACCORDANCE WITH DOC. NO. 520, PAGE NO. 105, BOOK NO. 55, SERIES OF 2012, OF NOTARY PUBLIC OF PUERTO PRINCESA CITY, ATTY. LIEZEIL L. ZABANAL, DATED NOVEMBER 05, 2012.

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

It is hereby certified that this is a true electronic copy of TCT 2013000332 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: IBÁÑEZ, ARLENE

Ref. : 2022001438 OR No. : 1025064928  
Date : 03/15/2022 OR Date : Mar 14 2022  
Time : 11:18:15 AM Amt Paid : 470.32

## CERTIFICATION

22 September 2022

To whom it may concern:

Upon examination and review, I hereby certify that the bearing for Line 3-4 of Lot 40-B-2-D, Psd-04-094076, should read S 74 deg 35' W, not S 74 deg 35' E.

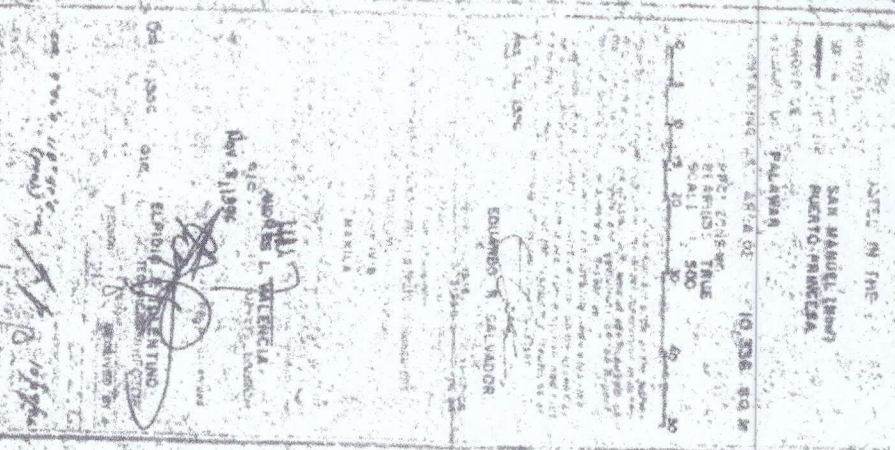
Yours truly,



**Wendell Devera Felizarta**  
Geodetic Engineer, PRC Reg No. 7629  
Salvador Felizarta Surveying Services  
(formerly Salvador Surveying Office)

[illegible]

My dear Mr. [illegible]



10-10-10

PSD 01 094076

REPUBLIC OF THE PHILIPPINES)  
CITY OF PUERTO PRINCESA )S.S.

AFFIDAVIT OF DISCREPANCY

That I, ARLENE LAGRADA IBAÑEZ, of legal age, single, Filipino Citizen and residents of Barangay San Manuel, Puerto Princesa City, after having been duly sworn to in accordance with law do hereby depose and say:

1. That I am the registered owner of a parcel of land, identified as LOT 40-B-2-D, PSD-04-094076, still covered by TRANSFER CERTIFICATE OF TITLE NO. 074-2013000332, situated in the Barangay of San Manuel, City of Puerto Princesa, containing an area of Five Hundred Fifty-Five (555) Square Meters, issued by the Registry of Deeds for the City of Puerto Princesa;

2. That however in the Technical Description of said Transfer Certificate of Title No. 074-2013000332, particularly in LINE 3-4, it appears as:

"THENCE S. 74 DEG. 35' E., 28.93 M. TO POINT OF 4"

instead of

"THENCE S. 74 DEG. 35' W., 28.93 M. TO POINT OF 4"

as per Certification, dated September 22, 2022, executed by Wendell Devera Felizarta, Geodetic Engineer of Salvador Felizarta Surveying Services, said entry could have been merely clerical error;

3. That said discrepancy is not intentional and there is no intention to conceal the true boundary of Transfer Certificate of Title No. 074-2013000332;

4. That said technical description referring to Number 2 of this Affidavit of Discrepancy refers to one and the same lot;

That I am executing this affidavit to attest to the truth and veracity of all the foregoing facts for purposes of proving the fact of the same.

IN WITNESS WHEREOF, I have hereunto set my hand this 23rd day of September 2022 at City of Puerto Princesa, Palawan.

*Arlene Lagrada Ibanez*

ARLENE LAGRADA IBAÑEZ

Affiant

UMID No.CRN-006-0067-8624-1

SUBSCRIBED AND SWORN to before me this 23rd day of September 2022 at City of Puerto Princesa City, affiants having exhibited to me their respective Valid Identification Card Nos. indicated below their names.

Doc. No. 21  
Page No. 5  
Book No. XXXV  
Series of 2022



**ATTY. ONOS D. MANGOTARA**

Notary Public

NPL No. 2022-005 Until Dec 31, 2022

STR No. 0893067/01.03.2022

IBP No. 002047/12.01.2021

Attorney's Roll No. 27750

MCLE Compliance No. VII-000710F

Valid Until April 14, 2025