



Republic of the Philippines
Department of Environment and Natural Resources
PENRO Marinduque

2135

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

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

THRU : The OIC, Assistant Regional Director for Technical Services

ATTENTION : The OIC, Chief Surveys and Mapping Division

FROM : The OIC, PENR Officer


SUBJECT : **REQUEST FOR AMENDMENT OF TECHNICAL DESCRIPTION OF LOT NO. 105, CAD 723-D SITUATED IN BARANGAY MALBOG, BUENAVISTA, MARINDUQUE**

This is in connection with the request of Honorable Eduard Llante Siena, Mayor of the Municipality of Buenavista, this province, for the issuance of survey authority over a parcel of land identified as Lot No. 105, Cad 723-D situated in Barangay Malbog, Buenavista, Marinduque.

Please be informed that the aforementioned lot was already titled covered by TCT No. 061-201000165 in the name of Ma. Alma V. Salvo and was acquired by the Municipal Government of Buenavista by the virtue of "Deed of Absolute Sale" dated June 25, 1999 and February 22, 2016. However, upon plotting of the corresponding technical description of the titled property, this Office found out that it is different from the attached cadastral map of the said parcel of the land.

In view of the foregoing, this Office is respectfully requesting for amendment/correction of the said technical description to serve as future reference in the correction of entries in the land title.

For your information and consideration.


IMELDA M. DIAZ
OIC-PENR Officer



August 22, 2022

MEMORANDUM

FOR : The Chief, Technical Services Division
Boac, Marinduque

THRU : The Chief, Regulation and Permitting Section

FROM : The Land Management Inspector

SUBJECT : **INVESTIGATION/INSPECTION REPORT ON LOT NO. 105, CAD. 723-D
SITUATED AT BRGY. MALBOG, BUENAVISTA, MARINDUQUE
SUBJECT OF REQUEST FOR SURVEY AUTHORITY**

This is in connection with the above noted subject the undersigned conducted ocular inspection and find the following to wit:

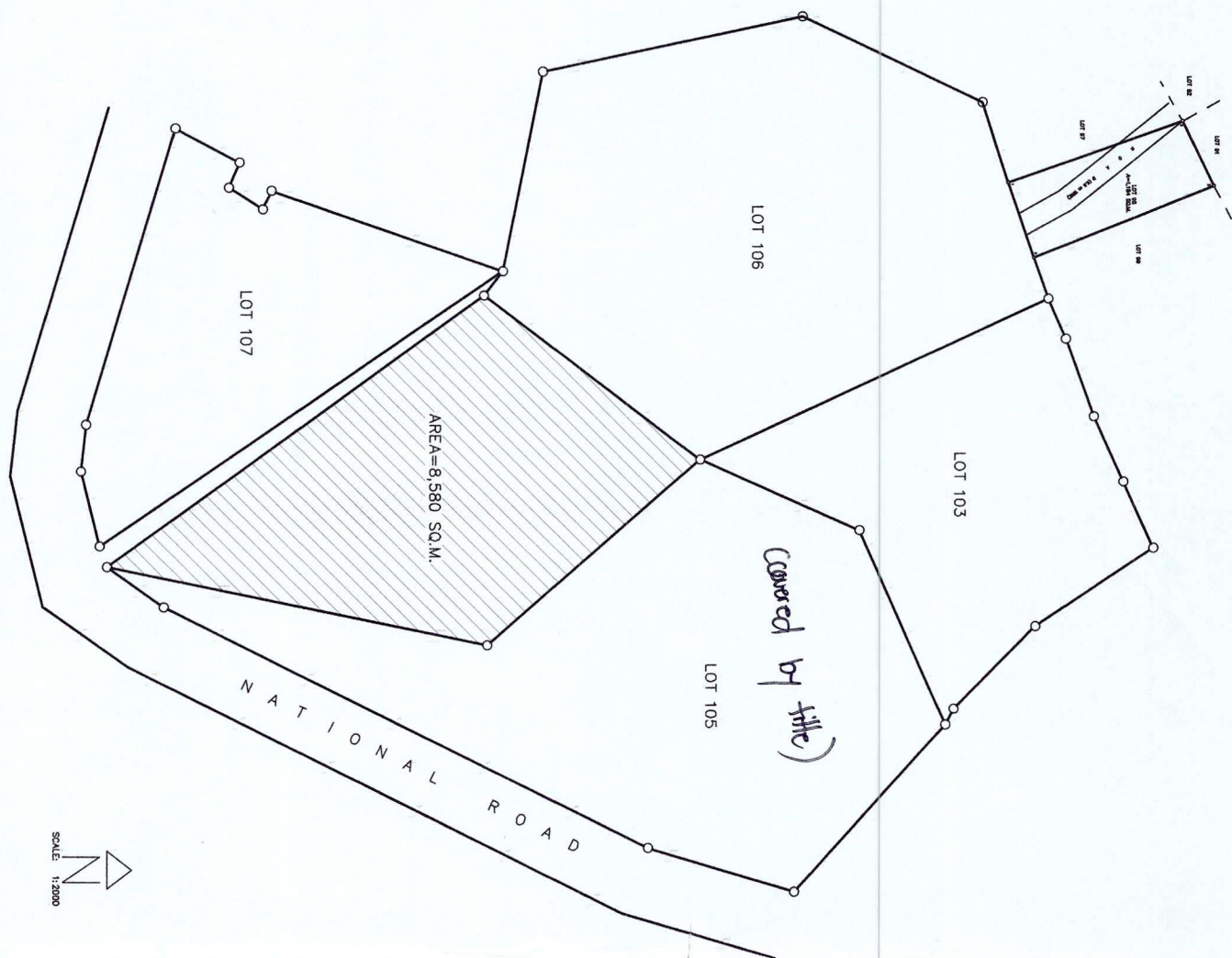
1. The parcel of land covered by this request for survey was identified as portion of Lot No. 105, Cad. 723-D located at Brgy. Malbog, Buenavista, Marinduque.
2. Subject lot was covered by TCT No. 061-201000165 in the name of Ma. Alma V. Salvo, and was acquired by the Municipal Government of Buenavista as per attached "Deed of Absolute Sale" dated June 25, 1999 and February 22, 2016.
3. That when Lot No. 105, Cad. 723-D was projected using AutoCad Software based on the technical description available in our records and using the title submitted by the requesting party, projected map differ from the cadastral map (see attached map). A technical error was found along line 3-4-5-6-7.
4. As a result of the said error in the technical description, a certain portion with an area of 8,580 sq. m. was left untitled.
5. That the remaining portion is where the Municipal Motorpool is situated and there is an existing barangay road.
6. The same was verified within Alienable and Disposable (A & D) Zone of Mogpog, as per LC Map 789 approved as such on November 22, 1928.

Attached herewith are the geo-tagged photos taken during the inspection.

As per evaluation and verification of the request, I hereby recommend for the issuance of desired survey authority in favor of Engr. Erick R. Licon, the surveyor who will execute survey of the land. A new lot number will be assigned considering that said area is not included in the technical description of Lot No. 105, Cad. 723-D. It is subject however to payment of corresponding fees on the matter.

For your information and approval.


MARIA IVY H. SOL



SCALE: 1:2000



2014011472252

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

Registry of Deeds for Boac, Marinduque

Transfer Certificate of Title

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

No. 061-2016000165

IT IS HEREBY CERTIFIED that certain land situated in MALBOG, BUENAVISTA, MARINDUQUE, more particularly bounded and described as follows:

LOT NO. 105, CAD. 723-D, C-8 BEGINNING AT A POINT MARKED "1" OF LOT NO. 105, CAD. 723-D, BEING N. 53-13 E., 508.97 M. FROM B.L.L.M. NO. 1, CAD. 723-D, BUENAVISTA CADASTRE, BUENAVISTA, MARINDUQUE, THENCE: S. 48-01 E., 64.78 M. TO POINT 2; S. 16-26 W., 43.82 M. TO POINT 3; S. (Continued on next page)

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

Owner: MA. ALMA V. SALVO, WIDOW, OF LEGAL AGE, FILIPINO CITIZEN,

Address: #16 ASSETS STREET, GSIS VILLAGE, BARANGAY BAHAY TORO, QUEZON CITY

(Continued on next page)

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

Patent Date: 12/16/2002

Under Act No.: 496

Volume No.: 113

Original Owner: ELUDERIO S. SALVO

Original RD: BOAC, MARINDUQUE

OCT Date: 05/06/2003

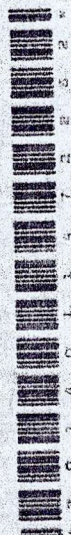
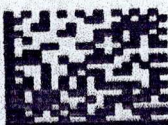
OCT No.: OCT-P-22594

Page No.: 194

This certificate is a transfer from ORIGINAL CERTIFICATE OF TITLE P-22594 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Boac, Marinduque, Philippines on the 20th day of JUNE 2016 at 03:53pm.

[Signature]
Mariel A. Ponce
Register of Deeds



TCT No.: 061-2016000165

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: MARIA NANETTE V. SALVO-CHIN, MARRIED, OF LEGAL AGE,

Address: 4-1235 JOHNSON STREET, COQUITLAM, BC V3B 7C9

Owner: RAOUL V. SALVO, MARRIED, OF LEGAL AGE,

Address: 7536-143C STREET, SURREY, BC V3W 1S2

Owner: BABY GIRL TINA MARIE V. SALVO, SINGLE, OF LEGAL AGE,
FILIPINO CITIZEN,

Address: #16 ASSETS STREET, GSIS VILLAGE, BARANGAY BAHAY TORO,
QUEZON CITY

Owner: JOHN JAMES V. SALVO, MARRIED, OF LEGAL AGE, FILIPINO
CITIZEN,

Address: #17B MALVAR STREET, PROJ. 4, BARANGAY BAGUMBAY, QUEZON
CITY

Owner: ANNALEE V. SALVO, SINGLE, OF LEGAL AGE, FILIPINO CITIZEN,

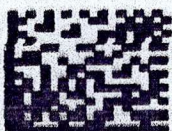
Address: #16 ASSETS STREET, GSIS VILLAGE, BARANGAY BAHAY TORO,
QUEZON CITY

Owner: HEIRS OF SYDNEY V. SALVO, NAMELY: ALZENA JUNE BAP R.
SALVO-JAVIER, MARRIED; SYDNEY JORGE R. SALVO, JR.,
SINGLE; AND ASHTON JUNE BAP R. SALVO, SINGLE; ALL OF
LEGAL AGE, FILIPINO CITIZENS,

Address: #18A AGUEDA STREET, PROJ. 8, BARANGAY BAHAY TORO, QUEZON
CITY

TECHNICAL DESCRIPTION (Continued from page 1)

26-23 W., 155.15 M. TO POINT 4; S. 35-12 W., 20.03 M. TO POINT 5;
N. 11-28 E., 111.42 M. TO POINT 6; N. 41-21 W., 81.28 M. TO POINT
7; N. 23-58 E., 50.10 M. TO POINT 8; N. 66-08 E., 61.16 M. TO POINT
1; POINT OF BEGINNING. CONTAINING AN AREA OF TWELVE THOUSAND SEVEN
HUNDRED FIFTY SIX (12,756) SQUARE METERS. ALL POINTS ARE MARKED ON
THE GROUND BY P.S. CYL. CONC. MONS. BOUNDED ON THE NE., ALONG LINE
1-2 BY LOT NO. 104, CAD. 723-D; ON THE E., ALONG LINE 2-3-4-5 BY
LOT NO. 5514, CAD. 723-D; ON THE SW., ALONG LINE 5-6 BY BARANGAY
ROAD; ON THE NW., ALONG LINE 6-7 BY LOT NO. 106, CAD. 723-D; AND
ALONG LINE 7-8-1 BY LOT NO. 103, CAD. 723-D. BEARINGS GRID. THIS
LOT WAS SURVEYED BY ROMUALDO P. PAZ, GEODETIC ENGINEER ON DECEMBER
7, 1981 TO FEBRUARY 2, 1982 IN ACCORDANCE WITH LAW AND EXISTING
RULES AND REGULATIONS PROMULGATED THEREUNDER. APPROVED ON NOVEMBER
10, 1983. NOTE: THIS LOT IS COVERED BY F.P.A. NO. 044002-232.



TCT No.: 061-2016000165

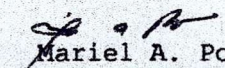

Page No.: 3

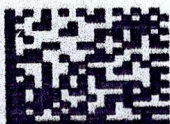
MEMORANDUM OF ENCUMBRANCES

Entry No.: 2016000354

Date: June 20, 2016 03:53:06PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND
OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE
OF THE DECEASED ELUDERIO SEVILLA SALVO AS EXTRAJUDICIALLY SETTLED
FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE
RULES OF COURT. DATE OF INSTRUMENT: SEPTEMBER 26, 2012.


Mariel A. Ponce
Register of Deeds 



2014011472254