



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: psm@denr.gov.ph



September 5, 2022

MEMORANDUM

FOR : The OIC-Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**

I am forwarding the memorandum of CENRO, Roxas, Palawan dated August 5, 2022 with the investigation report conducted on the application for Survey Authority on the subject Lot 12130-J-31, Csd.4B-001631-D applied by Ms. Mylene Pacho, Et. Al..

After evaluation, This Office found out the following:

- a. The subject lot is within Alienable and Disposable Land per Land Classification Map No. 1545, Project 1-I, approved on December 1, 1950.
- b. The subject lot consist of nine (9) corners containing an area of Fifty Thousand (50,000) square meters.
- c. The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO. It was observed to be an open polygon.

Hence, I recommend clearance for the issuance of survey authority. Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.


FELIZARDO B. CAYATOC

Reference No. 2022-7775
TSD/RPS/SMU
CC: SURVEYS


DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Rhea Date: 12 SEP 2022 CN 2022-2330



Republic of the Philippines
Department of Environment and Natural Resources
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Email Add:

ANNEX "B"

CERTIFICATION

This is to certify that **LOT 12130-J-31, CSD-4B-001631-D** is within **Alienable and Disposable Land** per LC Map No. 1545, Project No. 1-I, dated December 1, 1950.

Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 5th day of September, 2022 for confirmatory verification of the Regional office.

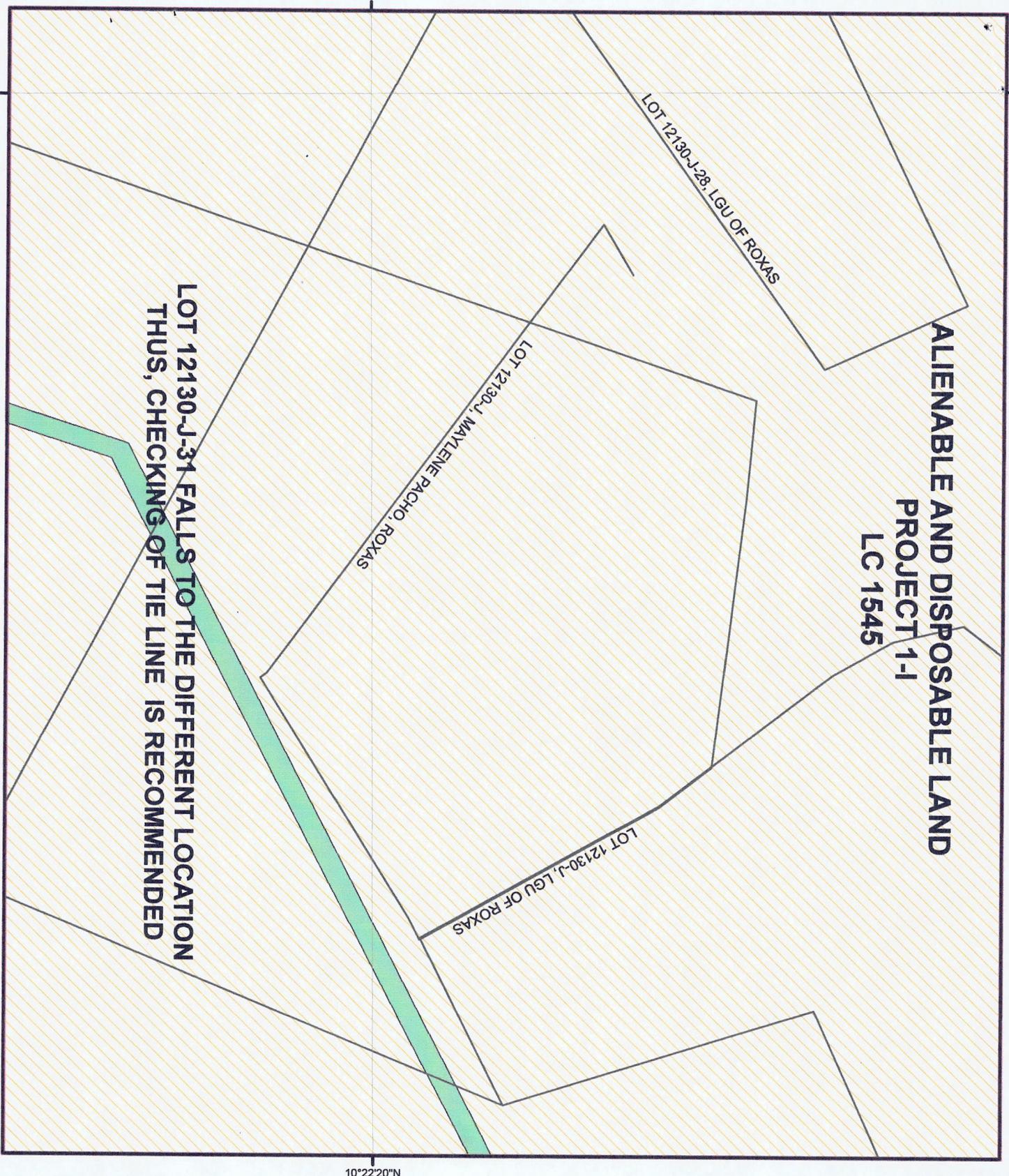

FELIZARDO B. CAYATOC
PENRO

Note:

Reference used was based on the rectified LC map provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By _____ Date *Q1a*
Date **12 SEP 2022** CN **2022-2330**

**ALIENABLE AND DISPOSABLE LAND
PROJECT 1-I
LC 1545**



**LOT 12130-J-31 FALLS TO THE DIFFERENT LOCATION
THUS, CHECKING OF TIE LINE IS RECOMMENDED**

MAP SHOWING
THE RELATIVE LOCATION OF LOT 12130-J-31
FOR SURVEY AUTHORITY APPLIED BY
MAYLENE PACHO

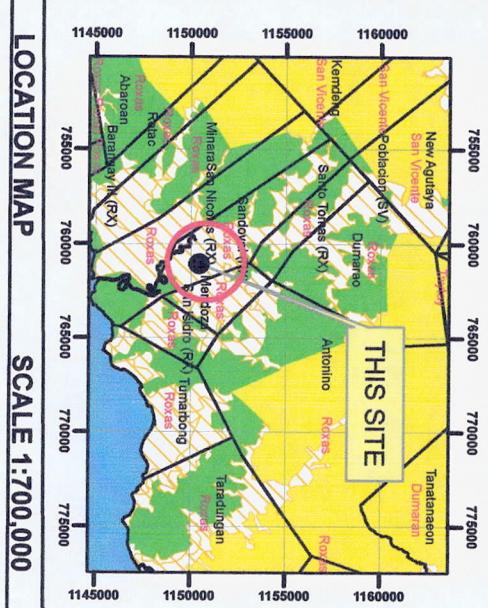
Located at Brgy. Sandoval
Municipality of Roxas
Province of Palawan

Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

LEGEND

LOT 12130-J-31
CADT_CADC
Alienable & Disposable 18,077.90 Has.
Forestland 8,190.96 Has.
UPF 62,390.16 Has.
No Data 9.84 Has.
PA_MIMAROPA_UTMZ50



119°21'40"E

Prepared by:
DAVEY BALMORES
For III

DONNA BELLE E. LUENGO
Engr. II



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : TRANSMITTAL OF REPORT

DATE : August 5, 2022

TO: CENR PERIOD
CENR RECORDS
RECEIVED

08/30/2022 22-7775

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 12130-J-31, Csd-4B-001631-D identical to Lot 13142, Cad 862-D at Bgy. Sandoval, Roxas, Palawan.

Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Mrs. Maylene Y. Pacho to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.



PABLO E. CRUZ

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

DENR-CENRO ROXAS
RELEASED
DATE: AUG 26 2022

BY: 
DOC. NO. 2022-08-1353



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

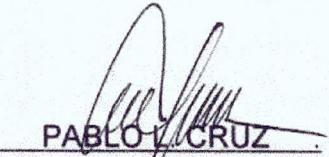
Email address: cenoroxaspalawan@denr.gov.ph

CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 12130-J-31, CSD-4B-001631-D identical to Lot No. 13142, Cad 862-D is within **agricultural and disposable land** per LC Map No. 1545, Project No. 1-I dated December 1, 1950, under FAO/DAO No. DMC-2019-10.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 5th day of August 2022.


PABLO L. CRUZ
Community Environment and
Natural Resources Officer







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

No. _____ Applicant : _____

Lot No. 12130-J-31, CSD-4B-001631-D Ident. To Lot No. 13142, Cad 862-D

Portion of Lot No. 12130-J, CSD-04-032794-D Surveyed for: REPUBLIC OF THE PHILIPPINES

Date of Original Survey : _____ Surveyed by : Engr. RENE D. SALAZAR

Area (sq. m.) 50,000 Date of Survey: December 5-8, 2013

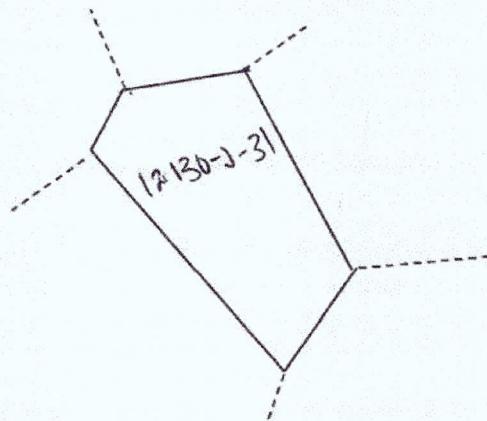
Location : Sandoval, Roxas, Palawan Date Approved: February 6, 2015

TECHNICAL DESCRIPTION

TIE LINE : N 18-50 E, 6,514.80 meters from BLLM 1, Cad 862-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 84-41 E	57.49	1-2	-5.32	57.24
2-3	S 82-57 E	153.45	2-3	-18.83	152.29
3-4	S 37-26 E	37.78	3-4	-29.99	22.96
4-5	S 29-24 E	154.70	4-5	-134.77	75.94
5-6	S 63-32 W	13.84	5-6	-6.17	12.39
6-7	S 58-14 W	160.83	6-7	-84.67	-136.74
7-8	N 35-37 W	4.40	7-8	3.57	-2.56
8-9	N 53-36 W	318.96	8-9	189.27	-256.72
9-1	N 59-46 E	33.52	9-1	16.88	28.96
				-0.03	0.02

SKETCH



T. D. Researched by : _____ Date : _____

T.D. Sketched by : ARNOLD V. GONZALES Date : 06/16/2022

T. D. Checked by : _____ Date : _____



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

TECHNICAL DESCRIPTIONS

Survey Plan No. : **CSD-4B-001631-D**
Lot No. : **LOT 12130-J-31**
Portion of Lot : **LOT 12130-J, CSD-04-032794-D**
Land Owner/Claimant : **REPUBLIC OF THE PHILIPPINES**
Location : **SANDOVAL & SAN NICOLAS, ROXAS, PALAWAN**

Boundaries:

<u>Line</u>	<u>Direction</u>	<u>Adjoining Lots/Features</u>
1-2-3	NE	LOT 12130-J-30, CSD-4B-001631-D, (MUNICIPAL SITE)
3-4-5	NE	LOT 12130-J-42, CSD-4B-001631-D, (SPORTS COMPLEX)
5-6-7	SE	NATIONAL ROAD (20.00 M. WIDE)
7-8-9	SW	LOT 12130-H, CSD-04-032794-D
9-1	NW	LOT 12130-J-27, CSD-4B-001631-D (ATHLETES VILLAGE)

Tie Point: BLLM NO. 1, CAD-862-D, ROXAS CADASTRE

Lot Description:

<u>Line</u>	<u>Bearing</u>	<u>Distance</u>
Tie Point – 1	N 18° 50' E	6514.80 m.
1-2	S 84° 41' E	57.49 m.
2-3	S 82° 57' E	153.45 m.
3-4	S 37° 26' E	37.78 m.
4-5	S 29° 24' E	154.70 m.
5-6	S 63° 32' W	13.84 m.
6-7	S 58° 14' W	160.83 m.
7-8	N 35° 37' W	4.40 m.
8-9	N 53° 36' W	318.96 m.
9-1	N 59° 46' E	33.52 m.

Area

: **FIFTY THOUSAND (50,000) sq. m. more or less**

Descriptions of corners : All corners are marked **PS** cyl. conc. mogs. 15x40 cms.

except corners 6 to 9 by **Old PS** cyl. conc. mons. 15x60 cms.

Bearings : True

Date of Original Survey

: Dec. 5-8, 2013

Date of Survey

: Dec. 5-8, 2013

Date Approved

: Feb. 6, 2015

Geodetic Engineer

: RENE D. SALAZAR

Note: Lot 12130-J-31, shall be equivalent to Lot 13142, Cad.862-D, Roxas Cadastre

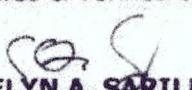
Note: This Technical Description is based from the Records on file in this office as certified by Brian D. Aguinaldo, In-charge, Land Records Section

Requested by : R. Salazar

Who paid the Cert. Fee: P50.00

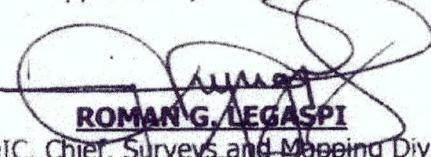
under OR No. / date : 0053299-3/11/19

Prepared & Verified by:


JOCELYN A. SARILE

Chief, Survey & Control Section/
LAMS Coordinator

Approved by:


ROMAN G. LEGASPI
OIC, Chief, Surveys and Mapping Division



Republic of the Philippines
Department of Environment and Natural Resources

Region IV - MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Bgy. III (Poblacion), Roxas, Palawan

Contact No. 09171606578/ 09175028647

Email address: cenroroxaspal@denr.gov.ph

MEMORANDUM

For : The Community Environment and
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : June 15, 2022

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LOT

The subject of this investigation are respective portion of Lot 12130-J-31, Csd-4B-032794-D identical to Lot 13142, Cad 862-D located at Bgy. Sandoval, Roxas, Palawan.

CLAIMANT

The claimant are Mylene Y. Pacho et al... actual occupant and possessor of the subject lot.

ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were ascertained:

1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

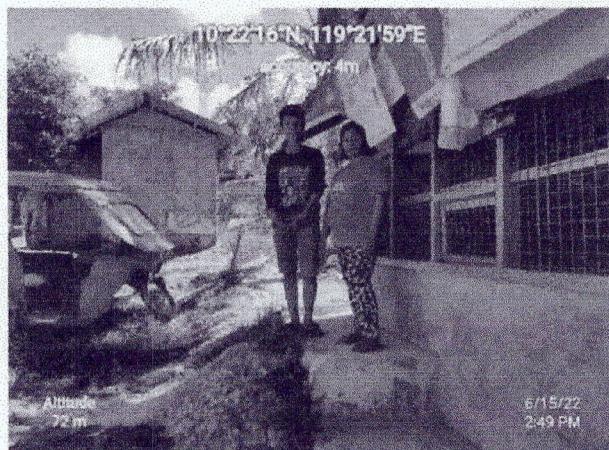
Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Geotagged photos taken on Lot 12130-J-31, Csd-4B-032794-D requested for issuance of Survey Authority by Mylene Y. Pacho located at Bgy. Sandoval, Pal.





**MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS
AND CAGAYANCILLO**

Mabini Street, Baragay 2

Roxas, Palawan

6thmctcroxascagayancillo@gmail.com

Telephone No.: (048)717-5563

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 now available at this Court, there is no criminal or civil case filed, pending or disposed of against MA. MYLENE Y. PACHO pertaining to Lot No. 12130-J-31, CSD-4B-001631-D situated at Barangay San Nicolas, Roxas, Palawan.

This Certification is issued upon request of claimant OBETA M. BELO a resident of Barangay Malacampo, Roxas, Palawan for lawful purposes.

This 30th day of June, 2022 at Roxas, Palawan, Philippines.

for:
ROGER M. SERATUBIAS
Clerk of Court II

Lailyn T. Buñag
LAILYN T. BUÑAG
Interpreter

Comm. Tax Cert.: 10607243

Issued on: 06/16/22

Issued at Roxas, Palawan

O.R. (local): 1006098

Issued on: 06/16/22

O.R. (JDF/SAJ): 5030949/5032523/2315515

Issued on: 06/30/22

Issued at: Roxas, Palawan



**Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan**

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF ROXAS)

JOINT AFFIDAVIT

We, JULIETA D. MIAGAO, married and ELIZABETH A. MIAGAO married both residents of Bgy. San Nicolas, Roxas, Palawan after having been sworn, hereby depose and state:

1. That we personally know MYLENE PACHO ET AL... who desires for segregation/subdivision of Lot 12130-J-31 in Bgy. San Nicolas, Roxas, Palawan;
2. That we are actual residents of Barangay San Nicolas, in the Municipality of Roxas, Palawan;
3. That we are aware of the fact that Mylene Pacho et al... is the actual occupant and or possessor of the subject lot;
4. That we are not related to the applicant either by consanguinity or affinity and not, in any way, interested in the land; and
5. That to the best of our knowledge, belief and information, the land is not claimed by adverse others.

IN WITNESS WHEREOF, we have hereunto set our hands this 16th day of June 2022 in the place above first written.

JULIETA D. MIAGAO
Affiant
CTC No. 25984920
Issued on Jan. 7, 2022
Issued at San Nicolas, Roxas, Pal.

Elizabeth A. Miagao
Affiant
CTC No. 10861472
Issued on Jan. 9, 2022
Issued at San Nicolas, Roxas, Pal.

SUBSCRIBED AND SWORN to be fore me on the date and place stated above.

ARNOLD V. GONZALES
Officer Authorized to Administer Oath
Land Management Inspector
(Designation)



Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay San Nicolas



OFFICE OF THE PUNONG BARANGAY

**BARANGAY OFFICIALS
2018- 2022**

HON. ESTARNILO A. PACTAO
Punong Barangay

TO WHOM IT MAY CONCERN:

HON. GERRY P. EDRADAN
Barangay Kagawad

THIS IS TO CERTIFY that, **MS. MA. MAYLENE Y. PACHO**, of legal age, single, is a resident of Purok Bagong Silang Barangay San Nicolas, Roxas, Palawan, personally to me that she has good moral character and law-abiding citizen of this community.

HON. JOGEL Y. OABINA
Barangay Kagawad

This certifies further, that, **MS. MA. MAYLENE Y. PACHO**, is the actual occupant of a parcel of Land identified as Lot No. 12130-J-31, with An area of Fifty Thousand (50,000) Square meter, situated at Barangay San Nicolas, Roxas, Palawan.

HON. FREDDIE A. FRANCISCO
Barangay Kagawad

This certification is issued upon request of the concern person mentioned above in connection to apply for Survey Authority.

HON. FRANCIS B. VILLAROSA
Barangay Kagawad

Issued this 18th day of March, 2022.

HON. PRUDENCIO A. BALDONADO, JR.
Barangay Kagawad

HON. RUVELYN G. LORDA
Barangay Kagawad

ESTARNILO A. PACTAO
Punong Barangay
V10:5318-013A-C24F6EAT1000

HON. BRYAN JAY S. ADION
SK chairman

Cert. Fee: 150.00

O.R. No.: 0948163

Issued on: 03/18/22

Issued at: San Nicolas, Roxas, Palawan

MRS. SHIRLEY E. BACAS
Bgy. Secretary

MISS ELIZABETH P. EDRADAN
Bgy. Treasurer

Subscribed and sworn to before me this _____ day of _____

ATTY. ORLANDO A. BA-ALAN
NOTARY PUBLIC
Until December 31, 2022
Bar Roll No. 56352
IBP No. 177580 / 02-08-22 / Pal
PTR No. 0891252 / 01-14-22 / Pal
MCLE Compliance No. VII-0014950 / 04-14-25

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

GARCIANO Y. PACHO SR., of legal age, Filipino, married to Arlene N. Pacho, resident of San Nicolas, Roxas, Palawan, **MA. MYLENE Y. PACHO**, of legal age, Filipino, single, resident of San Nicolas, Roxas, Palawan; **ANDRES Y. PACHO**, of legal age, Filipino, married to Maribel A. Pacho, resident of Abongan, Taytay, Palawan; **JOSETO Y. PACHO**, of legal age, Filipino, single, resident of Minara, Roxas, Palawan; **MARCELO Y. PACHO SR.**, of legal age, Filipino, married to Alma H. Pacho, resident of Minara, Roxas, Palawan; **DANIEL Y. PACHO**, of legal age, Filipino, married to Elma F. Pacho, resident of New Agutaya, San Vicente, Palawan; and, **JULIE ANN M. PACHO**, of legal age, Filipino, single, resident of San Nicolas, Roxas, Palawan, do hereby NAME, APPOINT, and CONSTITUTE our sister, the same **MA. MYLENE Y. PACHO**, to be our true and lawful attorney-in-fact, for us and in our name, place and stead, to do and perform the following special powers, to wit:

TO FILE AND CAUSE AN APPLICATION, PROCESS AND FOLLOW UP ALL TRANSACTION FOR THE TITLING/TRANSFER OF A PROPERTY IN OUR NAME BEING THE HEIRS OF THE LATE NECOMEDES A. PACHO (NOW DECEASED) OVER A PARCEL OF LAND, DESIGNATED AS LOT NO. 4648, CAD-862-D (NOW LOT NO. 12130-J-31, CSD-4B-001631-D), CONSISTING OF FIFTY THOUSAND (50,000) SQUARE METERS, MORE OR LESS, SITUATED IN BRGY. SAN NICOLAS, ROXAS, PALAWAN, PER ATTACHED EXTRAJUDICIAL PARTITION AND SETTLEMENT OF ESTATE THAT WE EXECUTED IN OUR FAVOR;

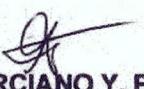
A2Baccw

TO PAY ALL THE LEGAL FEES FOR THE TITLING OF THE SAID PROPERTY IN OUR RESPECTIVE NAME, LIKE SURVEY COST, AND OTHERS FEES, IN OUR BEHALF AND SUBMIT ANY REQUIREMENT IF NEEDED FOR AND IN OUR BEHALF; AND

TO MAKE, EXECUTE, PREPARE, ACCOMPLISH, AND SIGN ALL OTHER LEGAL PAPERS IN OUR NAME AND IN OUR BEHALF, AND ANY NECESSARY DOCUMENTS TO EFFECT ANY TRANSACTION PERTAINING TO THE TITLING OF THE ABOVE-STAED REALTY IN OUR NAMES.

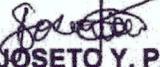
HEREBY GIVING AND GRANTING unto said attorney-in-fact full power and authority to do and perform any and every act and thing whatsoever requisite, necessary or proper to be done in and about the premises as fully to all intents and purposes as we might or could do if personally present and acting in person; and HEREBY RATIFYING AND CONFIRMING all that our said attorney-in-fact shall lawfully do and cause to be done under and by virtue of these presents.

IN WITNESS WHEREOF, the PARTIES have hereunto set their hands, this 17th day of June 2022, in Roxas, Palawan, Philippines.


GARCIANO Y. PACHO SR.
Principal

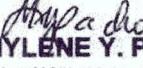

JULIE ANN M. PACHO
Principal


ANDRES Y. PACHO
Principal


JOSETO Y. PACHO
Principal

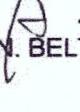

MARCELO Y. PACHO SR.
Principal


DANIEL Y. PACHO
Principal


MA. MYLENE Y. PACHO
Principal/Attorney-in fact

Witnesses:


REYNALDO A. ELOREMO


SAGRADO N. BELTRAN JR.

CERTIFICATION

We, **LUCENA R. BAACO & ANALIE R. BAACO**, both of legal age, married/single, Filipino, and presently residing at Poblacion, Taytay, Palawan and Brgy. San Nicolas, Roxas, Palawan, respectively, on oath we hereby state that we personally known the brothers, **DANIEL Y. PACHO** and **ANDRES Y. PACHO**, of Abongan, Taytay, Palawan, and New Agutaya, San Vicente, Palawan, respectively; and they are the same person who signed the SPECIAL POWER OF ATTORNEY herein made and written.

Baraco
LUCENA R. BAACO

Affiant

Arbaaco
ANALIE R. BAACO

Affiant

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES]
ROXAS, PALAWAN J.S.S.

BEFORE ME, a notary public in and for the Northern Province of Palawan, Philippines, this 17th day of June 2022 came and appeared:

Name	Identification Card	Issued on/at
GARCIANO Y. PACHO SR.	TIN:311-998-104-000	
MARCELO Y. PACHO SR.	VIN:5318-0080-J2572MYP10000-0	Comelec Roxas, Palawan
MA. MYLENE Y. PACHO	VIN:5318-0114B-C2576MYP20000	Comelec Roxas, Palawan
JOSETO Y. PACHO	VIN:5318-0081A-D0478JYP10000	Comelec Roxas, Palawan
JULIE ANN M. PACHO	PSU ID No. 2020-10-0379R	Palawan State University
LUCENA R. BAACO	Senior Cit ID No. 993	OSCA Taytay, Palawan
ANALIE R. BAACO	VIN:5318-0014B-K1373ARB20000	Comelec Roxas, Palawan
DANIEL Y. PACHO		
ANDRES Y. PACHO		

Known to me and to me known to be the same persons who executed the foregoing instrument and they acknowledged before me that the same is their voluntary act and deed.

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

Doc. No. 316
Page No. 63
Book No. 01
Series of 2022

Orlando A. Ba-Alan
ATTY. ORLANDO A. BA-ALAN
Notary Public
Until December 31, 2022
Bar Roll No. 56352
IBP No. 177580/02-08-22/Nat'l
PTR No. 0891252/01-14-22/Pal
MCLE Compliance No. VII-0014950/4-14-25