



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: penro@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:

- The subject lot is within Alienable and Disposable Land per Land Classification Map No. 1545, Project 1-I, approved on December 1, 1950.
- The subject lot consist of nine (9) corners containing an area of Fifty Thousand (50,000) square meters.
- 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: 
Date: 12 SEP 2022 CN 2022-2330



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: palawan@denr.gov.ph

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 Mar
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 THE LINE IS RECOMMENDED

LOT 12130-J-28, LGU OF ROXAS

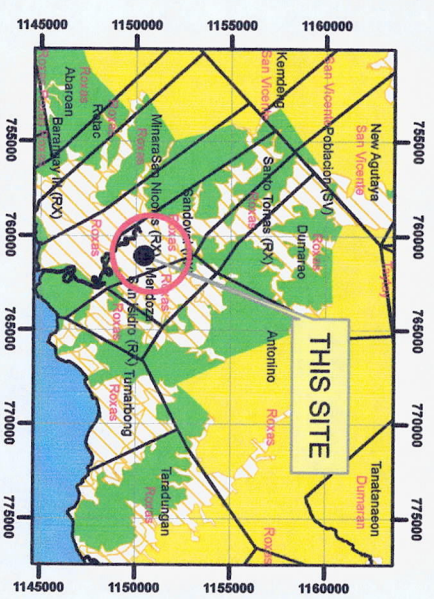
LOT 12130-J, MAYLEN PACO, ROXAS

LOT 12130-J, LGU OF ROXAS

10°22'20"N

119°21'40"E

10°22'20"N



LOCATION MAP

SCALE 1:700,000

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 8,180.96 Has.

UPF 62,390.16 Has.

Category	No Data	9.84 Has.
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PA MIMABOPA IITMZN50

Prepared by:

DAVEN, 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

DENR - CENRO
PALAWAN RECORDS
RECEIVED

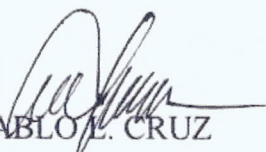
08/30/2022 22:77:75

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.

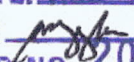
Evaluating the same, I found out that:

- The land subject hereof is within the agricultural (alienable/disposable lands; and
- The same appears peacefully occupied/possessed by Mrs. Maylene Y. Pachon 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 L. 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

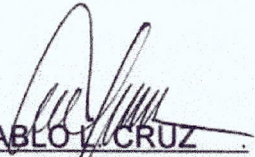
Email address: cenroroxaspalawan@denr.gov.ph

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 Y. CRUZ
Community Environment and
Natural Resources Officer





THIS SITE
lot 12130 - CSD-09-632794

APPROVED: DECEMBER 28, 1988

PEDRO M. CALIMIL
REGIONAL TECHNICAL OFFICER
REGION IV



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

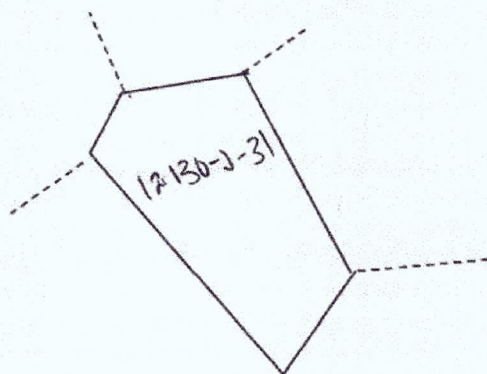
Location : Sandoval, Roxas, Palawan Date Approved: February 6, 2015

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:

Line	Direction	Adjoining Lots/Features
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:

Line	Bearing	Distance
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. mops. 15x40 cms.
except corners 6 to 9 by **Old PS** cyl. conc. mons. 15x60 cms.

Bearings : True

Date of Original Survey :

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 possesor of the subject lot..

ACTIVITIES UNDERTAKEN

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

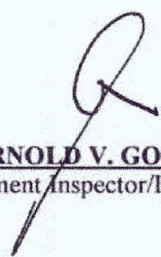
1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification 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

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroxaspal@gmail.com

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, Roxas, Pal.





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

Mabini Street, Baragay 2

Roxas, Palawan

6thmctcroxascagayancillo@gmail.com

Telephone No.: (048)717-5563

CERTIFICATION

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

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

BARANGAY CERTIFICATION

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. CECILIA P. ADION
Barangay Kagawad

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

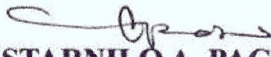
This certification is issued upon request of the concern person mention Above in connection to apply for Survey Authority.

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
VIO:5318-DH3A-C2456EAP1000

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 _____

JOB NO. 327
PAGE NO. 65
BOOK NO. 61
SERIES OF 2022

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. Pachco, 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. Pachco, 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. Pachco, resident of Minara, Roxas, Palawan; **DANIEL Y. PACHO**, of legal age, Filipino, married to Elma F. Pachco, 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;

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-STATED 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


ANDRES Y. PACHO

Principal


MARCELO Y. PACHO SR.

Principal


JULIE ANN M. PACHO

Principal


JOSETO Y. PACHO


Principal



DANIEL Y. PACHO

Principal


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

Witnesses:


REYNALDO A. ELLOREMO


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.

Baaco
LUCENA R. BAACO
Affiant

Abangan
ANALIE R. BAACO
Affiant

ACKNOWLEDGEMENT

REPUBLIC OF THE PHILIPPINES]
ROXAS, PALAWAN JS.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.

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

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