



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: [cenro.palawan@denr.gov.ph](mailto:cenro.palawan@denr.gov.ph)



September 2, 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** : **SUBMITTED CARPETA WITH FPA-045318-2449-A OF  
MS. AMY G. DANDAL**

This pertains to the carpeta covering Lot 278, Sgs-4B-000104-D with an area of 11,483 square meters subject of application for patent.

Per evaluation made on the submitted carpeta based on the attached technical description (V-37) Annex "A", it was observed that the area has a discrepancy of five (5) square meters.

Attached is a computation sheet by this office (Annex "B") for reference.

In this regard, it is hereby requested for correction of technical description.

For information and consideration.

Reference No: 2022-6170  
TSD/RPS/SMU  
Copy Furnished:  
1. CENRO Roxas, Palawan

  
**FELIZARDO B. CAYATOC**

**DENR-PALAWAN  
PENRO-RECORDS  
RELEASED**  
By Rhea  
Date: 12 SEP 2022 CN 2022-2323



(Annex "A")

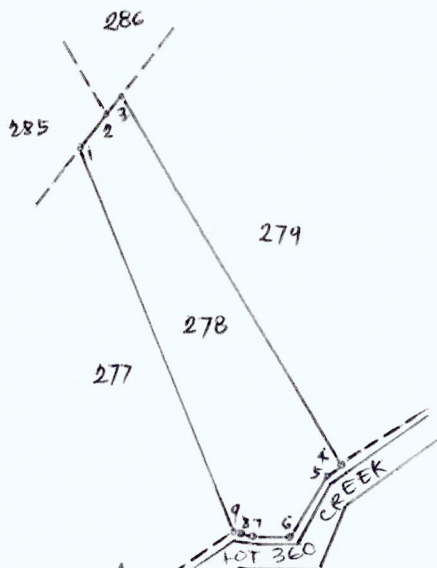
FPA No. 045318-2447-A Applicant: AMY G. DANDAL  
Lot No. 278, SES-48-000104-D Ident. To Lot No. 12387 CAD. 862-D  
Portion of Lot No. 2088 CAD. 862-D Surveyed for: REPUBLIC OF THE PHILIPPINES  
Date of Original Survey: JAN. - JUNE 1987 Surveyed by: GE. NOEL TEDULO I. MINDANAO  
Area (sq. m.) 11,483 Date of Survey: OCT. 12, 2012 - FEB. 19, 2013  
Location: BGT. TAGUMPAY, ROXAS, PAL. Date Approved: August 27, 2013

### TECHNICAL DESCRIPTION

TIE LINE: S. 89-32 W. 16,145.25 m. FT. BLM #1, CAD. 862-D, ROXAS CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N. 37-57 E.	22.01 m.			
2 - 3	N. 37-57 E.	11.75 m.			
3 - 4	S. 31-40 E.	228.55 m.			
4 - 5	S. 61-03 W.	9.49 m.			
5 - 6	S. 29-07 W.	39.42 m.		S 28-48	39.30
6 - 7	N. 86-56 W.	25.41 m.			25.62
7 - 8	N. 38-58 W.	4.27 m.			
8 - 9	S. 58-24 W.	2.15 m.			
9 - 10	N. 22-18 W.	219.81 m.			
NOTE: All corners are marked on the ground with Old PS cyl. con. mark. 15 x 40 cm.					
All lots are under SES-48-000104-D					

### SKETCH



SCALE 1:4000

BEARINGS: GRID

T. D. Researched by: ROBERT A. ARONOT Date: DECEMBER 2020  
T.D. Sketched by: ROBERT A. ARONOT Date: 03/12/21  
T. D. Checked by: ROBERT A. ARONOT Date: 03/12/21



A = 11,483 sq. m.

MUST BE

(Answer 11B)

STATIONS	COORDINATES		TECHNICAL DESCRIPTION				REMARKS		LAT	DEP
	NORTHINGS	EASTINGS	DISTANCES	BEARINGS						
ERROR CHECK			562.95	N/S	DEG	MIN	E/W	0.00	0.00	
BLLM 1	1,141,088.680	592,343.230	16145.25	S	89	32	W	-131.50	16144.71	
1	1,140,956.390	576,198.530	22.01	N	37	57	E	17.36	13.54	
2	1,140,973.750	576,212.070	11.75	N	37	57	E	9.27	7.23	
3	1,140,983.010	576,219.290	228.55	S	31	40	E	-194.52	119.98	
4	1,140,788.490	576,339.280	9.49	S	61	3	W	-4.59	-8.30	
5	1,140,783.900	576,330.970	39.30	S	28	48	W	-34.44	-18.93	
6	1,140,749.460	576,312.040	25.62	N	86	56	W	1.37	-25.58	
7	1,140,750.830	576,286.460	4.27	N	38	58	W	3.32	-2.69	
8	1,140,754.150	576,283.770	2.15	S	58	24	W	-1.13	-1.83	
9	1,140,753.020	576,281.940	219.81	N	22	18	W	203.37	-83.41	

INSTEAD OF

TECHNICAL DESCRIPTION				REMARKS		LAT	DEP
DISTANCES	N/S	DEG	MIN	E/W		0.01	-0.03
562.84	N/S	89	32	W		-131.50	-16144.71
16145.25	S	37	57	E		17.36	13.54
11.75	N	37	57	E		9.27	7.23
228.55	S	31	40	E		-194.52	119.98
9.49	S	61	3	W		-4.59	-8.30
39.42	S	29	7	W		-34.44	-19.18
25.41	N	86	56	W		1.36	-25.37
4.27	N	38	58	W		3.32	-2.69
2.15	S	58	24	W		-1.13	-1.83
219.81	N	22	18	W		203.37	-83.41

A = 11,488 sq. m (5 sq. m discrepancy)

N.37-57E. 22.01  
N.37-57E. 11.75

S.31-40E.  
228.55

N.22-18W.  
219.81

LOT  
11483

N.55-58W.  
4.22

S.58-24W.  
2.15

N.86-56W.  
25.62  
25.41

S.29-07W.  
39.30  
39.42

S.61-03W.  
9.49





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

PLA No. : FPA - 045718 - 2449-A  
Applicant : AMY G. PANDAL

Lot No. : 278, Sqs 4b - 000104-0  
Location : Bay - Tagumpay, Anas, Pal.

EXAMINATION SHEET FOR FPA AND RFPA

REQUIREMENTS

1. Verified set of PLA with fee/stamps and government issued ID
2. Proof of claim: Survey claimant, Tax Dec, Waiver
3. Surety plan for Isolated lot
4. LC (A&D) Certification by Regional Office
5. Affidavit of Applicant for no other RFPA
6. Barangay Chair/Rep Certification attesting legal claim and occupation
7. Geotagged photo of land, improvement, applicant and Inspector
8. LGU Zoning ordinance for residential patent
9. Court clearance for PSU lot and covered by Cadastral or individual Registration Case
1. Final Investigation report informing of legal claim, justification of lacking requirements, with sketch map showing improvements
11. Order of Approval and patent initialed by concerned officers

REMARKS		CENRO Compliance
<input checked="" type="checkbox"/>	<u>attach tax fee</u>	
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>		
<input checked="" type="checkbox"/>	<u>Legal Sign. on Reg. Cert.</u>	
<input checked="" type="checkbox"/>		
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<input checked="" type="checkbox"/>		

Reference: RED Henry Adornado memo dated Jan. 25, 2018, DMC 2019-10 dated Dec 11, 2019 and DAO 2016-22

NRO Examiner: \_\_\_\_\_  
Contact No : \_\_\_\_\_

CENRO Examiner: Mar. F. Guteran  
Date/Contact No. : 03-28-22



Republic of the Philippines  
Province of Palawan  
Municipality of Roxas  
Barangay Tagumpay  
OFFICE OF THE PUNONG BARANGAY

**CERTIFICATION**

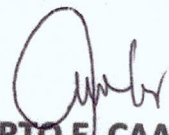
**TO WHOM IT MAY CONCERN:**

This is to certify that Mrs. Amy G. Dandal , Married, and a resident of Barangay New Barbacan, Roxas, Palawan is the actual claimant and cultivated of Lot No.278 Sgs.-4B-000104-D, with an area of 11,483 square meter in Barangay Tagumpay, Roxas, Palawan.

This certification is issued upon request of subject person for whatever legal purpose it may serve.

Issued on this 2nd day of December 2020 at Barangay Tagumpay, Roxas, Palawan.

SUBSCRIBED AND SWORN to  
before me at Roxas, Palawan, Philippines  
this 4th day of JUL 04 2022, 200\_\_\_\_,  
the affiant exhibiting his/her CTC  
No. \_\_\_\_\_ issued at \_\_\_\_\_  
on \_\_\_\_\_ 200\_\_\_\_

  
**HON. EDILBERTO E. CAABAS**  
Punong Barangay

Doc. No. 410  
Page No. 85  
Book No. 257  
Series of 200 22

**ATTY. RAYMUND U. ACOSTA**  
NOTARY PUBLIC  
UNTIL DECEMBER 31, 2024  
PTR NO. 0000000000/2022  
IBP NO. 0000000000/2022  
ROLL NO. 48821

NOTE: CERTIFICATE NO. VII-0000162-04/15/2015





Republic of the Philippines  
**REGIONAL TRIAL COURT**  
Fourth Judicial Region  
Puerto Princesa City

**OFFICE OF THE CLERK OF COURT**  
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City


**CERTIFICATION**

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this office has no knowledge of any pending case filed before this Court involving Lot No. 278, SGS-4B-000104-D, located at Barangay Tagumpay, Roxas, Palawan.

This Certification is being issued upon request of Lucien F. Gandeza of CENRO, Roxas, Palawan for whatever legal purpose it may serve.

At Puerto Princesa City, this 13<sup>th</sup> day of August 2021.

  
JYL C. LAUROS-PADRONES  
Clerk of Court

Cert. Fee: P15.00/35.00/10.00  
O.R. No. 4842228/4841761/1840564  
Dated: August 9, 2021



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](mailto:cenroroxaspalawan@denr.gov.ph)

## CERTIFICATION

To All Whom This May Come:

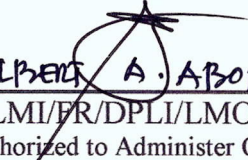
This certifies that MS. Amy G. Dandal, married <sup>ABITO DANDAL, Jr.</sup> to \_\_\_\_\_, is a resident of Barangay Tagumpay, Roxas, Palawan.

This is issued to MS. Amy G. Dandal this 10<sup>th</sup> day of November 2021 pursuant to DENR Memorandum Circular No. 2019-10 in support of her desire for patent of the tract of land described as Lot No. 278. SQS-4B-000104-11 in Barangay Tagumpay, Roxas, Palawan.

  
**HON. EDILBERTO E. CAABAS**  
Chair, Bgy. Tagumpay, Roxas, Palawan

Subscribed and Sworn to before me this 12<sup>th</sup> day of Nov. 2021 in Roxas, Palawan.  
Affiant exhibited CTC No. 09846845 issued on 11-12-20 in Roxas, Palawan.



  
**ALBERT A. ABOROT**  
LMI/FR/DPLI/LMO I  
(Officer Authorized to Administer Oath)

Copy: The Regional Executive Director  
The PENR Officer  
File





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

**MEMORANDUM**

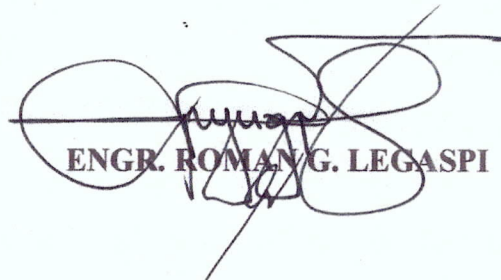
FOR : THE ASSISTANT REGIONAL DIRECTOR FOR  
TECHNICAL SERVICES

FROM : THE OIC-CHIEF, SURVEYS AND MAPPING DIVISION

SUBJECT : CONFIRMATION OF LAND CLASSIFICATION

DATE : AUG 08 2021

The undersigned confirms the findings of the CENR Officer of Roxas, Palawan that Lot No. 278 of Sgs-4B-000104-D is within Alienable and Disposable land of the public domain after verification through the Land Administration and Management System (LAMS) Philippines.

  
ENGR. ROMAN G. LEGASPI

Copy furnished:

*The Regional Executive Director*  
DENR MIMAROPA Region



TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-20-028-1368

Property Identification No.: 066-20-028-23-010

Owner: REPUBLIC OF THE PHILIPPINES

TIN:

Address:

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property: TAGUMPAY ROXAS, PALAWAN  
(Number and Street) (Barangay/District) (Municipality & Province)

OCT/TCT/CLOA No. Survey No. SGS-4B-000104-D

CCT: Lot No. 278

Date: Block No.

Boundaries: North: PUBLIC LAND South: RIVER  
East: ALN 009 West: ALN 011

KIND OF PROPERTY ASSESSED:  
☒ LAND ☐ MACHINERY  
☐ BUILDING Brief Description:  
No. of Storeys: Others:  
Brief Description: Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (RICUP2-ML)	1.1483 ha.	70,000 Php	65,108.61	AGRICULTURAL (Upland R/L)	16 % Php	10,420.00	EXEMPT
Total	11,483.00 sq.m	Php	65,108.61		Php	10,420.00	
Total Assessed Value TEN THOUSAND FOUR HUNDRED TWENTY PESOS							

(Amount in Words)  
Taxable ☐ Exempt ☒ Effectivity of Assessment/Reassessment: 2020 YEAR

Approved by: EUVICA M. COLBE, REA 11/07/2019  
PROVINCIAL ASSESSOR Date

This declaration cancels TD No. 18-20-028-1301 (Part) Previous A.V. Php. 13,613,690.00 Previous PIN: 066-20-028-01-001  
Previous Owner: REPUBLIC OF THE PHILIPPINES Previous Area: 1688.205 ha.

Memoranda:  
REVISED TO SEGREGATE THIS PORTION PER APPROVED PLAN SGS-4B-000104-D AND PER SUBMITTED FAAS.


Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:  
SWORN STATEMENT Date:



**REPUBLIC OF THE PHILIPPINES**  
**DEPARTMENT OF TRANSPORTATION**  
**LAND TRANSPORTATION OFFICE**

**NON-PROFESSIONAL DRIVER'S LICENSE**



Last Name, First Name, Middle Name  
**GABUCO-DANDAL, AMY JARANILLA**


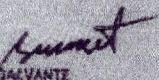
Nationality Sex Date of Birth Weight (kg) Height(m)  
**PHL F 1978/05/14 53 1.52**

Address  
**UNIT A B2 L4 CAP RIDGE SUBD FIL 2  
 BATASAN HILLS QUEZON CITY**

License No. Expiration Date Agency Code  
**N02-16-007178 2023/05/14 H36**

Blood Type Eyes Color  
**BROWN**

Restrictions Conditions  
**1.2 NONE**

Signature of Licensee  

**EUSEBIO C. SALVANTE**  
 Assistant Secretary

**IN ORGAN DONATION:**  
 I WILL NOT DONATE ANY ORGAN.

**IN CASE OF EMERGENCY NOTIFY:**  
 NAME: EUSEBIO C. SALVANTE  
 ADDRESS: UNIT A B2 L4 CAP RIDGE SUBD FIL 2 QC  
 TEL NO: 09179641044

**I. RESTRICTIONS:**

1. MOTORCYCLES/MOTORIZED TRICYCLES
2. VEHICLE UP TO 4500 KGS G.V.W.
3. VEHICLE ABOVE 4500 KGS G.V.W.
4. AUTOMATIC CLUTCH UP TO 4500 G.V.W.
5. AUTOMATIC CLUTCH ABOVE 4500 G.V.W.
6. ARTICULATED VEHICLE 1000 KGS G.V.W. AND BELOW
7. ARTICULATED VEHICLE 1001 UP TO 4500 G.V.W.
8. ARTICULATED VEHICLE 4501 & ABOVE G.V.W.

**II. CONDITIONS:**

- A. WEAR EYEGLASSES
- B. DRIVE ONLY W/SPECIAL EQUIP FOR UPPER LIMBS
- C. DRIVE ONLY W/SPECIAL EQUIP FOR LOWER LIMBS
- D. DAYLIGHT DRIVING ONLY
- E. ACCOMPANIED BY A PERSON W/NORMAL HEARING



Serial Number  
**050926039**



**WAIVER OF RIGHTS AND INTEREST  
OVER A PORTION OF LAND**

KNOW ALL MEN BY THESE PRESENTS:

This document made and executed by and between CELESTE FAVILA , of legal age, single , Filipino and with residence at Bgy. Tagumpay, Roxas, Palawan, hereinafter referred as the WAIVOR and AMY G. DANDAL, of legal age, married to PEPITO D. DANDAL JR. , Filipino and with residence at Bgy. New Barbacan, Roxas, Palawan, hereinafter referred as the WAIVEE;

WITNESSETH

That the TRANSFEROR was the owner of that portion of land, situated at Bgy. Tagumpay, Roxas, Palawan, identified as Lot No. 278 Sgs.4B-000104-D and more particularly described as follows:

North: Bounded in all sides are within Sgs-4B-000104-D    South: Creek  
East: Lot 279    West: Lot 277

containing an area of ELEVEN THOUSAND FOUR HUNDRED EIGHTY THREE (11,483) SQUARE METERS more or less;

That for and in consideration of the sum of ONE HUNDRED SEVENTY FIVE THOUSAND PESOS (P175,000.00), Philippine Currency, receipt of which is hereby acknowledged, the TRANSFEROR by these presents, DO HEREBY SELL, TRANSFER AND CONVEY by way of Transfer of rights and interest unto herein TRANSFEREE all her rights and interest over the portion of the above mentioned of land, containing an area of ONE THOUSAND TWO HUNDRED (1,200) SQUARE METER together with all the improvements found thereon his heirs, assigns and successors, free from all liens and encumbrances;

That I hereby warrant unto the herein Transferee, his heirs and assigns, the peaceful possession, claims and occupation of the realty herein being conveyed and that I will hereafter protect his same said rights from any adverse claim/s by any third party whomsoever.

IN WITNESS WHEREOF, We have hereunto set our hands this 19<sup>th</sup> day of October 2020 at Roxas, Palawan, Philippines.

*C. Favila*  
CELESTE FAVILA  
WAIVOR

Represented by: *L- Landa*  
LUISITO FAVILA SR.  
WAIVOR-FATHER

WITH CONSENT:

*C. Favila*  
CECILIA C. FAVILA  
WAIVOR-MOTHER



SIGNED IN THE PRESENCE OF

1. JAYPEE  JOHN L. HONORIO

2. WILLIAM M. PEDREZ 

ACKNOWLEDGEMENT

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

BEFORE ME, A notary public for and in Roxas, Palawan personally came and appeared this 19<sup>th</sup> day of October 2020, LUISITO FAVILA SR. with his VIN: 5318-0115B-C2869LEF10000 issued by COMELEC, respectively, known to me to be the same person who executed the foregoing instrument and they acknowledged to me that the same is an act of their own free will and voluntary accord.

This instrument refers to a WAIVER OF RIGHTS AND INTERESTS consisting of two pages, including this page on which this acknowledgement is written duly signed by the parties and two (2) instrumental witnesses on the left hand margin on page one (1) and at the bottom of the instrument on the page two (2) hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and at the place first herein above-written.

Doc. No. 178;  
Page No. 37;  
Book No. 228;  
Series of 2020.

  
ATTY. RAYMUND U. ACOSTA

NOTARY PUBLIC

UNTIL DECEMBER 2021

PTR NO. 1574395-11/12/19

IGP NO. 09503-11/14/19

ROLL NO. 43821

FILE COMPLIANCE NO. VII-0000162-4/14/2025





# LOT DESCRIPTIONS

Survey No. Sgs-48-000104-D Case No. \_\_\_\_\_ PPCS / PRS 92 ZONE \_\_\_\_\_

RURBAN CODE Tagumpay Roxas Palawan  
BARANGAY MUN./CITY PROVINCE

LOT NO.	CLAIMANT	LAND USE	N/E COORDINATES CORNER 1	BEARINGS AND DISTANCES					AREA IN SQ. METERS
				TP TO CORNER	LINE 1-2	LINE 2-3	LINE 3-4	LINE 4-5	
					CONTINUATION				
272	CON'T				N.21°36'W. 358.18				12,021
273	JOGIE TRINIDAD	100	1141025.09 575962.89	S.89°47'W. 16,380.46	S.19°12'E. 322.25	S.60°49'W. 33.17	N.20°24'W. 341.64	N.89°35'E. 42.09	12,021
274	JIRLY MAGBANUA	100	1141025.09 575962.89	S.89°47'W. 16,380.46	N.89°35'E. 43.69	S.17°59'E. 314.11	N.76°15'W. 17.32	S.60°49'W. 20.54	
					N.19°12'W. 322.25				12,021
275	VERGIE MORILLO	100	1141025.71 576049.57	S.89°47'W. 16,293.79	S.16°47'E. 322.35	N.76°15'W. 40.22	N.17°59'W. 314.11	N.89°35'E. 42.99	12,020
276	GERALD CARSILER	100	1141025.71 576049.57	S.89°47'W. 16,293.79	N.89°35'E. 45.41	S.14°23'E. 327.42	N.76°15'W. 34.61	N.16°47'W. 322.35	12,020
277	SALVACION BADENAS	100	1140954.95 576198.53	S.89°32'W. 16,145.25	S.22°18'E. 219.81	S.58°24'W. 37.35	S.71°50'W. 50.30	S.74°02'W. 27.09	
					N.14°23'W. 327.42	S.55°32'E. 125.61			26,436
278	LUISITO FAVILA JR	100	1140954.95 576198.53	S.89°32'W. 16,145.25	N.37°57'E. 22.01	N.37°57'E. 11.75	S.31°40'E. 228.55	S.61°03'W. 9.49	
					S.29°07'W. 39.42	N.86°56'W. 25.41	N.38°58'W. 4.27	S.58°24'W. 2.15	
					N.22°18'W. 219.81				11,483
279	CELESTE FAVILA	100	1140998.19 576232.26	S.89°41'W. 16,111.22	S.41°03'E. 297.17	S.40°43'W. 5.06	N.64°03'W. 8.71	S.72°39'W. 23.22	
					S.42°19'W. 14.33	N.48°59'W. 11.27	N.43°29'W. 17.46	N.36°42'W. 21.28	
					S.61°03'W. 13.63	N.31°40'W. 228.55	N.37°57'E. 21.08		11,483
280	ESTHER CONA	100	1140998.19 576232.26	S.89°41'W. 16,111.22	N.34°12'E. 77.39	N.45°39'E. 106.39	S.19°55'E. 98.50	S.49°43'E. 66.38	
					S.49°26'W. 27.42	S.12°14'W. 73.44	S.21°29'E. 24.76	S.35°50'E. 9.92	

Common Tie Point: from BLM No. 1, Cad. 862-D, Roxas Cadastre

Date Surveyed: Oct. 12, 2012 to Feb. 19, 2013

Geographic Position: Lat.=N10°19'06.98" Long=E119°20'35.10"

Date Approved: August 27 2013

Land Use Classification Code

100 Agricultural Lands  
200 Industrial or Commercial Lands  
300 Residential Lands  
400 Timber or Forest Lands  
500 Resettlements Lands  
600 Mineral Lands

700 Grazing Lands  
800 Other Classes of Lands  
810 Lands Used for Public or Quasi-Public Purposes  
820 Lands Used for Transportation and Communication Purposes  
830 Lands Used for Outdoor/Recreation  
840 Barren Lands, Sandy Lands

Cadastral Survey Office:

Prepared by \_\_\_\_\_ 20 \_\_\_\_\_

Checked by: \_\_\_\_\_ 20 \_\_\_\_\_

Verified by: NOEL TEODULO I. MINDANAO

(LANDS MANAGEMENT SERVICES)

Checked by: [Signature] 7-19 13

Verified by: \_\_\_\_\_ 20 \_\_\_\_\_

CERTIFIED CORRECT: \_\_\_\_\_ 20 \_\_\_\_\_

ROMAN G. LEGASPI

OIC, Regional Surveys Division





Republic of the Philippines  
Department of Environment and Natural Resources  
MIMAROPA REGION  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

PLA No. : FPA - 045718 - 2449 - A  
Applicant : ARMY G. PANDAL

Lot No. : 278, 563-4B - 000/04 - D  
Location : Bgy. Tagumpay, Incas-Pal

**EXAMINATION SHEET FOR FPA AND RFPA**

**REQUIREMENTS**

1. Verified set of PLA with fee/stamps and government issued ID
2. Proof of claim: Survey claimant, Tax Dec, Waiver
3. Surety plan for Isolated lot
4. LC (A&D) Certification by Regional Office
5. Affidavit of Applicant for no other RFPA
6. Barangay Chair/Rep Certification attesting legal claim and occupation
7. Geotagged photo of land, improvement, applicant and Inspector
8. LGU Zoning ordinance for residential patent
9. Court clearance for PSU lot and covered by Cadastral or individual Registration Case
1. Final Investigation report informing of legal claim, justification of lacking requirements, with sketch map showing improvements
11. Order of Approval and patent initialed by concerned officers

REMARKS		CENRO Compliance
✓		
✓		
✓		

Reference: RED Henry Adornado memo dated Jan. 25, 2018, DMC 2019-10 dated Dec. 11, 2019 and DAO 2016-22

PENRO Examiner: \_\_\_\_\_  
Date/Contact No : \_\_\_\_\_

CENRO Examiner: Lucius F. [Signature]  
Date/Contact No. : 03-26-22

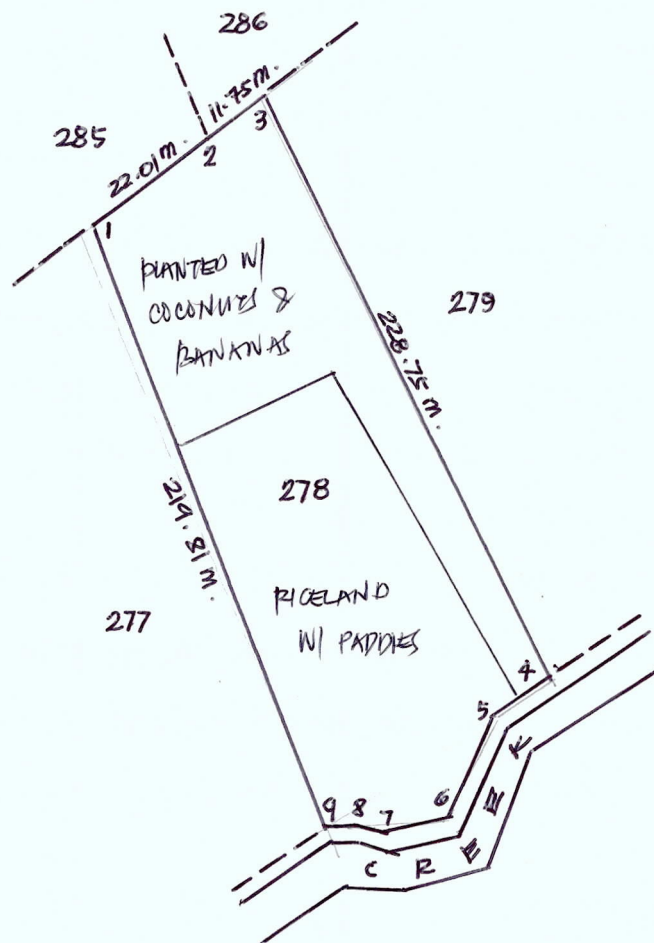
### Ist Endorsement

Respectfully forwarded to the Provincial Environment and Natural Resources Office, Sta. Monica, Puerto Princesa City with the information that the undersigned has examined the above investigation report and believing that the statement contained therein are correct, it is therefore recommended that patent be now issued to the applicant.

*Donie B. GANDEZA*  
DONIE B. GANDEZA  
OIC - CENRO

### SKETCH OF THE LAND

(Oriented to North)  
(Not drawn to scale)



NOTE: All lots within SGS-4B-000104-D







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](mailto:cenroroxaspalawan@denr.gov.ph)

February 1, 2021

The Community Environment and  
Natural Resources Officer

Sir;

I have the honor to certify that on **January 28, 2021**, I have examined the land applied for by **AMY G. DANDAL** married to **PEPITO DANDAL JR.** under Free Patent Application No. **045318-2449-A** situated in the Barangay of Tagumpay, Roxas, Palawan and in conformity with Circular No. 30, reports the following :

1. That occupation and cultivation of the applicant as far as I have been able to ascertain dated from October 2020 and the occupation have been Open peaceful and exclusive to date.
2. That the said land was first occupied by applicant's predecessors in the year **1971** and the occupation was continued by the applicant who acquired thereto through purchase.  
(Inheritance, purchase, or donation to N/A immediate predecessor in interest (If rights is claimed / Degree of Relationship) through inheritance and there are two or more heirs of the immediate predecessor of the applicant, the names of all heirs/addresses should be mentioned. If any of the heirs have relinquishes whatever rights he /she may have a sworn affidavit to that effect and attached the report).
3. That the applicant is living and is survived by Pepito Dandal Jr. (state name of heir and /or his/her representative in the transaction with the DENR who is his/her **HUSBAND** (State degree of relationship).
4. That the land is claimed by: **NO OTHER PERSON**, whose post office address is N/A
5. That of the total area applied for, all are under actual cultivation.
6. That improvements on the land consist of the following: converted to riceland with paddies and upper portion planted with sweet potatoes and bananas.
7. That the land applied for is entirely within Agricultural Zone
8. That the land was surveyed and it corresponds to **Lot No. 278, SGS-4B-000104-D** which was declared public land.
9. That the applicant is not an owner of more than 12 hectares of land.
10. That the applicant is not a CARP beneficiary.

**REMARKS:** The land applied for by the herein applicant, <sup>a natural-born Filipino citizen was confirmed</sup> acquired through **PURCHASE** on October 2020, it is recommended that Free Patent application filed the herein applicant under the provision of R.A. 9176 hereby given due course. (please see sketch at back)

The sketch of the land applied for is reproduces herein bellow or attached hereto noting dimensions and area thereto and the improvements thereon.

IN VIEW OF THE FOREGOING, it is respectfully recommended that the patent be now granted to the applicant.

Very truly yours

**ALBERT A. ABOROT**  
Land Mgt. Officer I



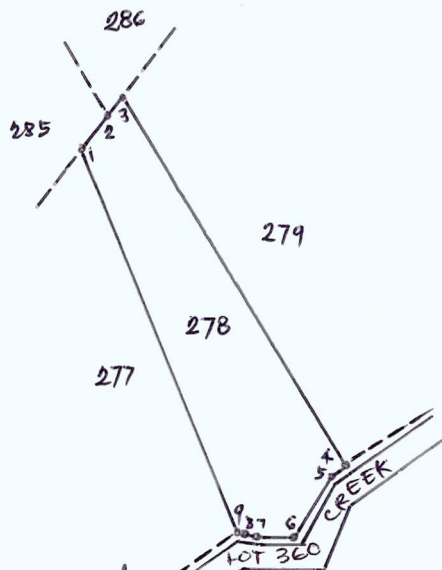
FPA No. 045218-2447-A Applicant : AMY G. DANDAL  
Lot No. 278, SGS-4B-000104-D Ident.To Lot No. 12887 CAD. 862-D  
Portion of Lot No. 2088 CAD. 862-D Surveyed for: REPUBLIC OF THE PHILIPPINES  
Date of Original Survey : JAN. - JUNE 1987 Surveyed by : GB, NOEL TEODULO I. MINDAMAO  
Area (sq. m.) 11,483 Date of Survey: OCT. 12, 2012 - FEB. 19, 2013  
Location : BGT. TAGUMPAY, ROXAS, PAL. Date Approved: August 27, 2013

### TECHNICAL DESCRIPTION

TIE LINE : S. 89-32 W. 16.16, 145.25 M. FT. BILLM #1, CAD. 502-D, ROXAS CADASTRAL

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N. 37-57 E.	22.01 m.			
2 - 3	N. 37-57 E.	11.75 m.			
3 - 4	S. 31-40 E.	228.55 m.			
4 - 5	S. 61-03 W.	9.49 m.			
5 - 6	S. 29-07 W.	39.42 m.		S 28-48	39.30
6 - 7	N. 86-56 W.	25.41 m.			25.62
7 - 8	N. 38-58 W.	4.27 m.			
8 - 9	S. 58-24 W.	2.15 m.			
9 - 10	N. 22-18 W.	219.87 m.			
NOTE: All corners are marked on the ground with Old RS cyl. con. mark. 15 x 40 cm.					
All lots are under SGS-4B-000104-D					

### SKETCH



T. D. Researched by : ALBERT A. ABOLAT Date : DECEMBER 2020  
T.D. Sketched by : ALBERT A. ABOLAT Date : 03/12/1  
T. D. Checked by : ALBERT A. ABOLAT Date : 03/12/1





LOT NO. 278, SGS-4B-000104-D  
LOCATION: BGY. TAGUMPAY, ROXAS, PAL.  
APPLIED BY AMY G. DANDAL





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

NOTICE OF APPLICATION FOR FREE PATENT

Notice is hereby given that AMY G. DANDAL has filed with the DENR, Land Management Services his/her application, under the provision of CHAPTER VII of Commonwealth Management Act No. 141, as amended, for free patent for a tract of land situated in the barrio of TAGUMPAT Municipality of ROXAS Province of PALAWAN, Philippines described as follows:

Lot No. 278, SQS-4B-000104-D Cad                       
Area 1.1483 hectares. All adverse claims to the tract of land above described must be filed in the DENR, Land Services on or before the 18th day of DECEMBER 2020. Any claim not so filed will be forever barred.

RONIE B. GANDEZA  
OK-CENRO

REPUBLIC OF THE PHILIPPINES)  
PROVINCE OF PLAWAN ) S.S.  
MUNICIPALITY OF ROXAS )

I, AMY G. DANDAL  
Married to PEPITO DANDAL JR. being first duly sworn to, depose and say that he/she is the same person who has made application for the above notice which was posted in a conspicuous place on the land applied for and on the bulletin board of the barrio where the land is located and at the door of the municipal building on the 3RD day of DECEMBER 2020, remained posted until the 18TH day of DECEMBER 2020.

AMY G. DANDAL  
Applicant

DECEMBER 22, 2020, SUBSCRIBED AND Sworn to before me,

Affiant exhibiting to me his/her Community Tax certificate No. 09046545 issued at the Municipality of ROXAS, Province of Palawan NOVEMBER 12, 2020.



ALBERT A. ASOROT  
Investigator/Inspector/DPLI

CERTIFICATION

I HEREBY CERTIFY that the above notice has been posted in a conspicuous place and in the bulletin board of this Barangay on DECEMBER 3, 2020 and remained posted until DECEMBER 18, 2020.

HON. EDILBERTO E. CARRAS  
Barangay Chairman





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

JOINT AFFIDAVIT IN SUPPORT OF FREE PATENT

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

We WILLIAM M. PEDREZ married to ELSA B. PEDREZ and  
JAYPEE JOHN L. HONORIO married to (SINGLE) both Filipinos, of  
legal age, and residents of the Municipality of ROXAS Province of Palawan after having  
been duly sworn to in accordance with law, depose and say:

1. That we personally know AMY G. DANDAL who has filed a Free Patent  
Application No. 045318-2449-A for a tract of land located in the Municipality of  
ROXAS, Province of Palawan.
2. That we are actual residents of the said municipality of ROXAS, PALAWAN  
and we know the land applied for very well;
3. That the said applicant has continuously occupied and cultivated the land himself or thru his  
predecessor-in-interest since OCTOBER 2020 or prior thereto and it is free from claims and conflicts.
4. That we are not related to the applicant either by consanguinity or affinity and we are not  
personally interested in the land applied for in the granting of patent; and
5. That to the best of our knowledge, belief and information, the applicant is a natural born citizen of  
the Philippines and is not the owner of more than twelve (12) hectares of land in the Philippines.

IN WITNESS WHEREOF, we have hereunto set our hands and signed this affidavit this END day of  
DECEMBER, 2020 in the Municipality of Roxas, Province of Palawan

WILLIAM M. PEDREZ  
Affiant

CTC No. 09784683  
Issued on 1-20-2020  
At ROXAS, PALAWAN

JAYPEE JOHN L. HONORIO  
Affiant

CTC No. 09783085  
Issued on 1-8-2020  
At ROXAS, PALAWAN

SUBSCRIBED AND SWORN to before me this date and place stated above.



ALBERT A. AROLOT  
Special Investigator/DPLI





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

PUBLIC LAND APPLICATION

Application No 04578B-2449-A; Submitted to DENR Office) \_\_\_\_\_

I. I hereby file this application for (check appropriate box):

☒ FREE PATENT ☐ HOMESTEAD ☐ SALES PATENT

If application is for sales patent, state the purpose of use to which it will be devoted.

☐ Agricultural ☐ Residential ☐ Mixed Use  
☐ Commercial/Industrial/Similar purpose ☐ Others (Specify) \_\_\_\_\_

II. The land applied for is more particularly described as follows:

Lot No. 278 Survey No. SGS-4B-000104-D Area (has./sq.m.) 11,483 sq.m.

Identical to Lot No. \_\_\_\_\_ portion of Lot No. \_\_\_\_\_

Location: BGT. TAGUMPAY, ROXAS, PALAWAN

III. My personal circumstances are as follows:

Name of applicant: AMY G. DANDAL

Address: BGT. RETAC, ROXAS, PALAWAN

Age: 42 Place of Birth: ROXAS, PALAWAN Citizenship: FILIPINO

Civil Status: MARRIED (If married, state name of spouse, birthplace, citizenship, residence address and attach his/her marital consent)

PEPITO DANDAL JR. / SAN VICENTE, PAL / FILIPINO

If application is filed in the name of heirs of a deceased claimant, indicate name of predecessor-in-interest below:

Name: \_\_\_\_\_ Address: \_\_\_\_\_

Age: \_\_\_\_\_ Date of Birth: \_\_\_\_\_ Place of Birth: \_\_\_\_\_ Citizenship: \_\_\_\_\_

Civil Status: \_\_\_\_\_ Name of Spouse: \_\_\_\_\_

IV. Questions which must be answered by the applicant: (check appropriate box)

1. To the best of your knowledge, information and belief, is the land applied for a public agricultural land outside any military/civil reservation, forest/timber, mineral and national park?

☒ Yes ☐ No

2. Do you have personal occupation/possession/cultivation of the land?

☒ Yes ☐ No

If yes, since when? OCTOBER 2020

from whom did you acquire the land LUISITO FAVILA - ORIGINAL CLAIMANT (original claimant, if any)?

Is your possession/cultivation of the land open, peaceful, notorious, continuous, public, adverse and exclusive in the concept of an owner?

☒ Yes ☐ No

3. Do you own:

a) More than 12 hectares of land? (for Free Patent application)

☐ Yes ☒ No

b) More than 5 hectares of land? (for Homestead application)

☐ Yes ☒ No

4. Is the land applied for claimed by any other person or subject of any case/dispute involving ownership?

☐ Yes ☒ No

5. Are you a CARP beneficiary?

☐ Yes ☒ No

I agree to all the conditions, terms, restrictions, prohibitions imposed on this patent application and to observe the liens, encumbrances, easements and servitudes provided by laws, rules and regulations and declare that I have met all the qualifications and none of the disqualifications required for this application as provided by the pertinent laws.

I understand that if I willfully and knowingly submit false statement and apply for public land despite not being qualified to do so, my application shall be rejected or cancelled, and all amounts paid on account thereof shall be forfeited in favor of the government and I shall no longer be entitled to apply for any public land in the Philippines.

I have read and thoroughly understood this application and I affirmed that this was translated to the dialect that I understand and that all the statement therein are true and correct to my knowledge and belief.

OR NO. 1407534 12/14/20

Entry Fee PHP 100.00

AMY G. DANDAL  
Applicant

SUBSCRIBED AND SWORN to before me, this 2ND day of DECEMBER 2020 at DENR - ROXAS, PALAWAN applicant exhibiting his/her Community Tax Certificate No. 09846545 issued at ROXAS, PALAWAN on NOVEMBER 12, 2020.



ALBERT A. REOROT  
Officer Authorized to Administer Oath





Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Sta. Monica, Puerto Princesa City

F.P.A. No. 045318-2449-A X : Lot No. 278, SGS-4B-000104-D  
: Identical Lot No. 12887, Cad. 862-D  
: Area: 11,483 square meters  
AMY G. DANDAL : Barangay of Tagumpay  
Applicant : Municipality of Roxas  
X - - - - - X Province of Palawan

**ORDER: APPROVAL OF APPLICATION AND ISSUANCE OF PATENT  
FROM THE RECORDS OF THIS CASE APPEARS:**

1. That the applicant is a Citizen of the Philippines and is otherwise qualified to acquire public land through Free Patent.
2. That the land applied for has been classified as alienable and disposable and is subject to disposition under the public Land Law.
3. That upon investigation conducted by Land Investigator/Inspector **ALBERT A. ABOROT** whose report was duly examined by Supervising Land examiner **RONNIE P. LILANG**, it was found that the land applied for has been occupied and cultivated by the applicant or by her predecessor-in interest since 1971.
4. That the notice for the acquisition of the land by the applicant under his application has been published in accordance with Law and that no other person has proven a better right to the land applied for.
5. That there is no adverse claim involving the land still pending determination in this office, and
6. That the claim of the applicant is all other respects, complete and there is no record in this office of any obstacle to the issuance of the patent.

WHEREFORE, the occupation and cultivation of the land applied for as described the caption hereof are hereby confirmed, and this application is hereby entered in the records of this office.

As the applicant has already complied with all the requirements of the law for the issuance of the corresponding patent to the land, it is also hereby ordered that the necessary patent be prepared for issuance in favor of the applicant.

**FELIZARDO B. CAYATOC**  
PENRO



Republic of the Philippines  
Department of Environment and Natural Resources  
**Region IV- MIMAROPA**  
**PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Sta. Monica, Puerto Princesa City

F.P.A. No. 045318-2449-A X : Lot No. 278, SGS-4B-000104-D  
: Identical Lot No. 12887, Cad. 862-D  
: Area: 11,483 square meters  
AMY G. DANDAL : Barangay of Tagumpay  
Applicant : Municipality of Roxas  
X - - - - - X Province of Palawan

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**FELIZARDO B. CAYATOC**  
PENRO 



- Lot No. 278, SGS-4B-000104-D
- Identical to Lot No. 12887, CAD. 862-D
- Portion of Lot No. 2088, CAD-862-D
- Barangay Tagumpay, Roxas, Palawan

Boundaries:

Line	Direction	Adjoining/Features
1-2	NW	Lot 285, SGS-4B-000104-D
2-3	North	Lot 286, SGS-4B-000104-D
3-4	NE	Lot 279, SGS-4B-000104-D
4-5-6-7-8-9	South	Lot 360, SGS-4B-000104-D (Creek)
9-1	SW	Lot 277, SGS-4B-000104-D

Tie Point: From BLLM No. I, CAD-862-D

Lot Description:

Line	Bearing	Distance	Line	Bearing	Distance
Tie Point 1	S. 89°32'W	16,145.25 Meters			
1-2	N. 37°57'E	22.01 Meters	6-7	N. 86°56'W	25.41 Meters
2-3	N. 37°57'E	11.75 Meters	7-8	N. 38°58'W	4.27 Meters
3-4	S. 31°40'E	228.55 Meters	8-9	S. 58°24'W	2.15 Meters
4-5	S. 61°03'W	9.49 Meters	9-10	N. 22°18'W	219.81 Meters
5-6	S. 29°07'W	39.42 Meters			

Area: ELEVEN THOUSAND FOUR HUNDRED EIGHTY THREE (11,483) SQ.M.

- Description of corners: All corners are marked P.S. Cyl. Cons. Mons. 15x60 cm
- Bearings: Grid
- Original Survey: January-June 1987
- Subdivision Survey: October 12, 2012 – February 19, 2013
- Approved on: August 27, 2013
- Geodetic Engineer: Engr. Noel Teodulo I. Mindanao
- Note: Covered by FPA-045318-2449-A

Prepared by:

ARNOLD V. GONZALES  
Land Management Inspector

Verified by:

LUCIBAR A. ELIJAN  
FR/Actg. Cartographer

Certified Correct:

DONNA BELLE E. LUENGO  
Engineer II

Lot No. 278, SGS-4B-000104-D  
Identical to Lot No. 12887, CAD. 862-D  
Portion of Lot No. 2088, CAD-862-D  
Barangay Tagumpay, Roxas, Palawan

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Line	Direction	Adjoining/Features
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**Bearings:** Grid

**Original Survey:** January-June 1987

**Subdivision Survey:** October 12, 2012 – February 19, 2013

**Approved on:** August 27, 2013

**Geodetic Engineer:** Engr. Noel Teodulo I. Mindanao

**Note:** Covered by FPA-045318-2449-A

**Prepared by:**

ARNOLD V. GONZALES  
Land Management Inspector

Verified by:  
LUCIBAR A. ELIJAN  
FR/Actg. Cartographer

**Certified Correct:**

DONNA BELLE E. LUENGO  
Engineer II



(PAGLALARAWANG TEKNIKAL)  
(TECHNICAL DESCRIPTION)  
Lot No. 278, SGS-4B-000104-D  
Identical to Lot No. 12887, CAD. 862-D  
Portion of Lot No. 2088, CAD-862-D  
Barangay Tagumpay, Roxas, Palawan

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Bearings: Grid

Original Survey: January-June 1987

Subdivision Survey: October 12, 2012 – February 19, 2013

Approved on: August 27, 2013

Geodetic Engineer: Engr. Noel Teodulo I. Mindanao

Note: Covered by FPA-045318-2449-A

Prepared by:

ARNOLD V. GONZALES  
Land Management Inspector

Verified by:

LUCIBAR A. ELIJAN  
FR/Actg. Cartographer

Certified Correct:

DONNA BELLE E. LUENGO  
Engineer II

(Karugtong sa Karagdagang Pahina ..... Pahina ..... )  
Pinunong Rehistro  
Patalaan ng mga Kasulatan at Ari-arian  
(Registrar of Deeds)

TALAAAN NG MGA HADLANG  
(MEMORANDUM OF ENCUMBRANCES)

Tala Bilang .....



SN. Big. 0017678

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATAAN NG LUPAIN  
PATAAN NG MGA KASULATAN AT ARI-ARIAN  
LUNGSD/LALAWIGAN NG

Tratado ng Orinal na Titulo

Big.

Pinagkasunduan ayon sa Seksyon 103 ng Atlas ng Pataan ng Ari-arian (Atlas ng Pangulo Big. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa \_\_\_\_\_ noong ika- \_\_\_\_\_ ng taong \_\_\_\_\_, at nakatala sa mga kasulatan ng \_\_\_\_\_ gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NAYAMAN  
REHIYON BIG. IV-MIMAROPA  
PATENTE NG AGRIKULTURAL BIG.  
(AGRICULTURAL PATENT)

SA LAHAT NG MAKAKATUNGHAY NG KASULATANG ITO, BATI:

AMY DANDAL  
PEPITO DANDAL, JR  
Tagumpay, Roxas, Palawan  
sapat na gulang, kasal kay \_\_\_\_\_ na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Big. 782 at 3872, Kabanata VII ng Batas Komonwelt Big. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Patente ng ito ang lupang \_\_\_\_\_ Tagumpay, Roxas, Palawan na may kabuuang sukat na 11,483 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, si \_\_\_\_\_, Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikiniinalang ito ang tatak ng Republika ng Pilipinas.

Nilagdaan sa \_\_\_\_\_ ngayong ika- \_\_\_\_\_ ng \_\_\_\_\_ sa taon ng Aling Panginoon, dalawang libo at \_\_\_\_\_

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng \_\_\_\_\_  
Lalawigan/Lungsod ng \_\_\_\_\_  
alinsunod sa tadhana ng Seksyon 103 ng Atlas ng Pangulo Big. 1529, ngayong ika- \_\_\_\_\_ dalawang libo at \_\_\_\_\_, sa \_\_\_\_\_

Tagumpay, Roxas, Palawan

(Tirahan ng May-Ari)

Pinnunong Rehistro  
Patalaan ng mga Kasulatan at Ari-arian  
(Registrar of Deeds)

FORMULARYONG PANGHUKUMAN BIG. 54

(Binago \_\_\_\_\_, 2019)

Aklat  
Pahina \_\_\_\_\_

(Karugtong sa Karagdagang Pahina \_\_\_\_\_ Pahina \_\_\_\_\_ Pinnunong Rehistro  
Patalaan ng mga Kasulatan at Ari-arian  
(Registrar of Deeds)



(PAGLALARAWANG TEKNIKAL)  
(TECHNICAL DESCRIPTION)

Lot No. 278, SGS-4B-000104-D  
Identical to Lot No. 12887, CAD. 862-D  
Portion of Lot No. 2088, CAD-862-D  
Barangay Tagumpay, Roxas, Palawan

Boundaries:

Line	Direction	Adjoining/Features
1-2	NW	Lot 285, SGS-4B-000104-D
2-3	North	Lot 286, SGS-4B-000104-D
3-4	NE	Lot 279, SGS-4B-000104-D
4-5-6-7-8-9	South	Lot 360, SGS-4B-000104-D (Creek)
9-1	SW	Lot 277, SGS-4B-000104-D

**Tie Point:** From BLLM No. I, CAD-862-D

Lot Description:

Line	Bearing	Distance	Line	Bearing	Distance
Tie Point 1	S. 89°32'W	16,145.25 Meters			
1-2	N. 37°57'E	22.01 Meters	6-7	N. 86°56'W	25.41 Meters
2-3	N. 37°57'E	11.75 Meters	7-8	N. 38°58'W	4.27 Meters
3-4	S. 31°40'E	228.55 Meters	8-9	S. 58°24'W	2.15 Meters
4-5	S. 61°03'W	9.49 Meters	9-1	N. 22°18'W	219.81 Meters
5-6	S. 29°07'W	39.42 Meters			

**Area:** ELEVEN THOUSAND FOUR HUNDRED EIGHTY THREE (11,483) SQ.M.

**Description of corners:** All corners are marked P.S. Cyl. Cons. Mons. 15x60 cm

**Bearings:** Grid

**Original Survey:** January-June 1987

**Subdivision Survey:** October 12, 2012 – February 19, 2013

**Approved on:** August 27, 2013

**Geodetic Engineer:** Engr. Noel Teodulo I. Mindanao

**Note:** Covered by FPA-045318-2449-A

**Prepared by:**

ARNOLD V. GONZALES  
Land Management Inspector

**Verified by:**

LUCIBAR A. ELIJAN  
FR/Actg. Cartographer

**Certified Correct:**

DONNA BELLE E. LUENGO  
Engineer II

(Karugtong sa Karagdagang Pahina ..... Pahina .....)  
Pinunong Rehistro  
Patalaan ng mga Kasulatan at Ari-arian  
(Registrar of Deeds)

TALAN NG MGA HADLANG  
(MEMORANDUM OF ENCUMBRANCES)

Tala Bilang .....



SN. Big. 0017678

REPUBLIKA NG PILIPINAS  
KAGAWARAN NG KATARUNGAN  
PANGASIWAAN SA PATALAAN NG LUPAIN  
PATALAAN NG MGA KASULATAN AT ARI-ARIAN  
LUNGSD/LALAWIGAN NG

Rekord ng Original na Titulo

Big.

Pinagkasunduan ayon sa Seksyon 103 ng Atlas ng Patalaan ng Ari-arian (Atlas ng Pangulo Big. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika- ng taong dalawang libo at , at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NAYAMAN  
REHIYON BLG. IV-MIMAROPA  
PATENTE NG AGRIKULTURAL BLG.  
(AGRICULTURAL PATENT)

SA LAHAT NG MAKAKATUNGHA NG KASULATANG ITO, BATI:

AMY DANDAL  
PEPITO DANDAL, JR.  
Tagumpay, Roxas, Palawan  
sapat na gulang, kasal kay na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Big. 782 at 3872, Kabanata VII ng Batas Komonwelt Big. 141, ayon sa pagkakasusog ay ipinagkakaloob sa pamamagitan ng Patenteng ito ang lupang Tagumpay, Roxas, Palawan na may kabuuang sukat na 11,483 metro kwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, si , Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikiniinlalang ang tatak ng Republika ng Pilipinas.

Nilagdaan sa ngayong ika- ng sa taon ng Ating Panginoon, dalawang libo at .

SA BISA NG KAPANGYARIHAN NG  
PANGULO NG PILIPINAS

Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng alinsunod sa tadhana ng Seksyon 103 ng Atlas ng Pangulo Big. 1529, ngayong ika- dalawang libo at . sa

Pitunong Rehistro  
Patalaan ng mga Kasulatan at Ari-arian  
(Registrar of Deeds)

Tagumpay, Roxas, Palawan  
(Tirahan ng May-Ari)