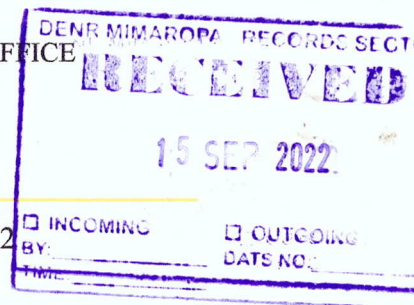




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: palawan@denr.gov.ph



September 2, 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 8, 2022 with the investigation report conducted on the application for Survey Authority on the portion of the subject Lot 627, Cad.862-D portion of Lot 163, PLS-232 at Barangay IV, Roxas, Palawan applied by Reynaldo Zapanta.

After evaluation, This Office found out the following:

- a. The subject lot is within Alienable and Disposable Land per Land Classification Map No. 889, Project 1-A, Block II, approved on May 29, 1931.
- b. The subject lot consist of five (5) corners covering an area of Sixty Nine Thousand Two Hundred Fifty Six (69,256) square meters.
- c. The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO.

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.

Reference No: 2022-7191


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Dren
Date: 12 SEP 2022 2022-7191



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

ANNEX "B"

CERTIFICATION

This is to certify that **Lot 627, Cad.862-D portion of Lot 163, PLS-232** is within **Alienable and Disposable Land** per LC Map No. 889, Project No. 1-A, Block No. II dated May 29, 1931.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 2nd day of September, 2022 for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Phen
Date: 12 SEP 2022 N 2022-1325

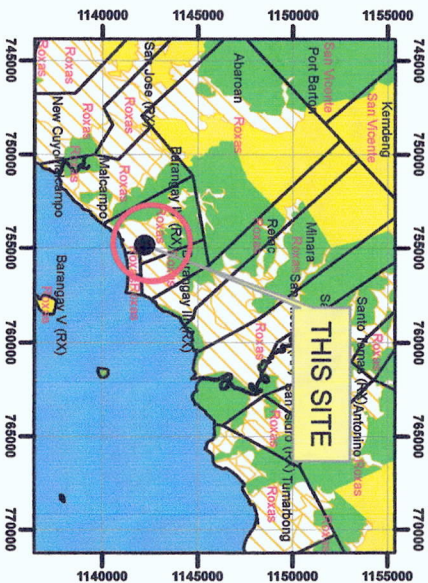
ALIENABLE AND DISPOSABLE LAND
PROJECT 1-A
BLOCK II
LC 889

LOT 627, REYNALDO ZAPANTA, ROXAS

10°19'0"N

119°20'0"E

119°20'0"E



LOCATION MAP

SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 627
FOR SURVEY AUTHORITY APPLIED BY
REYNALDO ZAPANTA

Located at Brgy. IV
Municipality of Roxas
Province of Palawan
Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

- LEGEND**
- LOT 627
 - CADT_CADC
 - Alienable & Disposable 18,077.90 Has.
 - Forestland 8,180.98 Has.
 - UPF 62,390.16 Has.
 - No Data 9.84 Has.
 - PA_MIMAROPA_UTMZN50

Prepared by:

DAVE M. 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

08 August 2022

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **REQUEST FOR LC CONFIRMATION OF LOT 627 OF CAD. 862-D AS PROPOSED FOR SUBDIVISION PART OF WHICH WAS ACQUIRED BY REYNALDO ZAPANTA**

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY:
DATE: 08-09-2022 2:37 PM

Please be informed that this Office has on 06 September 2021 transmitted for verification and approval the request for LC confirmation of Lot 163 of PLS 232. The same was on 28 June 2022 returned having been projected to fall on the sea. The same was verified and found that instead of 77 degrees, 17 degrees was indicated in the V-37 prepared. As Lot 163 was during the cadastral survey reduced into several lots, another was prepared only of the lot to which the portion acquired by Reynaldo Zapanta pertains, hence BL Form No. V-37 for Lot 627 of Cad. 862-D iden. to Lot 163(part) duly e-mailed to that Office on 11 July 2022.

On Friday (05 August), we received the attached memorandum of 21 July 2022 only furnishing us with another copy of the previous findings, raising issues we already have rectified. Attached is another copy of the V-37 submitted in compliance to the instruction on the matter.

For consideration.

PABLO L. CRUZ

Copy:

The RED
The Claimant
file

DENR-CENRO PALAWAN
RELEASED
DATE: AUG 09 2022
BY:
DOC. NO. 2022-08-1273



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

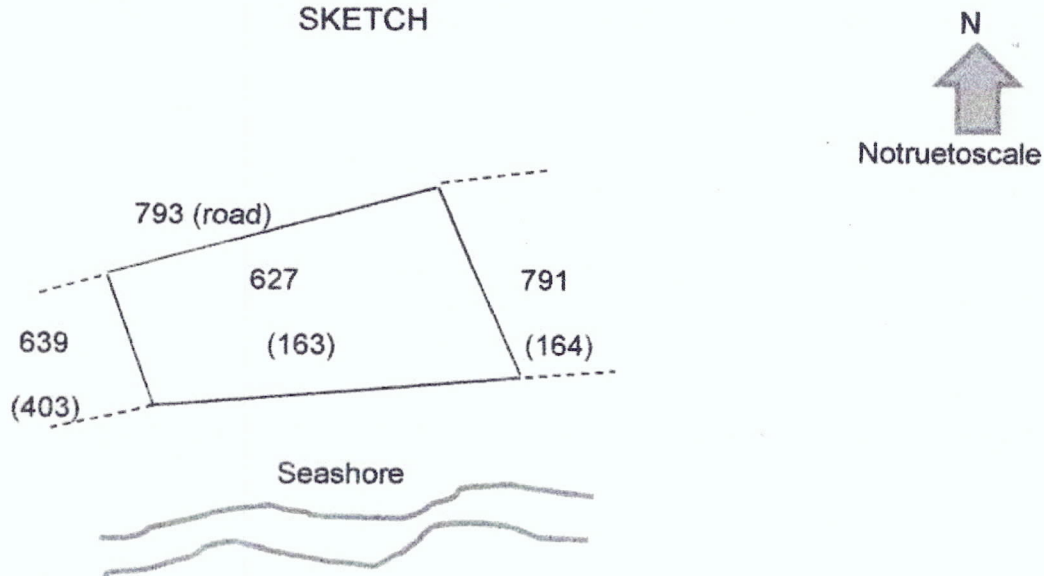
No. Applicant: ARNOLD V. GONZALEZ
Lot No. 627, Cad 862-D Ident. To Lot No. 163 (part.), Pls-232
Portion of Lot No. Surveyed for: PEDRO BACQUIAO
Date of Original Survey: February 1949-May 1951 Surveyed by: ENGR. VALENTIN DELA CRUZ
Area (sq. m.) 69,256 Date of Survey: January-June 1987
Location: Bgy. IV, Roxas, Palawan Date Approved: December 9, 1988

TECHNICAL DESCRIPTION

THE LINE: S 88-30 W, 889.46 meters from BLLM 1, Cad 862-D Roxas cadastre to corner 1

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 17-01 E	128.86	1-2	-123.22	37.71
2-3	S 78-20 W	607.11	2-3	-122.77	-594.57
3-4	N 14-08 W	78.54	3-4	76.16	-19.18
4-5	N 71-25 E	597.07	4-5	190.27	565.94
5-1	S 36-16 E	28.83	5-1	-23.24	17.05

SKETCH



T. D. Researched by: Date:
T.D. Sketched by: Date: 7/1/22
T. D. Checked by: ARNOLD V. GONZALEZ Date:



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

July 21, 2022

MEMORANDUM

TO : The Community Environment And
Natural Resources Officer
Roxas, Palawan

FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT FOR LOT 163, PLS-232
BRGY. IV, ROXAS, PALAWAN**

Documents Attached : Your Memorandum dated June 22, 2022
PENRO Memo dated June 7, 2022



Actions Desired:

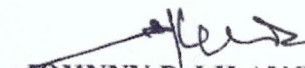
- ☒ For information and record
- ☐ For record verification, investigation, comment and recommendation
- ☐ For immediate action and report of compliance
- ☐ Lacking requirements / Special instructions

Please be informed that the request for clearance for the issuance of survey authority for Lot 163 (portion), PLS 232 by Reynaldo Zapanta cannot be granted due technical concerns. Attached is PENRO Memorandum dated June 7, 2022 on the observations made during the evaluation of the subject matter.

Reference No: 2022-6191

For the PENRO:

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 27 JUL 2022 CN 22-6191


JOHNNY P. LILANG
Chief TSD/Office In-Charge



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: cenro.roxas@denr.gov.ph

MEMORANDUM

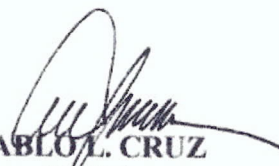
FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 22 June 2022

I am submitting anew the investigation report conducted on the request for survey authority involving subdivision of Lot 163(part) of PLS 232 identical to Lot 627(part) of Cad. 862-D in Bgy. IV, Roxas, Palawan now with rectified tie line having erred at reflecting the correct one the first time the same was transmitted.

Evaluating the same, I found out that:

- a. The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. It is peacefully occupied/possessed by Reynaldo Zapanta to the exclusion of adverse others.


Hence, I recommend confirmation of the LC findings arrived at leading to the issuance of the survey authority desired.


PABLO L. CRUZ
CENRO

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com

The Claimant

file

DENR-CENRO ROXAS
RELEASED
DATE: 11 JUL 2022
BY: 
DOC/NO. 2022-07-1066



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

June 7, 2022

MEMORANDUM

TO : The Community Environment And
Natural Resources Officer
Roxas, Palawan

FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT FOR LOT 163, PLS 232,
BRGY. IV, ROXAS, PALAWAN**

**Documents
Attached** : CENRO Memorandum dated May 22 & 25, 2022

Actions Desired:

- ☒ For information and record
- ☐ For record verification, investigation, comment and recommendation
- ☐ For immediate action and report of compliance
- ☐ Lacking requirements / Special instructions

This pertains to the application for survey authority of the above mentioned lot. Based on the verification and evaluation of this office of the submitted documents, it was observed that Lot 163, PLS 232 has an erroneous tieline and it falls to the sea using the tie line S 17-23 W, 879.34 meters from BLLM No. 1, PLS 232. It was observed that the subject lot has the same shape which conforms to Lot 627, 707 & 793 of Cad.862-D Roxas Cadastre. Attached is a sketch showing the projection of the lot and a cadastral map showing different types of survey plans inside Lot 163, PLS 232. Thus, this office cannot issue confirmation for land classification status leading to the issuance for survey authority. It is recommended to check the different survey numbers applied inside Lot 163 if its approved or not and to what survey plan does the applicant falls based on its actual position.

Reference No. 2022-4484

For the PENRO:

JOHNNY P. LILANG
Chief TSD/Office In-Charge

DENR PALAWAN
PENRO-RECORDS
RELEASED
By:
Date: JUN 07 2022
EN 22-944



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 OIC-CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**

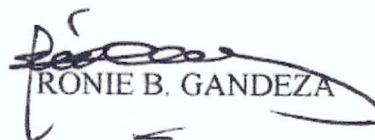
DATE : August 4, 2021

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 163, PLS-232 at Bgy. IV, 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 Reynaldo S. Zapanta 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.


RONIE B. GANDEZA

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

DENR-CENRO ROXAS
RELEASED
DATE SEP 06 2021
BY: 
DOC. NO. MN-04-1097




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

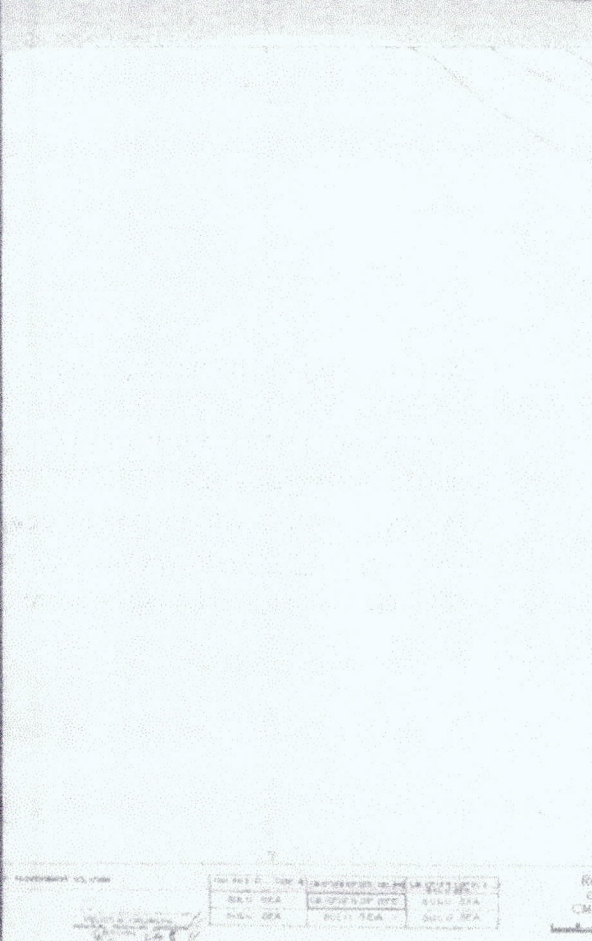
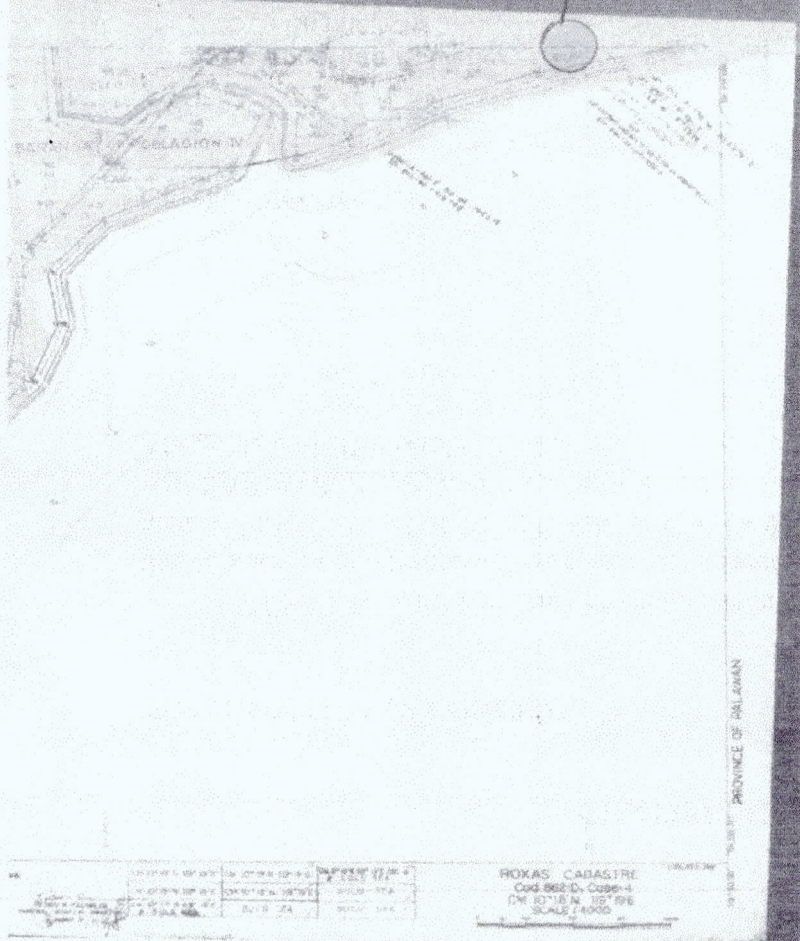
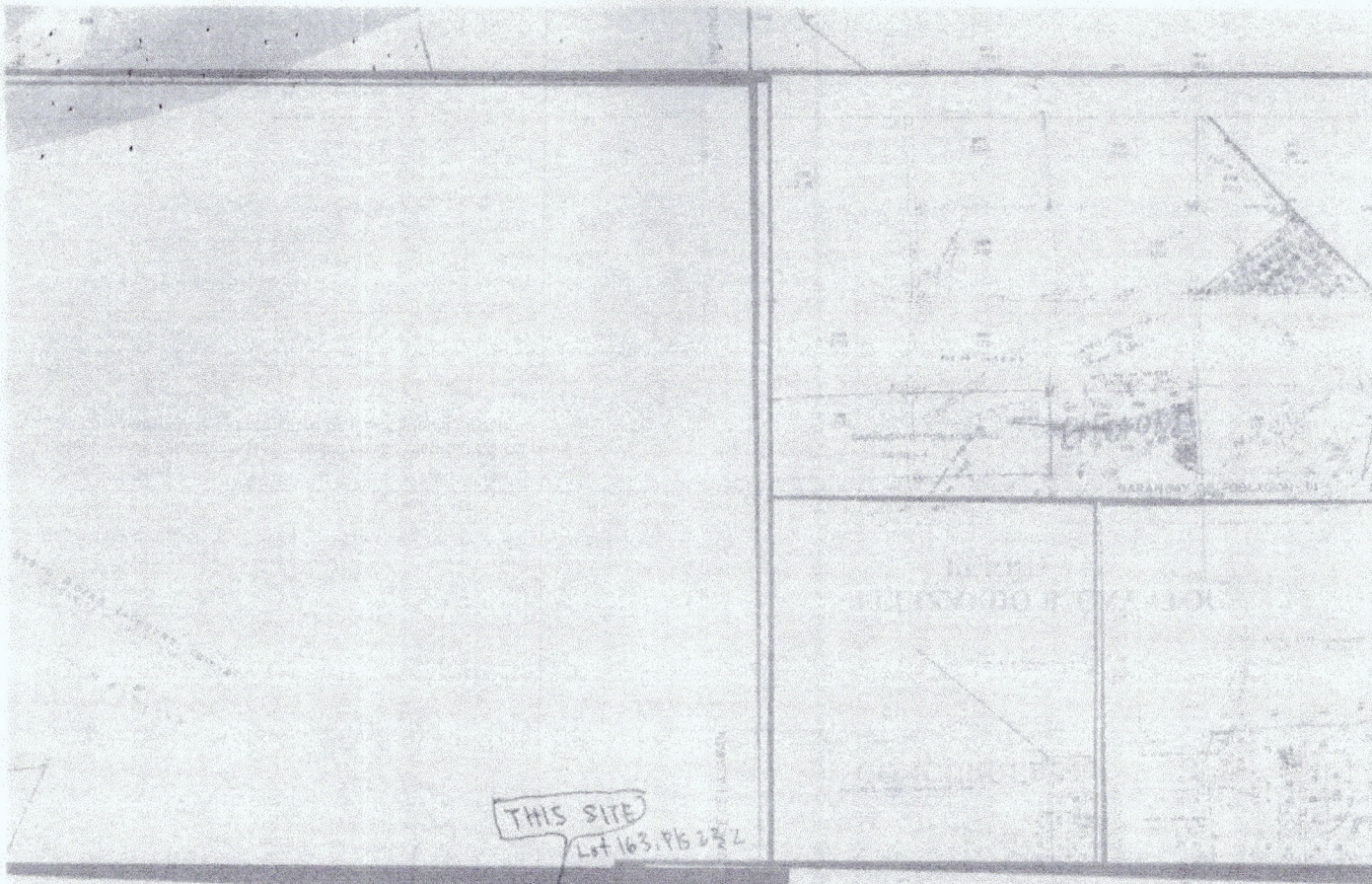
CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 163, Pls-232 identical to Lot 627, Cad 862-D is within agricultural and disposable land per LC Map No. 889, Project No. I-A dated May 29, 1931, 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 14th day of January, 2022.


PABLO L. CRUZ
Community Environment and
Natural Resources Officer





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 : January 13, 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 163, Pls-232 identical to Lot 627, Cad 862-D in Bgy. IV, Roxas, Palawan.

CLAIMANT

The claimant is Reynaldo S. Zapanta, et.al.. actual occupant and possesor of part of the subject lot.

ACTIVITIES UNDERTAKEN

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

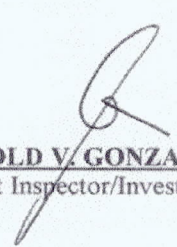
1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification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

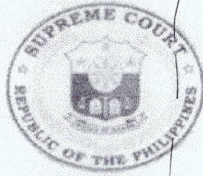
1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

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





MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS
AND CAGAYANCILLO
Barangay 2, Roxas, Palawan

CERTIFICATION

TO WHOM IT MAY CONCERN:

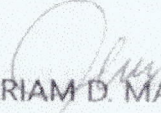
THIS IS TO CERTIFY that according to the records now available at this Court Lot 163, PLS-232 located at Barangay IV, Roxas, Palawan has no pending case or is not a subject of any registration case filed before this Court.

This Certification is issued upon the request of subject claimant/applicant Reynaldo S. Zapanta for his application for Survey Authority for subdivision.

This 4th day of August 2021 at Roxas, Palawan, Philippines.

For:
LAILYN T. BUÑAG
Officer-in-charge

Comm. Tax Cert: 25981427
Issued on: 08/04/2021
Issued at Roxas, Palawan
O.R. (local): 6184922
Issued on: 8/04/2021
O.R. (JDF/SAJ)/LRF: 5128920/5030016/2314660
Issued on: 8/04/2021
Issued at: Roxas, Palawan


MIRRIAM D. MANGA
Stenographer



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, EDDIE B. VILLOREZ single/married/widow and LITA C. BUNJAL
single/married/widow both residents of Bgy. W, Roxas, Palawan after having been sworn,
hereby depose and state:

1. That we personally know Reynaldo S. Zapanta who desires for subdivision of Lot 163, PLS-232 in Bgy IV, Roxas, Palawan;
2. That we are actual residents of Barangay IV, in the Municipality of Roxas, Palawan;
3. That we are aware of the fact that Reynaldo S. Zapanta 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 ____ day of _____
2021 in the place above first written.

Eddie B. Villorez
Affiant
CTC No. 09348018
Issued on 01-09-21
Issued at ROXAS, PALAWAN

Lita C. Bunjal
Affiant
CTC No. 2594544
Issued on 03-16-21
Issued at ROXAS, PALAWAN

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

ARNOLD V. GONZALES
Officer Authorized to Administer Oath

(Designation)



Republic of the Philippines
Province of Palawan
Municipality of Roxas
OFFICE OF THE PUNONG BARANGAY
Barangay IV-Poblacion

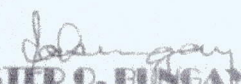
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that based on my knowledge that **Mr. Reynaldo S. Zapanta** of legal age, married, Filipino, resident of Barangay IV-Poblacion, Roxas, Palawan is own a certain parcel of lot located at Purok Republic, Barangay IV-Poblacion, Roxas, Palawan containing an area of 700.00 sq. m. with Tax Declaration No. 18-20-004-0594, Property Identification No. 066-20-004-15-035 Survey No. PART-PLS-232, Lot No. 163-

THIS CERTIFICATION is issued upon request of **Mr. Reynaldo S. Zapanta** for purposes requirements for titling of above-said lot at Department of Environment and Natural Resources and for whatever legal purpose/s it may serve him best.

Issued this **4th** day of **September 2020**, at Barangay IV- Poblacion, Roxas, Palawan.


ESTER O. BUNGAY
Punong Barangay

Cert. Fee: P150.00

O.R. No: 0715691

Issued on: September 4, 2020

Issued at: Barangay IV, Roxas, Palawan