



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



September 7, 2022

MEMORANDUM

TO : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

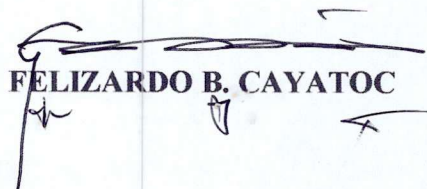
I am forwarding the memorandum of CENRO Roxas, Palawan with the investigation report conducted on the application for Survey Authority of the subject Lot No. 841, Pls-232 situated at Brgy. Malcampo, Roxas, Palawan applied by Anna Mae Bose.

After evaluation, this office found out the following:

- a. That the subject lot falls within Alienable and Disposable Land per Land Classification Map No. 2182 and 889, Project No. 14-B and I-A, Block XII and II under FAO.
- b. That the subject lot consist of four (4) corners covering an area of 107, 536 sq. meters.
- c. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Roxas.

Hence, I recommend 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. 2022-7910
RPSFiles/Memo.Lot841,Pls232
AAP


FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By Phila
Date: 15 SEP 2022 2022-2384



Republic of the Philippines
Department of Environment and Natural Resources
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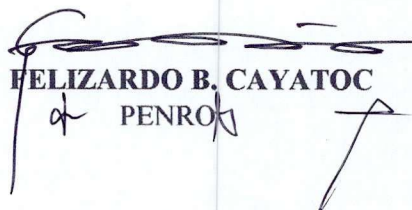
(ANNEX "B")

CERTIFICATION

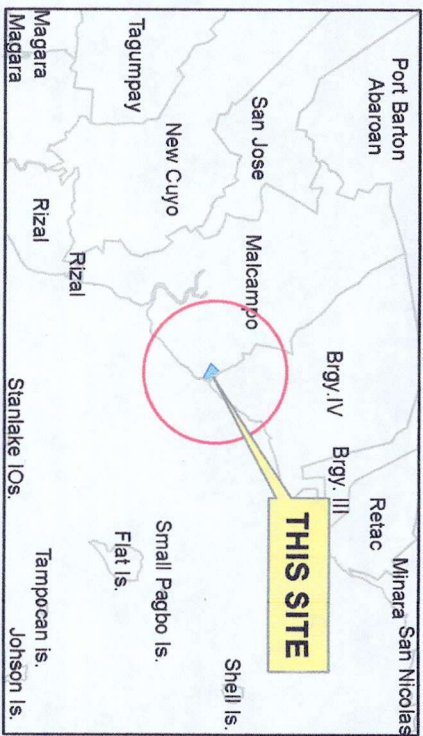
This is to certify that Lot 841, Pls-232 is within Alienable and Disposable Land per LC Map No. 2182, Block No. XII, Project No. 14-B and LC Map No. 889, Block II, Project No. I-A under FAO.

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

Issued on 7th 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*



MAP SHOWING
THE RELATIVE POSITION OF LOT 841, PLS 232
FOR LC CERTIFICATION APPLIED BY
ANNA MAE BOSE

Located at Brgy. Malcampo
Municipality of Roxas
Province of Palawan
Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911
SCALE : 1:10000

- Legend**
- LOT 841_UTM
 - Palawan_LC_UTMZN50
 - <all other values>
 - LC_STATUS
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPF

Prepared by: *Alma Almonte-Padilla*
ALMA ALMONTE-PADILLA DONNA BELLE E. LUENGO
EAI ENGINEER 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 PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 25 August 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

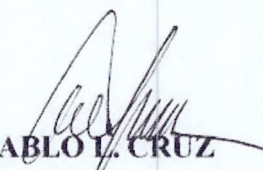
BY: c/o: A.A
DATE: 01-01-22 CN 22-7910

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 841 of PLS 232 in Bgy. Malcampo, Roxas, Palawan.

Evaluating the same, I found out that:

- The tract of land subject hereof is within the agricultural (alienable/disposable) lands; and
- It is peacefully occupied/possessed by Mario Gapuzan, et al. 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

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: [Signature]
2022-08-13 59

**DENR-PENRO PALAWAN
RELEASED
THROUGH E-MAIL**
EMAILED TO: ATTACHMENT
RPS, surveyor & Engr. Dong
E-MAILED BY: [Signature]
DATE: 01 SEP 2022 TIME: 2:30 pm



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

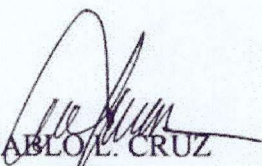

Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

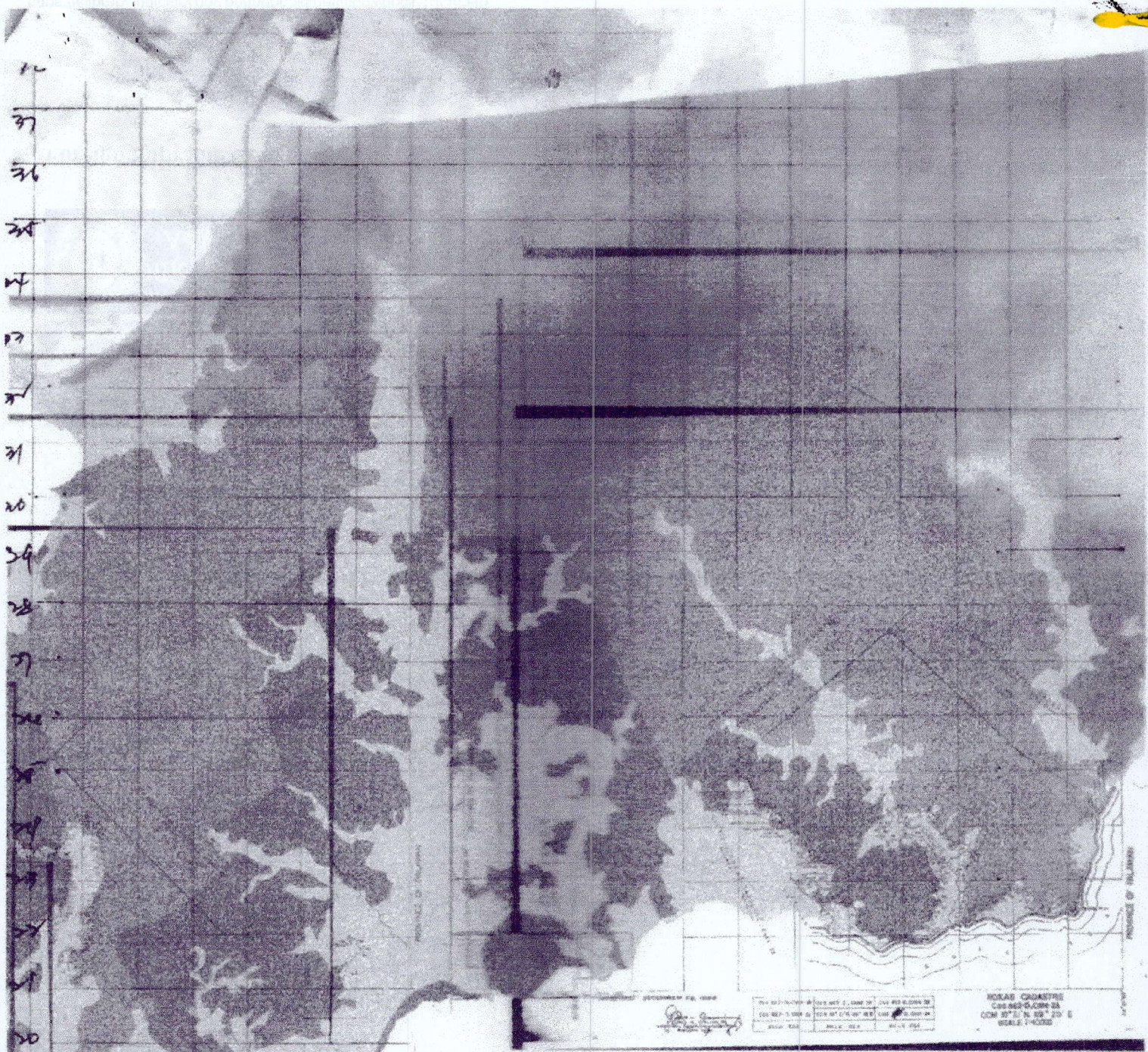
This is to certify that lot 841 Pls 232 is within the agricultural (alienable/disposable) lands per LC Map No. 889 Project No. 1-A /Block II under FAO. None.

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

Issued on 25th day of August 2022.


PABLO L. CRUZ
CENRO


Copy: The Regional Executive Director
The PENR Officer
File



LOT 841, PLOT 222 FOR
 Subdivision in favor of
 Maria Garguayan, et al,
 Block 11, Proj. 1-A, L.O. 829

Information At Your Fingertips
 SUBURBAN COMMUNITY



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

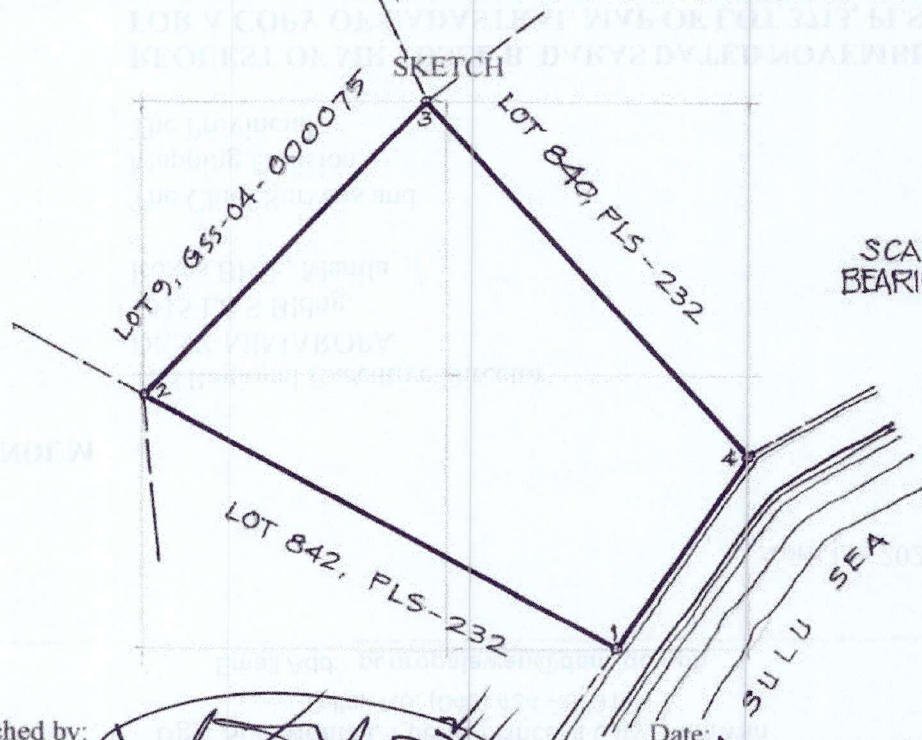
No. _____ Applicant: Anna Mae Bose
Lot No. 841, PLS-232 Ident.to Lot No. 1326, Cad-862-D, Roxas cadastre
Portion of Lot No. - Surveyed for: PUBLIC LAND
Date of Original Survey: Feb. 1949-May 1951 Surveyed by: VALENTIN DELA CRUZ
Area (sq. m.) 107,536 Date of Survey: February 1949-May 1951
Location: Malcampo, Roxas, Palawan Date Approved: October 16, 1956

TECHNICAL DESCRIPTION

TIE LINE: N. 51-21 E., 2120.65 m. from BLLM-7, PLS-232, Barbacan Public Land Sub.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	N. 61 - 53 W.	442.39 m.		208.48	- 390.18
2 - 3	N. 43 - 30 E.	335.08 m.		243.06	230.65
3 - 4	S. 42 - 00 E.	392.88 m.		- 291.97	262.89
4 - 1	S. 32 - 56 W.	190.17 m.		- 159.61	- 103.39
				451.54	493.54
				- 451.58	- 493.57
NOTE :				- .04	- .03
All corners are marked "BL" cyl. conc. mons.					

BLLM 7, PLS 232
N - 1,137,486.24
E - 587,029.53



SCALE 1 : 6000
BEARINGS : TRUE

T.D. Researched by: _____
T.D. Sketched by: _____
T.D. Checked by: _____

Date: _____
Date: 08/18/2022
Date: _____

Under CM 10°18' N., 119°18' E. and
10°17' N., 119°18' E.



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 CENR Officer
From : The Investigating Officer
SUBJECT : INVESTIGATION REPORT
Date : 18 August 2022

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

SUBJECT LAND

The land subject of this investigation is a agricultural part of Lot 841 Pls 232 in Bgy, Malcampo, Roxas Palawan.

CLAIMANT

The claimant is Anna Mae Bose both claimant and the actual occupant of land subject hereof.

ACTIVITIES UNDERTAKEN

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

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Surveys and Mapping Division(SMD) has overlaid the LC Maps, by the Records officer of the disposition status thereof, and prepared the LC Certification based on the findings.
2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site as evidenced by the attached photographs apt for geo-tagging.

FINDINGS AND RECOMMENDATION

Verification disclosed the following:

1. The lots involved are within the agricultural (alienable/disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
2. The claimant's stay in the land is peaceful and exclusive.

RENE REY A. ABOROT
Land Management Inspector

Geo-Photos of Lot 841 Pls 232 subject for issuance of Survey Authority at Barangay Malcampo, Roxas, Palawan



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

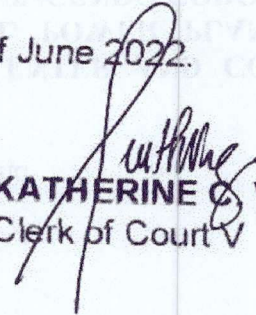
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Mario Gapuzan covering Lot No. 841, PLS 232 located at Barangay Malcampo, Roxas, Palawan.

This Certification is being issued upon the request of Ronnie P. Lilang for the survey authority application.

At Puerto Princesa City, this 14th day of June 2022.


PRINCES KATHERINE O. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 9301564/9302766/3127720
Dated: June 14, 2022

zm



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

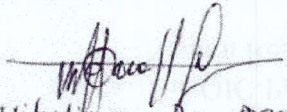
AFFIDAVIT OF TWO DISINTERESTED PERSONS

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

We Vitaliano Pacomo married to Dorilyn Pacomo
and Lovelita Albor married to Arnold Albor (Deceased) both
Filipinos, of legal age, and residents of the Municipality of San Vicente
Province of Palawan after having been duly sworn to in accordance with law, depose and state:

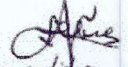
1. That we personally know _____ who has filed a required
Survey Authority for subdivision of Lot No. 841 identical to Lot No.
_____ located at Barangay Malcampo, Municipality of
San Vicente, Province of Palawan.
2. That we are actual residents of Barangay Malcampo in the municipality of
Roxas, Palawan, and that we know the land very well, occupied and
possessed by Mario Capuyan.
3. That we are not related to the applicant either by consanguinity or affinity and not, in any way,
interested in the proposed subdivision.

IN WITNESS WHEREOF, we have hereunto set our hands and signed this affidavit this _____ day
of _____, 2022 in the Municipality of San Vicente, Province of Palawan


Vitaliano D. Pacomo

Affiant

CTC No. 259 84410
Issued on January 03, 2022
At Bgy. Malcampo


Lovelita V. Albor

Affiant

CTC No. 259 84406
Issued on January 3, 2022
At Bgy. Malcampo

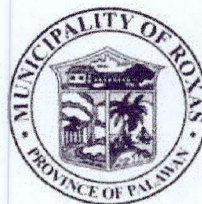
SUBSCRIBED AND SWORN to before me this date and place stated above.



RENEN REY A. ABOROT
Land Management Inspector



Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay Maltampo



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

SANGGUNIANG BARANGAY

HON. FRANKLIN C. REYES
Punong Barangay

TO WHOM IT MAY CONCERN:

HON. RICH MON S. DAGOMBOY
Barangay Kagawad

HON. TOLENTINO B. FORTES JR.
Barangay Kagawad

HON. SHERYL R. CONDE
Barangay Kagawad

HON. ROGER S. GRANADA
Barangay Kagawad

HON. VITALIANO D. BACOMO
Barangay Kagawad

HON. PEPITA G. GARCIA
Barangay Kagawad

HON. LOVELITA V. ALBOS
Barangay Kagawad

HON. ALBERT R. BACOMO
SK Chairman

THIS IS TO CERTIFY that Mr. Mario A. Gapuzan of legal age, married, Filipino bonafide resident of Barangay Maltampo, Roxas, Palawan. Upon the knowledge of the undersigned he is the actual occupant/cultivator of a certain parcel of land covered by Lot no. 841 part of PLS-232, with around 48,000 sq. m. Located at Barangay Maltampo, Roxas, Palawan.

THIS CERTIFICATION is issued upon request of Mr. Mario A. Gapuzan for purpose requirements for lot application of the above-Said lot at DENR/CENRO Roxas, Palawan, and for whatever legal purpose/s it may serve him lawfully best.

Issued this 17th day of May 2022 at Barangay Maltampo, Roxas, Palawan.

Franklin C. Reyes
HON. FRANKLIN C. REYES
Punong Barangay

Mario A. Gapuzan
Signature/Applicant

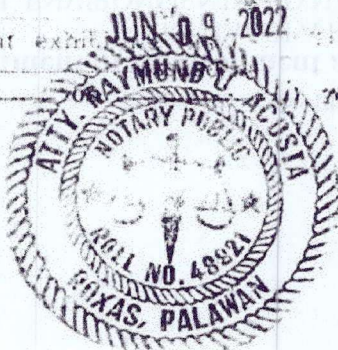
Cert. Fee. P200.00

O.R.No. 099824

Issued at Bgy. Maltampo, Roxas, Palawan

Issued On. May 20, 2022

SUBSCRIBED AND
before me at Roxas, Palawan
this day 20 of the month of May
the affiant exhibited to me
No. 440



Doc. No. 440
Page No. 89
Book No. 251
Series of 20022

ATTY. RAYMOND U. ACOSTA
NOTARY PUBLIC
UNTIL JUNE 2022
PTR NO. 088601
IBP NO. 000001
ROLL NO. 1000

WGLE COMPLIANCE NO. VII-0000162-04/15/2019

OWNER'S COPY TAX DECLARATION OF REAL PROPERTY

TC: C

TD No. **18-20-014-0470**

Property Identification No. **066-20-014-21-005**

Owner: **MARIO GAPUZAN**

Address: **BGY. IV, ROXAS, PALAWAN**

Administrator/Beneficial User:

Address:

TIN:

Telephone No.

TIN:

Telephone No.

Location of Property:

(Number and Street)

MALCAMPO
(Barangay/District)

ROXAS, PALAWAN
(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. **PLS-232**

CCT:

Lot No. **841 (PART)**

Date:

Blk. No.

Boundaries:

North: **ALN 004**

South: **ALN 016, 017**

East: **SULU SEA**

West: **ALN 006**

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ BUILDING

No. of Storeys:

Brief Description:

☐ MACHINERY

Brief Description:

☐ Others:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxable
AGRICULTURAL (A-4)	2.0000 ha.	61,500 Php	140,180.00	AGRICULTURAL (Agri. Land)	16 %	22,430.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	3.2829 ha.	70,000 Php	197,630.58	AGRICULTURAL (Upland R/L)	16 %	31,620.00	TAXABLE
Total	52,829.00 sq.m.	Php	337,810.58		Prop	54,050.00	

Total Assessed Value **FIFTY-FOUR THOUSAND FIFTY PESOS**

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

ELPIDIO D. BATUL, JR.
MUNICIPAL ASSESSOR

6/6/2018
Date

This declaration cancels TD No. **20-014-0373**

Previous A.V. Php **34,950.00**

Previous PIN **066-20-014-21-005**

Previous Owner: **MARIO GAPUZAN**

Previous Area: **52829 sq.m.**

Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

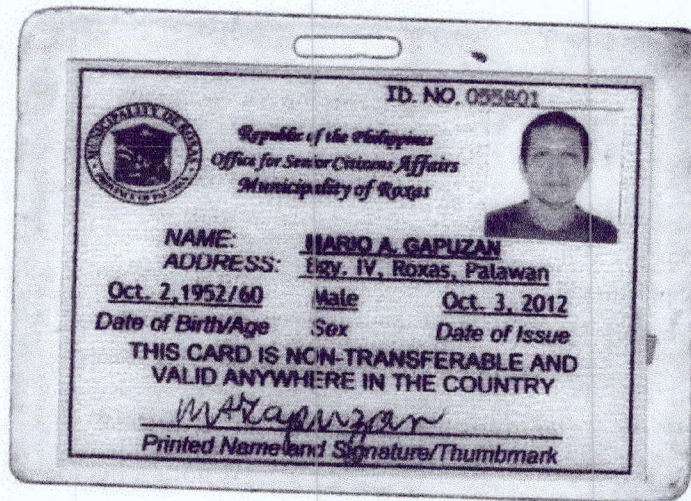
FILED **9 20.00**
1001629
6-13-2018
ROXAS, PALAWAN

CERTIFIED PHOTOCOPY FROM OFFICE FILE

RICKY ROLLAN C. VALDEZ, REA
MUNICIPAL ASSESSOR

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.

STATEMENT
MENT



SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

I, **MARIO A. GAPUZAN**, Filipino, married and resident of Bgy.IV, Roxas, Palawan, NAME CONSTITUTE and APPOINT **ANNA MAE D. BOSE** of legal age, and resident of Bgy. III, Roxas, Palawan, as my true and lawful ATTORNEY-IN-FACT to do and perform the following things and acts, to wit:

1. To transact, follow-up and process all of my legal transaction regarding to all of my property identified as **Lot No. 841(PART) Pls-232**, covered by **TD No. 18-20-014-0470**, consisting an area of **FIFTY TWO THOUSAND EIGHT HUNDRED TWENTY NINE(52,829)** Square Meters and ;
2. To appear in all government agencies and to sign and execute necessary documents in connection therein;
3. To do and perform all and every act and thing which may be required, necessary or proper to carry out the purpose of this special power of attorney;

GIVING AND GRANTING unto my said Attorney-in Fact full power and authority to do and perform all and all and every act and things necessary to be done in and about the premises as fully to all intent and purposes as I might or could lawfully do if personally present hereby ratifying all that my said Attorney-in -Fact could do or cause to be done by virtue of this present:

WITNESS my hand this 31st day of May 2022 at the Municipality of Roxas, Palawan.

Mario A. Gapuzan
MARIO A. GAPUZAN
Principal

WITH MY CONFORMITY:

Anna Mae D. Bose
ANNA MAE D. BOSE
Attorney -in- fact

WITNESSES:

John L. Honorio
JAYPEE JOHN L. HONORIO

REPUBLIC OF THE PHILIPPINES)
ROXAS, PALAWAN) S.S

BEFORE me a Notary Public of Roxas, Palawan personally appeared **MARIO A. GAPUZAN**, this 31st day of May 2022 with her Identification Card No. below his names, known to me to be the same person who executed the forgoing instrument which is a Special Power of Attorney the same person acknowledged to me that it is his free voluntary Act and Deed.

WITNESS my hand and my Notarial seal this 31st day of May 2022 at Roxas, Palawan.

Doc. No. 352;
Page No. 22;
Book No.250;
Series of 2022.



ATTY. RAYMOND U. ACOSTA
NOTARY PUBLIC
UNTIL JUNE 2022
Notary Public
ID No. 000029
ROLL NO. 48821

MCLE COMPLIANCE NO. VII-0000162-04/15/2019