



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: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)

March 30, 2023

**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 March 8, 2023 with the investigation report conducted on the application for Survey Authority with the subject Lot 3402-B, Csd-04-001815-D at Barangay Alimanguan, San Vicente, Palawan applied by Municipal Gov't of San Vicente.


After evaluation, This Office found out the following:

- a. The subject lot is within Alienable and Disposable Land per Land Classification Map No. 1614, Project 9-A, Block IV, approved on September 23, 1952.
- b. The subject lot has nine (9) corners covering an area of One Hundred Twelve Thousand Two Hundred Thirteen (112,213) 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. 2023-2175

  
FELIZARDO B. CAYATOC

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By:   
Date: 04 APR 2023 CN 23-858



Republic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA REGION  
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**ANNEX "B"**

**CERTIFICATION**


This is to certify that **Lot 3402-B, Csd-04-001815-D** is within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block No. IV dated September 23, 1952.

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

Issued on 30<sup>th</sup> day of March, 2023 for confirmatory verification of the Regional office.

  
**FELIZARDO B. CAYATOC**  
PENRO

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

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By   
Date: 04 APR 2023 23-858







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)

**MEMORANDUM**

**FOR** : The Provincial Environment and  
Natural resources Officer  
PENRO, Puerto Princesa City

**FROM** : The Community Environment and  
Natural resources Officer  
CENRO, Roxas, Palawan

**SUBJECT** : **TRANSMITTAL OF THE REPORT**

**DATE** : 08 March 2023

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY: [Signature]  
DATE: 03-10-2023 CN 23-2175

I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot 3402-B, Csd-04-001815-D (3402-part, Cad. 860-D)

After the conduct of the evaluation, I found out that

- The land subject thereof is within Alienable and Disposable land;
- Planted hundred poles coconut trees;
- Acquired by the LGU intended for housing project;
- The occupation is free, peaceful, and exclusive.

Hence, I recommend for the approval/denial of the application for survey authority. Attached are geo-tagged photographs of the subject lot.

[Signature]  
**PABLO L. CRUZ**

**DENR-CENRO ROXAS  
RELEASED**  
DATE: MAR 10 2023  
BY: [Signature]  
LOG. NO. 2023-03-0406





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)


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**CERTIFICATION**

THIS IS TO CERTIFY that Lot 3402, Cad. 860-D is within Alienable and Disposable land per LC Map No. 1614, Project No. 9-A dated September 23, 1952, under FAO No. 4-129.

Said lot is not covered by Government Settlement Survey covering areas which are within timberland.

Issued on 8<sup>th</sup> day of March, 2023.

  
**PABLO L. CRUZ**  
Community Environment and  
Natural Resources Officer





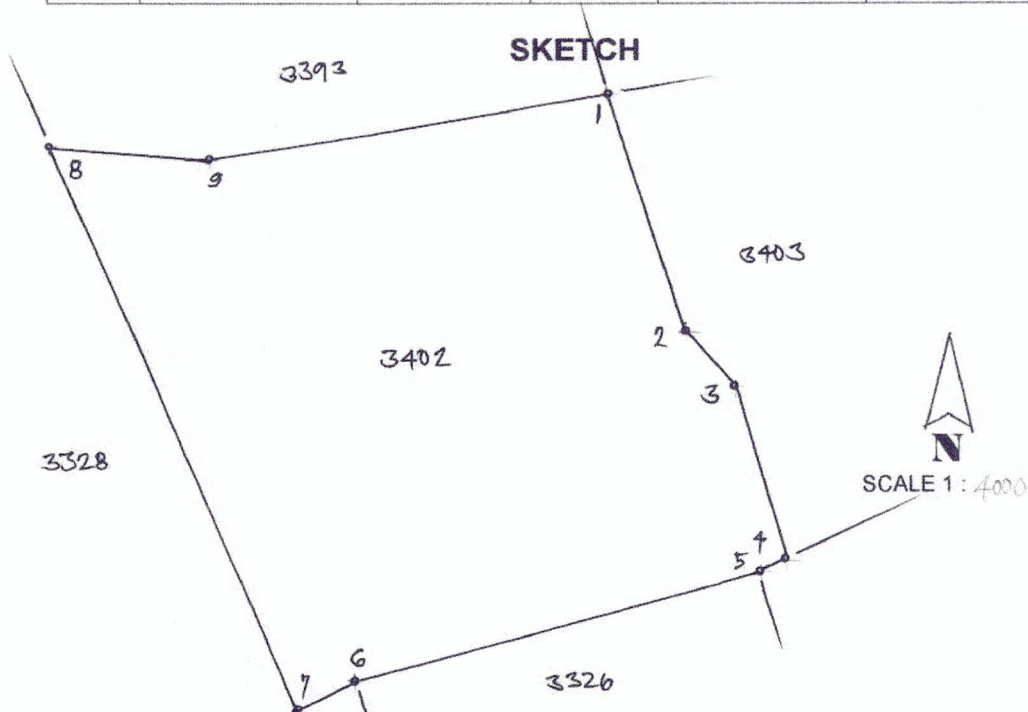
Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Roxas, Palawan

No. \_\_\_\_\_ Applicant MUN. GOV'T. OF SAN VICENTE  
Lot No. 3402 (PART), CAD. 860-D Ident. To Lot No. N/A  
Portion of Lot No. N/A Surveyed for: Alberto Espines  
Date of Original Survey: 2/8 - 3/30/88 Surveyed by: Mariano Flotildes  
Area (sq. m.) 112,213 C. M. 10° 36' N / 119° 19' E  
Location: Alimanguan, San Vicente, Palawan Date Approved: May 22, 1989

TECHNICAL DESCRIPTION

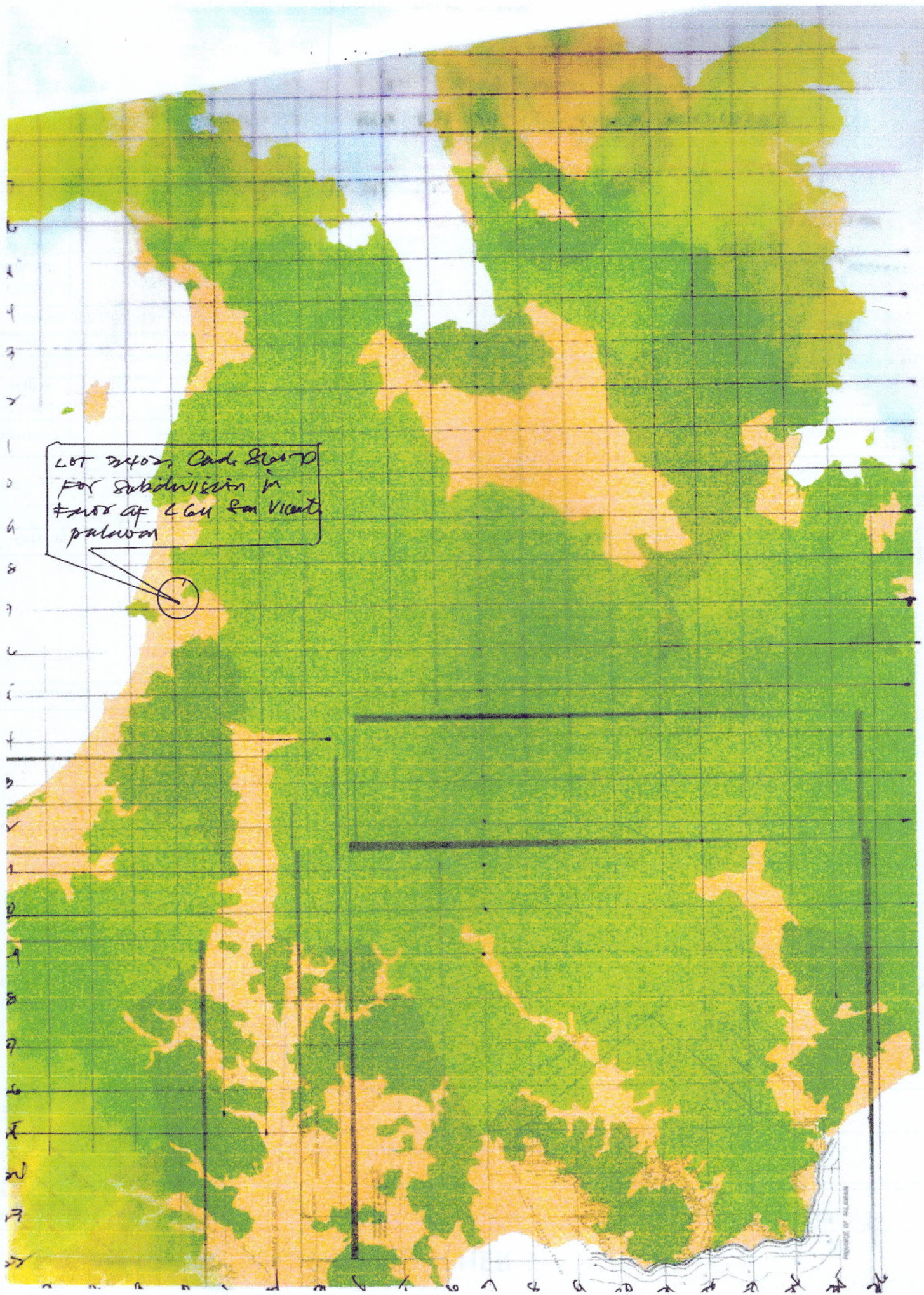
TIE LINE: N 32° 52' E 13,269.5 m. from BLLM 1, Cad. 860-D, SAN VICENTE CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1 - 2	S 17 - 31 E	159.66 m.	6 - 7	S 59 - 47 W	38.21 m.
2 - 3	S 38 - 50 E	46.52 m.	7 - 8	N 23 - 05 W	393.92 m.
3 - 4	S 15 - 45 E	113.63 m.	8 - 9	S 84 - 44 E	97.19 m.
4 - 5	S 61 - 32 W	14.96 m.	9 - 1	N 81 - 11 E	256.40 m.
5 - 1	S 75 - 06 W	266.60 m.			



T.D. Researched by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Sketched by: albert a. aborot Date: nov. 2022  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_





LOT 2402, Card. 8400  
FOR SUBDIVISION IN  
#100 OF LGU San Vicente  
palawan



BOUNDARY OF PALAWAN





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)

**MEMORANDUM**

**FOR** : The Community Environment and  
Natural Resources Officer  
**FROM** : The Investigating Officer  
**SUBJECT** : **INVESTIGATION REPORT**  
**DATE** : 07 March 2023

I am submitting this report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

**SUBJECT LOT**

The subject of this investigation is Lot 3402-B, CSD-04-001815-D, located in Barangay New Alimanguan, San Vicente, Palawan, with an area of 69,169 square meters.

**CLAIMANT**

The claimant is Municipal Government of San Vicente.

**PROCEEDINGS/ACTIVITIES UNDERTAKEN**

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

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Survey and Mapping Division has overlaid the LC maps, by the Records Officer of the disposition thereof, and prepared the LC certification based on the findings.
2. Conduct inspection and took some geo-photos within the subject lot.

**FINDINGS/RECOMMENDATION**

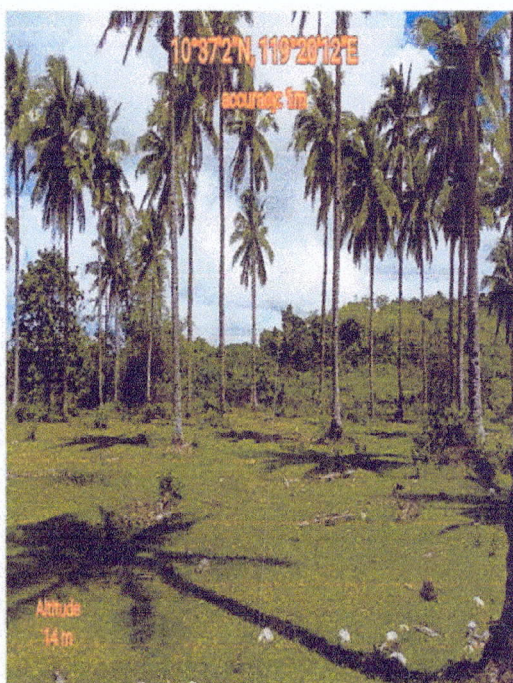
After the conduct of the investigation, I found out the following:

1. The subject is within Agricultural (alienable and 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 area subject of survey is intended for the construction of housing project of the municipal government of San Vicente.
3. No adverse claim and either conflict on their boundaries.

I recommend for the approval/denial of the application for survey authority. Attached are geo-tagged photographs of the subject lot.

**ALBERT A. ABOROT**  
LMO I/ Investigating Officer





Geo-photos of Lot 3402-B, CSD-4B-001815-D in Barangay Alimanguan, San Vicente, Palawan, subject of survey authority applied by the Municipality Government of San Vicente, Palawan



Republic of the Philippines  
**REGIONAL TRIAL COURT OF PALAWAN  
AND PUERTO PRINCESA CITY**

Fourth Judicial Region

Email Address: rtc1prpccc@judiciary.gov.ph

Hotline Number: 09289352669

**OFFICE OF THE CLERK OF COURT**

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

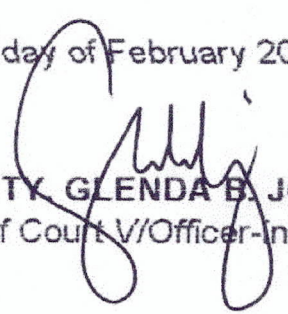
**CERTIFICATION**

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 Mark Niel Alonzo covering Lot No. 3402-B, Csd-4B-001615-D located at Barangay Alimanguan, San Vicente, Palawan.

This Certification is being issued upon the request of Albert A. Aborot for survey authority.

At Puerto Princesa City, this 23<sup>rd</sup> day of February 2023.

  
**ATTY. GLENDA B. JOSOL**  
Clerk of Court V/Officer-in-Charge

Cert. Fee: P15.00/35.00/10.00  
O.R. NO. 0676892/0681822/4134549  
Dated: February 23, 2023

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Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente  
Barangay Alimanguan

**Office of the Punong Barangay**

**Certification**

TO WHOM IT MAY CONCERN:

This is to certify that **MUNICIPAL GOVERNMENT**, is the actual occupant/possessor of a certain unregistered parcel of land covered by Tax Declaration No. 18-21-002-1314, PIN; 066-21-002-08-022, Lot No. 3402-B (part) Survey No. CSD-4B-001815-D, containing an area of THIRTY THOUSAND (30,000.00) square meters located at So. Impanganan, Barangay Alimanguan, San Vicente, Palawan with boundaries to wit:

North: ALN 019  
East: ALN 023

South: ALN 007  
West: ALN 021

This certification is hereby issued upon the request of the above-mentioned name for whatever legal purposes it may serve best.

Issued this 28<sup>TH</sup> day of February 2023 at the office of the Punong Barangay of Alimanguan, San Vicente, Palawan.

  
**HON. MARVEN P. CO**  
Punong Barangay

Paid OR. No. \_\_\_\_\_  
Issued On. \_\_\_\_\_  
Issued At. Alimanguan, S.V.P

## TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-21-002-1314

Property Identification No.: 066-21-002-08-022

Owner: MUNICIPAL GOVERNMENT OF SAN VICENTE

TIN:

Address: SAN VICENTE, PALAWAN

Telephone No.:

Administrator/Beneficial User:

TIN:

Address:

Telephone No.:

Location of Property:

SO. IMPANGANAN

ALIMANGUAN

SAN VICENTE, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No.

Survey No. CSD-4B-001815-D

CCT:

Lot No. 3402-B (PART)

Date:

Block No.

Boundaries: North: ALN 019

South: ALN 007

East: ALN 023

West: ALN 021

## 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
RESIDENTIAL (R-5)	30,000.00 sq.m	150 Php	4,500,000.00	RESIDENTIAL	10 % Php	450,000.00	EXEMPT

Total 30,000.00 sq.m Php 4,500,000.00

Php 450,000.00

Total Assessed Value FOUR HUNDRED FIFTY THOUSAND PESOS

(Amount in Words)

Taxable ☐Exempt ☒

Effectivity of Assessment/Reassessment:

2019

YEAR

Approved by:

EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

10/8/2018

Date

This declaration cancels TD No.

18-21-002-0241

Previous A.V. Php.

415,150.00

Previous PIN:

066-21-002-08-020

Previous Owner: ALBERTO ESPINAR

(Part)

Previous Area: 69169 sq.m.

## Memoranda:

TRANSFERRED THIS PORTION PER DULY NOTARIZED WAIVER OF RIGHTS EXECUTED ON SEPTEMBER 6, 2018, EXTRAJUDICIAL SETTLEMENT OF ESTATE EXECUTED ON JULY 31, 2017, CENRO CERTIFICATION (A & D) ISSUED ON MARCH 12, 2018, BARANGAY CERTIFICATION ISSUED ON AUGUST 8, 2017 AND PER SUBMITTED FAAS SWORN STATEMENT FILED. TAXES PAID UP TO 2018 PER ATTACHED TAX CLEARANCE

**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: 09-26-2018





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

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

### JOINT AFFIDAVIT OF DISINTERESTED PARTY

We, JOSEPHINE C. ALFENZ, and JOSIET P. CALIPAYAN, residents of Barangay. Alimanguan, Municipality of San Vicente, Province of Palawan after having been sworn, hereby depose and state:

1. That we personally know ~~Mr./Ms.~~ MUN. GOV'T. OF SAN VICENTE desires for subdivision survey of Lot 3402-B, Csd-4B-001815-D containing an area of 60000 square meters.
2. That we are actual residents of Bgy. Alimanguan, in the Municipality of San Vicente, Palawan.
3. That we are aware of the fact that ~~Mr./Ms.~~ Mun. Gov't. of San Vic is an actual occupant and or possessor of the subject land.
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 \_\_\_\_ th day of \_\_\_\_\_ 2023 in the place above first written.

JOSEPHINE C. ALFENZ

Affiant

CTC No. 19429817  
Issued on 02-27-2023  
Issued at San Vicente, Palawan

JOSIET P. CALIPAYAN

Affiant

CTC No. 1201819429829  
Issued on 02-28-2023  
Issued at San Vicente, Palawan

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

ALBERT A. ABOROT  
Officer Authorized to Administer Oath

LMO I/ DPLI  
(Position/Designation)

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

SUBJECT: Survey Authority tract of  
public land located in Alimanguan  
San Vicente, Palawan

LOT 3402-B,  
CSD-4B-001B15-D  
(3402-part, CAD. 860-D)

Survey Authority No. \_\_\_\_\_

Date: \_\_\_\_\_

ENGR. JOSEPH M. CEPEDOZA  
Address, Bohol, Philippines

Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of Mun. Government of San Vicente to avail your services, authority is hereby granted to you to execute the survey hereof subject to relevant provision of the manual of lands surveys in the Philippines as amended and to conduct the conditions stated at the back hereof.

Violation of any of the aforesaid conditions shall invalidate this authority and damages that may result there from shall be your sole liability and professional responsibility.

Very truly yours,

For and by authority of  
The DENR Secretary:

Conditions accepted:

Rep. by Mark Niel Alonzo  
(4) JOSEPH M. CEPEDOZA  
Geodetic Engineer  
PRC Reg # :  
LIC # :

(3) PABLO L. CRUZ  
CENRO

Above stated request confirmed:

Issuance of Survey Authority  
Recommended:

(1) Mun. Government of San Vicente  
(Signature/Name of claimant)

San Vicente, Palawan  
(Address)

(2) ALBERT A. ABOROT  
(Signature/Name)

LMO 1  
(Position/Designation)

Ref \_\_\_\_\_  
Cad Cost of \_\_\_\_\_  
Paid under O.R. No. \_\_\_\_\_  
Dated \_\_\_\_\_

Ref. Insp./Inves./Report  
Date \_\_\_\_\_

Note: For this Survey Authority to be valid, the four (4) required signatures must be present.