



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

March 29, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION: The Chief
Licenses, Patents and Deeds Division

FROM : The OIC-PENR Officer

SUBJECT : **VALIDATION REPORT RE: COMPLIANCE ON ALLOWABLE
EASEMENT OF MR. JOMER B. CATAQUIZ LOCATED AT
SITIO MINOLO, SAN ISIDRO, PUERTO GALERA, ORIENTAL
MINDORO**

DENR MIMAROPA RECORDS SECTION RECEIVED	
APR 14 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____
TIME: _____	

Forwarded herewith is the validation report submitted by Investigation Team of PENRO Oriental Mindoro regarding compliance on allowable easement of Mr. Jomer B. Cataquiz located at Sitio Minolo, San Isidro, Puerto Galera, Oriental Mindoro.

Based on the report, the proponent did not comply to the easement law because the structure is built within the 20-meter easement zone, thus a necessary action shall be imposed to the proponent. Accordingly, as per verbal instruction from the Regional Executive Director, issuance of Certificate of Easement Compliance or Notices to Vacate (NTV) shall be the jurisdiction of the National Water Resources Board (NWRB).

For consideration and further instruction.


ALAN L. VALLE

Tracking No.: 2210000784

TSD/RPS

Ilang-ilang St., Sitio II, Suqui, Calapan City, Oriental Mindoro
DENR Contact Nos. (043) 288-3017, Tel. Fax No. 288-3006



January 19, 2023

MEMORANDUM

FOR : The OIC- PENRO, Oriental Mindoro
THRU : The Chief, Technical Services Division
FROM : VALIDATION TEAM
SUBJECT : **VALIDATION REPORT RE: COMPLIANCE ON ALLOWABLE EASEMENT OF MR. JOMER B. CATAQUIZ LOCATED AT SITIO MINOLO, SAN ISIDRO, PUERTO GALERA, ORIENTAL MINDORO**

The undersigned PENRO Personnel, in coordination from the MENRO of Puerto Galera, conducted validation and reconnaissance survey on January 17, 2023 in the area of Mr. Dennis C. Rimando represented by Mr. Jomer B. Cataquiz at Sitio Minolo, Barangay San Isidro, Puerto Galera, Oriental Mindoro, regarding compliance on easement.

At the time of inspection and validation, the following salient facts and findings were ascertained:

1. San Isidro is classified as rural barangay; thus, a 20-meter easement shall be observed and followed based on Article 51 of PD 1067 or the Water Code of the Philippines.
2. Lot No. 2-L-2, Psd-04-096993 covered by TCT No. T-89483 owned by Mr. Dennis C. Rimando, containing an area of 476 square meters, is adjacent to Minolo Cove, located in San Isidro, Puerto Galera.
3. There is an existing unfinished 3-storey building, newly constructed, within the titled property, and on-going works were observed like replenishing the frontage along the shoreline using back hoe equipment.
4. According to Mr. Cataquiz, upon relocation of their titled property by a private Geodetic Engineer, the exact location of post of the building is the corner of their titled property. Hence, the undersigned measured the distance from the post up to the sea wall using tape measure, and it only measures 9-meters.
5. The titled property is still intact and never affected by any erosion because there is an existing protection wall, thus, Section 6.3 of DAO No. 2021-07 is not applicable.
6. Mr. Cataquiz presented to the validation team a copy of certification issued by CENRO Rodel M. Boyles dated June 20, 2022, certifying that the proponent complied to the Easement Rule and recommended the issuance of Certification of Compliance to Allowable Easement to DENR-MIMAROPA.



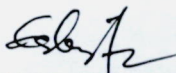
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
Provincial Environment and Natural Resources Office

7. Based on Cadastral Map 13°30'N, 120°54'E, Sec. 3 Puerto Galera Cadastre, the titled property under TCT No. T-89483 is within the salvage zone of 20-meters wide.

In view of the above, the proponent did not comply to the easement law because the structure is within the 20-meter easement zone, thus, a necessary action shall be imposed to the proponent.

For information and consideration.


DELIA T. ALMAZAN
LMO III/Chief RPS


DALIA G. BIGTAS
Special Investigator I


ELIZABETH D. MORENO-MESINA
Engineer III

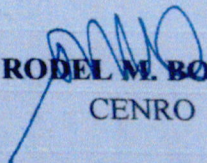


Republic of the Philippines
DEPARTMENT OF ENVIRONMENT AND NATURAL RESOURCES
MIMAROPA Region
Community Environment and Natural Resources Office

CERTIFICATION

This is to certify that the structure/building owned by Mr. Dennis C. Rimando represented by Mr. Jomer B. Cataquis located at So. Minolo, Brgy. San Isidro, Puerto Galera, Oriental Mindoro is verified to be within their titled property thru Relocation Survey and as per assessment of this office **has complied to the Easement Rule**, thus recommended the issuance of Certification of Compliance to the Allowable Easement to DENR-MIMAROPA.

Issued this 20th day of June, 2022 at CENRO Socorro, Barangay Pasi II, Socorro, Oriental Mindoro.


RODEL M. BOYLES
CENRO

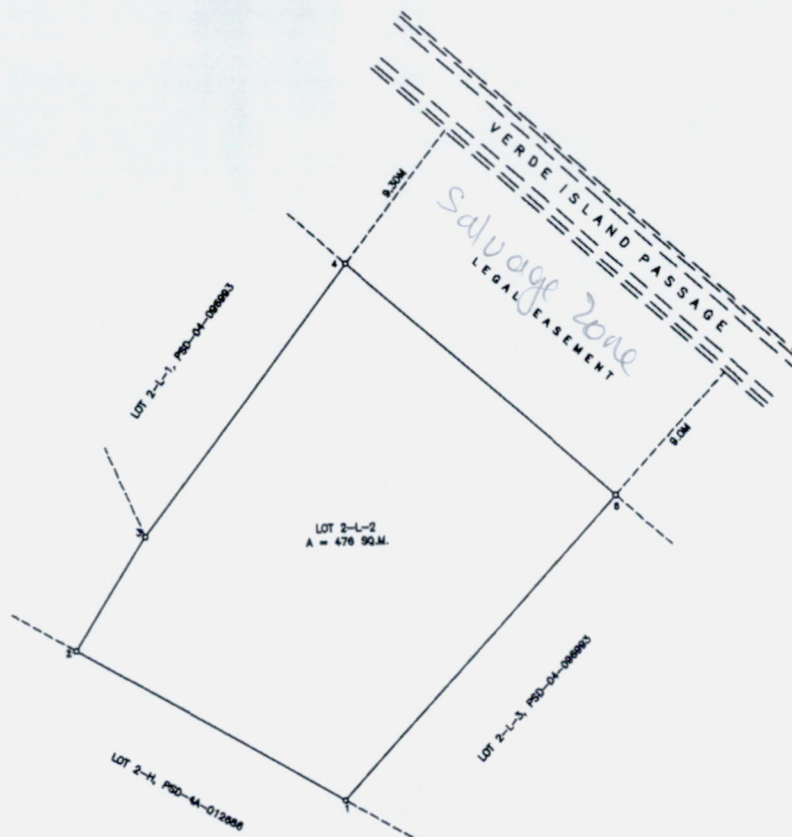


GEOTAG PICTURES OF THE PROPERTY AND THE SHORELINE



TECHNICAL DESCRIPTION

LINE	BEARINGS	DISTANCES
LOT 2-L-2		
1-2	N 56° 51' W	17.72M
2-3	N 33° 25' E	7.50M
3-4	N 30° 04' E	19.30M
4-5	S 48° 32' E	20.29M
5-1	S 44° 05' W	23.15M
THE LINE: N 53° 13' W, 4,452.86M; From: CAD-533-D, BLM 1 to Corner Marked "1".		



NOTE:

All corners are P.S. cyl. conc. more 15 x 60 cms.
Legal Easement was measured based on actual highest tide level on ground
and was obtained during the date of survey (April 19, 2022).

SKETCH PLAN

OF LOT 2-L-2, PSD-04-096993
AS PREPARED FOR
DENNIS CASTRO RIMANDO

SITUATED IN THE

RURBAN CODE:
BARANGAY OF: SAN ISIDRO
MUN. OF: PUERTO GALERA
PROVINCE OF: ORIENTAL MINDORO
ISLAND OF: MINDORO
CONTAINING AN AREA OF 476 SQ. M.

ZONE NO:
PPCS-PTMAPRS 92:
BEARING: T
SCALE 1: 200

0 1 2 3 4 5 6 7 8 9 10

CERTIFICATION

I hereby certify that this is a true and correct plan of
LOT 2-L-2, PSD-04-012668, as checked and plotted
against the technical descriptions appearing in the Transfer
Certificate of Title as presented to me by the lot owner.

April 19, 2022
Date prepared

CAREN JOY S. ORDORA
GEODETIC ENGINEER

Reg. Cert. No.: 9772 Date: 08-01-14
License No.: 242629 Date: 10-11-14

Republic of the Philippines
Department of Environment and Natural Resources

VERIFICATION

I certify that this survey plan is verified and found to
conform with survey data / records on file in this office.
**THIS PLAN SHALL NOT BE USED FOR LAND
REGISTRATION.**

DATE: _____ 20 _____
PURPOSE: _____

CHIEF, REGIONAL SURVEYS DIVISION

Date Submitted

ADDITIONAL INFORMATION AFTER DATE OF VERIFICATION



Printed by:
ORDORA-BANCO SURVEYING AND MAPPING SERVICES
Publication 8, Victoria, Oriental Mindoro
Contact Nos.: 0955-025-7638 / 0970-802-4501

SOLARITY		SOLARITY	
1	5.20 70W	15	5.20 70W
2	5.20 70W	16	5.20 70W
3	5.20 70W	17	5.20 70W
4	5.20 70W	18	5.20 70W
5	5.20 70W	19	5.20 70W
6	5.20 70W	20	5.20 70W
7	5.20 70W	21	5.20 70W
8	5.20 70W	22	5.20 70W
9	5.20 70W	23	5.20 70W
10	5.20 70W	24	5.20 70W
11	5.20 70W	25	5.20 70W
12	5.20 70W	26	5.20 70W
13	5.20 70W	27	5.20 70W
14	5.20 70W	28	5.20 70W
15	5.20 70W	29	5.20 70W
16	5.20 70W	30	5.20 70W
17	5.20 70W	31	5.20 70W
18	5.20 70W	32	5.20 70W
19	5.20 70W	33	5.20 70W
20	5.20 70W	34	5.20 70W
21	5.20 70W	35	5.20 70W
22	5.20 70W	36	5.20 70W
23	5.20 70W	37	5.20 70W
24	5.20 70W	38	5.20 70W
25	5.20 70W	39	5.20 70W
26	5.20 70W	40	5.20 70W
27	5.20 70W	41	5.20 70W
28	5.20 70W	42	5.20 70W
29	5.20 70W	43	5.20 70W
30	5.20 70W	44	5.20 70W
31	5.20 70W	45	5.20 70W
32	5.20 70W	46	5.20 70W
33	5.20 70W	47	5.20 70W
34	5.20 70W	48	5.20 70W
35	5.20 70W	49	5.20 70W
36	5.20 70W	50	5.20 70W
37	5.20 70W	51	5.20 70W
38	5.20 70W	52	5.20 70W
39	5.20 70W	53	5.20 70W
40	5.20 70W	54	5.20 70W
41	5.20 70W	55	5.20 70W
42	5.20 70W	56	5.20 70W
43	5.20 70W	57	5.20 70W
44	5.20 70W	58	5.20 70W
45	5.20 70W	59	5.20 70W
46	5.20 70W	60	5.20 70W
47	5.20 70W	61	5.20 70W
48	5.20 70W	62	5.20 70W
49	5.20 70W	63	5.20 70W
50	5.20 70W	64	5.20 70W
51	5.20 70W	65	5.20 70W
52	5.20 70W	66	5.20 70W
53	5.20 70W	67	5.20 70W
54	5.20 70W	68	5.20 70W
55	5.20 70W	69	5.20 70W
56	5.20 70W	70	5.20 70W
57	5.20 70W	71	5.20 70W
58	5.20 70W	72	5.20 70W
59	5.20 70W	73	5.20 70W
60	5.20 70W	74	5.20 70W
61	5.20 70W	75	5.20 70W
62	5.20 70W	76	5.20 70W
63	5.20 70W	77	5.20 70W
64	5.20 70W	78	5.20 70W
65	5.20 70W	79	5.20 70W
66	5.20 70W	80	5.20 70W
67	5.20 70W	81	5.20 70W
68	5.20 70W	82	5.20 70W
69	5.20 70W	83	5.20 70W
70	5.20 70W	84	5.20 70W
71	5.20 70W	85	5.20 70W
72	5.20 70W	86	5.20 70W
73	5.20 70W	87	5.20 70W
74	5.20 70W	88	5.20 70W
75	5.20 70W	89	5.20 70W
76	5.20 70W	90	5.20 70W
77	5.20 70W	91	5.20 70W
78	5.20 70W	92	5.20 70W
79	5.20 70W	93	5.20 70W
80	5.20 70W	94	5.20 70W
81	5.20 70W	95	5.20 70W
82	5.20 70W	96	5.20 70W
83	5.20 70W	97	5.20 70W
84	5.20 70W	98	5.20 70W
85	5.20 70W	99	5.20 70W
86	5.20 70W	100	5.20 70W

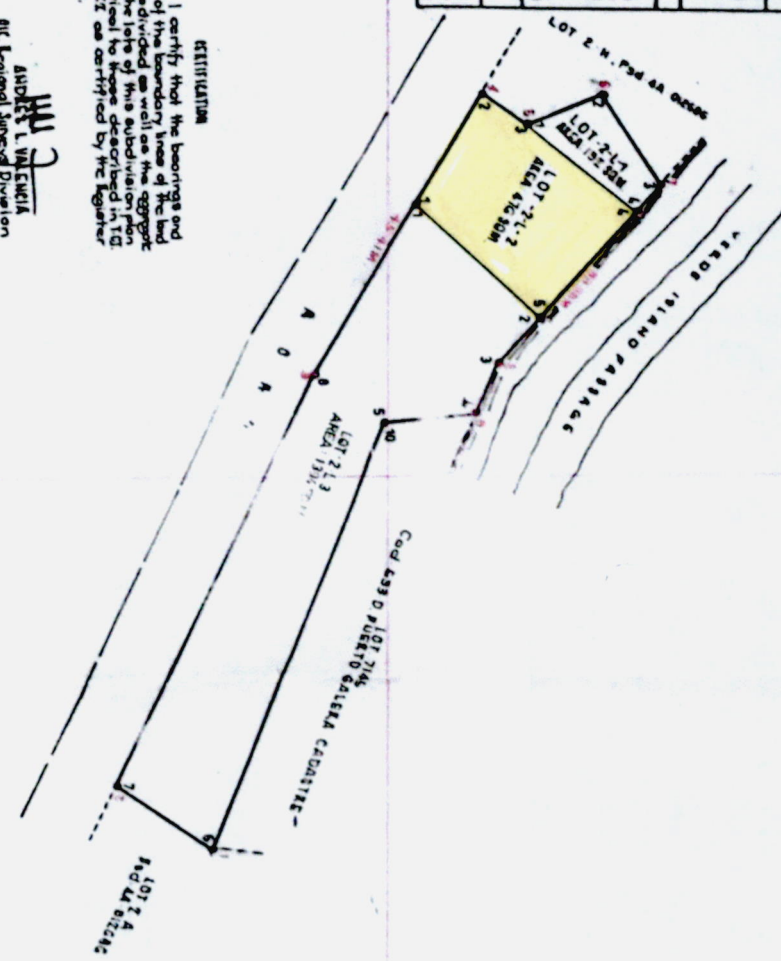
CERTIFICATION

I certify that the bearings and distances of the boundary lines of the land herein subdivided as well as the location of the lots of this subdivision are correct and that the same are certified by the Registrar of Deeds.

ANDRÉS L. VALENCIA
R/C, Regional Survey Division

Note:

All corners marked f.s. are cpl. some more, w.x.oom.
All corners not otherwise described are Old f.s. qpl.
Some, more, w.x.oom.
This survey is within a salvage zone (10.00 M. WIDE)



50089

VERIFICATION FEE

Paid Under
CR No. 4107050
Date 14.07
Lots 17
Corners

With my conformity

PLAN

OF LOT 11, Pcd 44, CR 01686
AS SUBDIVIDED FOR
MAYIMA CARRERA
SITATED IN THE

SUBDIVISION

PLAN

BARBARA COSE
BARBARA COSE
W/V LOT 11 OF PCD 44
PROVINCE OF ORINOQUIA
ISLAND OF VENEZUELA
CONTAINING AN AREA OF 2.002 SQ. M.

VERIFICATION FEE

Paid Under
CR No. 4107050
Date 14.07
Lots 17
Corners

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OF LOT 11, Pcd 44, CR 01686
AS SUBDIVIDED FOR
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W/V LOT 11 OF PCD 44
PROVINCE OF ORINOQUIA
ISLAND OF VENEZUELA
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Psd 04-096993

