



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

March 29, 2023

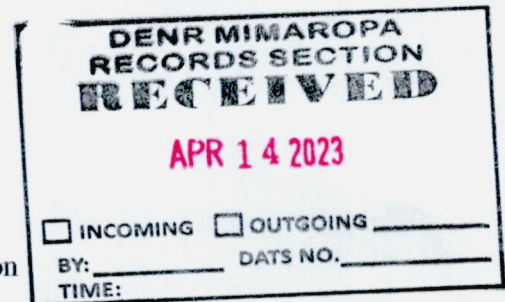
**MEMORANDUM**

**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: REQUEST FOR CERTIFICATE OF EASEMENT COMPLIANCE OF EMILY CUETO-KEYS LOCATED AT DULANGAN, PUERTO GALERA, ORIENTAL MINDORO**



Forwarded herewith is the validation report submitted by Investigation Team of PENRO Oriental Mindoro regarding request for certificate of compliance on allowable easement of Ms. Emily Cueto-Keys located at Dulangan, Puerto Galera, Oriental Mindoro.

Based on the report, portion of the titled property of Mrs. Cueto-Keys is already submerged by water, thus, recommended that the proponent be exempted from compliance on Easement, based on Section 6 of DAO No. 2021-07. Accordingly, as per verbal instruction from the Regional Executive Director, issuance of Certificate of Easement Compliance or Notices to Vacate (NTV) and the like, shall be the jurisdiction of the National Water Resources Board (NWRB).

For information, consideration and further instruction.

  
ALAN L. VALLE

Tracking No.: 2211000224

TSD/RPS

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





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

January 19, 2023

**MEMORANDUM**

**FOR** : The OIC- PENR Officer, Oriental Mindoro  
**THRU** : The Chief, Technical Services Division  
**FROM** : VALIDATION TEAM  
**SUBJECT** : **VALIDATION REPORT RE: REQUEST FOR CERTIFICATE OF EASEMENT COMPLIANCE OF EMILY CUETO-KEYS LOCATED AT DULANGAN, PUERTO GALERA, ORIENTAL MINDORO**

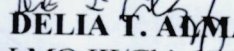
The undersigned PENRO Personnel, in coordination from the MENRO of Puerto Galera, conducted validation and reconnaissance survey on January 17, 2023 in the area of Ms. Emily Cueto-Keys at Barangay Dulangan, Puerto Galera, Oriental Mindoro, regarding compliance on easement.

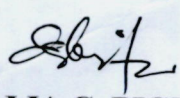
Be informed that at the time of inspection and validation, the following facts and findings were ascertained:

1. Dulangan is classified as a 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. B-1, Psd-041848 covered by TCT No. 064-2019004263 owned by Mrs. Emily Cueto Keys, containing an area of 330 square meters, is adjacent to Dulangan Bay located in Dulangan, Puerto Galera.
3. There is an existing riprap along the shoreline within the titled property of Mrs. Cueto-Keys to protect the remaining portion of her property.
4. Corner 2 of the titled property is already submerged by water approximately 5.43 meters wide based on visual inspection and as per relocation of the private Geodetic Engineer (see attached plan).
5. Based on approved Cadastral Map 13°28'N120°58'E Sec.4 Puerto Galera Cadastre, the titled property which is a portion of Lot B, Psd-66163 (LRC) equivalent to Lot 10000 Cad 533, is outside the legal easement. The legal easement falls within the Lot Nos. 10320, 10001, 10321, and 10002. At present, these easement lots are already eroded and submerged with water.

Upon confirmation that portion of the titled property of Mrs. Cueto-Keys is already submerged by water, it is recommended that the proponent be exempted from compliance on Easement, based on Section 6 of DAO No. 2021-07 which states that "... *If a private or titled land is affected, no new easement shall be required.*" Hence, a corresponding certification be issued in favor of the proponent.

For information and consideration.

  
**DELIA T. ALMAREZ**  
LMO III/Chief RPS

  
**DALIA G. BIGTAS**  
Special Investigator I

  
**ENGR. ELIZABETH D. MORENO MESINA**  
Engineer III









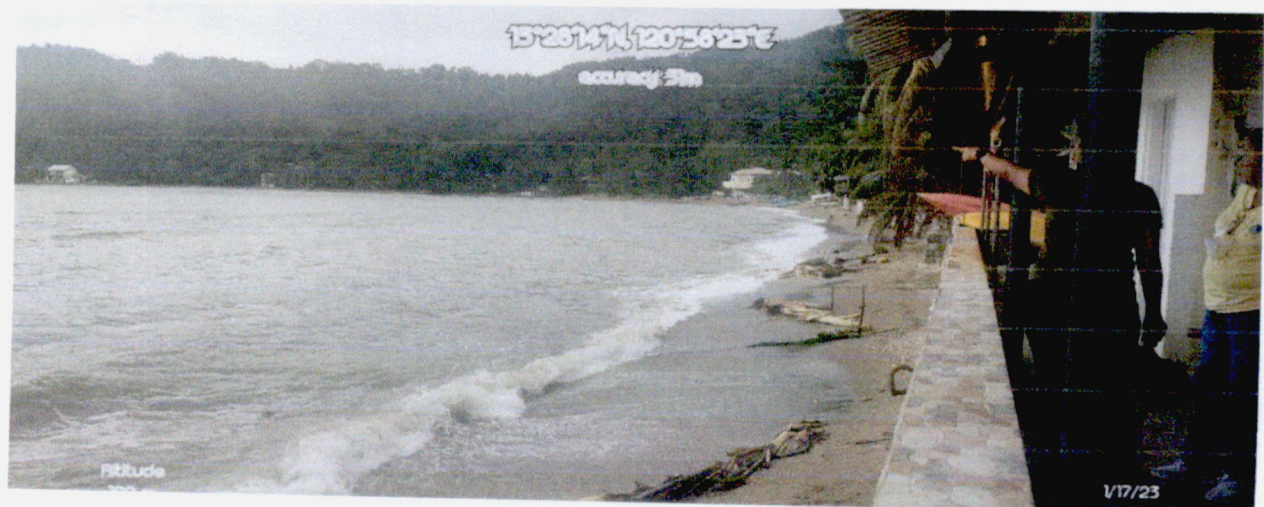




**PHOTODOCUMENTATION OF VALIDATION CONDUCTED ON JANUARY 17, 2023  
AT DULANGAN, PUERTO GALERA, ORIENTAL MINDORO**



Corner 2







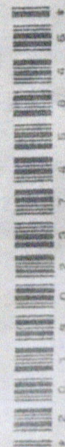
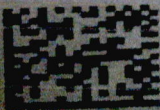
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TCT No.: 064-2019004263

Page No.: 2

**TECHNICAL DESCRIPTION** (Continued from page 1)

THE SE., ALONG LINE 2-3 BY LOT C (LRC) PSD-66163; ON THE SW., ALONG LINE 3-4 BY LOT B-2 OF THE SUBDIVISION PLAN; ON THE NW., ALONG LINE 4-1 BY ROSAURO DE LEON. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING IDENTICAL TO BLIM NO. 2, FROM BLIM NO. 2, PUERTO GALERA. THENCE S. 25 DEG. 17'E., 22.00 M. TO POINT 2; THENCE S. 79 DEG. 57'W., 15.37 M. TO POINT 3; THENCE N. 25 DEG. 17'W., 22.29 M. TO POINT 4; THENCE N. 80 DEG. 00'E., 15.45 M. TO POINT OF BEGINNING, CONTAINING AN AREA OF THREE HUNDRED THIRTY (330) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND ARE MARKED ON THE GROUND BY P.S. CYL. CONC. MONS. 15 X 60 CM.; BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY MAY 9, 1910 AND THAT OF THE SUBDIVISION SURVEY MARCH 10, 1990 AND APPROVED ON JANUARY 4, 1991.







Republic of the Philippines  
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Judicial Form No. 140-D  
(Revised Feb 2013)

548542306102

REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF JUSTICE  
Land Registration Authority  
QUEZON CITY

Registry of Deeds for Calapan, Mindoro Oriental

**Transfer Certificate of Title**

OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE • OWNER'S DUPLICATE

**No. 064-2019004263**

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF DULANGAN, MUNICIPALITY OF PTO. GALERA, PROVINCE OF OR. MINDORO, more particularly bounded and described as follows:  
A PARCEL OF LAND (LOT B-1 OF THE SUBDIVISION PLAN PSD-04-041848, BEING A PORTION OF LOT B, (LRC) PSD-66163, L.R.C. RECORD NO. ), SITUATED IN THE BARRIO OF DULANGAN, MUNICIPALITY OF PTO. GALERA, PROVINCE OF OR. MINDORO. BOUNDED ON THE NE., ALONG LINE 1-2 BY SALVAGE ZONE;  
ON (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

**Owner:** EMILY CUETO KEYS, FILIPINO, OF LEGAL AGE, MARRIED TO  
ALAN JAMES KEYS, AUSTRALIAN NATIONAL  
**Address:** BRGY. DULANGAN, PUERTO GALERA, ORIENTAL MINDORO  
MIMAROPA

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

**Patent Type:** Free Patent

**Original RD:** CALAPAN, MINDORO  
ORIENTAL

**Patent Date:** 02/04/1911

**OCT Date:** 02 23 1911

**Under Act No.:** 926

**OCT No.:** OCT-9

**Volume No.:**

**Page No.:**

**Original Owner:**

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2013001673 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Calapan, Mindoro Oriental, Philippines on  
the 24th day of JULY 2019 at 02:15pm.

ATTY. WARREN-DERICK TACCAD LEGASPI  
Acting Registrar of Deeds

