



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

April 4, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR By the Bay Bldg., Roxas Blvd.
Barangay 668, Ermita, Manila

ATTENTION : The Assistant Regional Director for Management Services
The OIC-Chief, Surveys and Mapping Division

FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **GROUND VERIFICATION REPORT CONCERNING LOT
7726, CAD.841-D LOCATED AT BRGY. CATABAN,
TAYTAY, PALAWAN**

Forwarded is the memorandum from CENRO Taytay, Palawan dated February 7, 2023 along with the report of Investigator I Jones Manoel Y. Lafuente on the technical issues concerning Lot 7726, Cad.841-D, at Brgy. Cataban, Taytay, Palawan.

Per evaluation made by this office, the following are additional observation to wit;

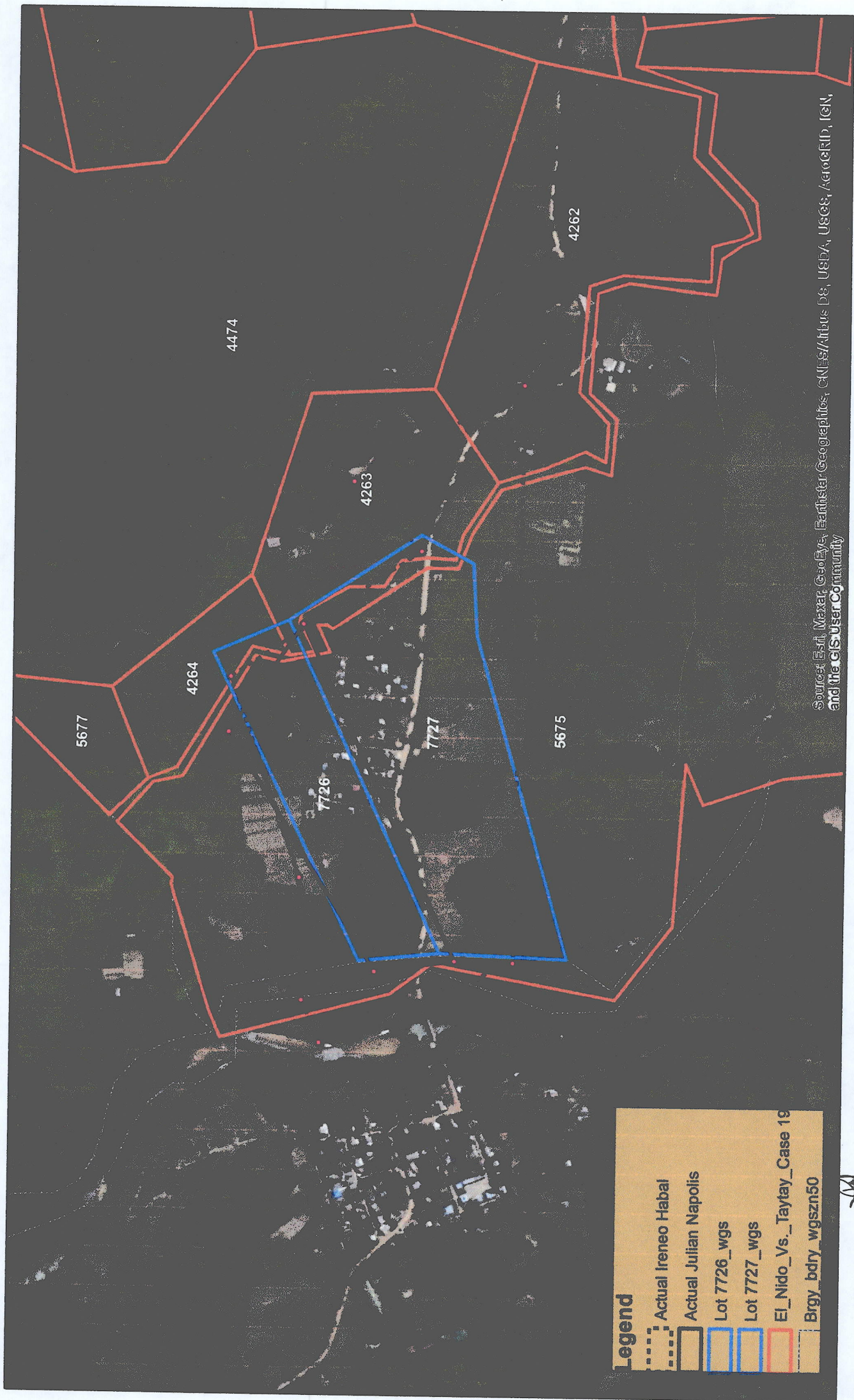
1. Lot 7726, Cad.841-D was listed to Julian Napolis while Lot 7727, Cad.841-D was listed to Ireneo Habal per attached Lot data computation.
2. Actual occupation of Juan Napolis is inside Lot 7726, Cad.841-D (see attachment I).
3. Actual occupation of Ireneo Habal is inside Lot 7726 & 7727, Cad.841-D, hence overlapping of claims is existing (see attachment I).
4. Lots 7726 & 7727 has technical description on record but is not reflected on the approved Cadastral Map (CM) of Brgy. Cataban.
5. Lot 7726 & 7727 when overlaid in Cadastral Map of Cataban, it falls to portion of Lot 7801, Cad.841-D (big lot) labeled as Timberland.
6. The subject area falls also to the boundary conflict between the Municipality of El Nido and Taytay, Palawan as reflected in Case 19 of Cad.1037-D, El Nido Cadastre.
7. Lot 4923, Cad.1037-D, El Nido Cadastre is a big lot labeled as timberland in the cadastral map also covers two separate lots which is Lot 5703 & 5675, Cad.1037-D.
8. The subject lots when overlaid to the Cadastral Map of El Nido, Case 19, it falls to Lot 5675, Cad.1037-D.
9. Lot 7726 & 7727 as to its actual position as well as its tieline, falls to Alienable and Disposable land per LC Map No. 1604, Proj. No. 5-C (see attachment III).

This office is seeking for clarification and possible correction as to the overlapping lot numbers in the cadastral survey concerning the above-mentioned lots which could greatly affects the public land applications of the survey claimants in the area.

For information, consideration and advice of further instruction.

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: *da*
Date: 12 APR 2023 CN 23-046

[Signature]
FELIZARDO B. CAYATOC



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Prepared by: Engr. Donna Belle Wengco
Chief SNU/Engr. II

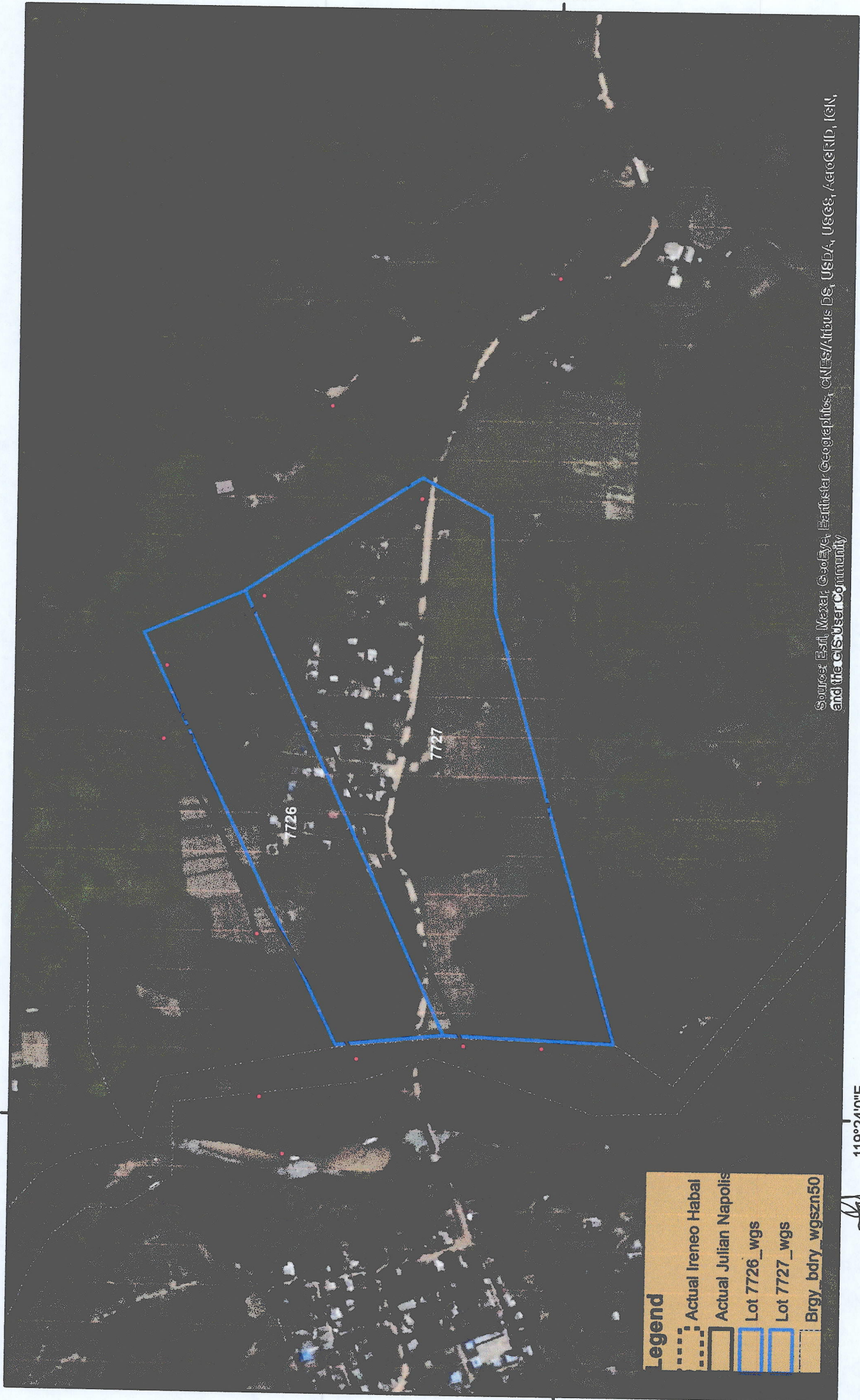
119°24'0"E

10°59'0"N

10°59'0"N

119°24'0"E

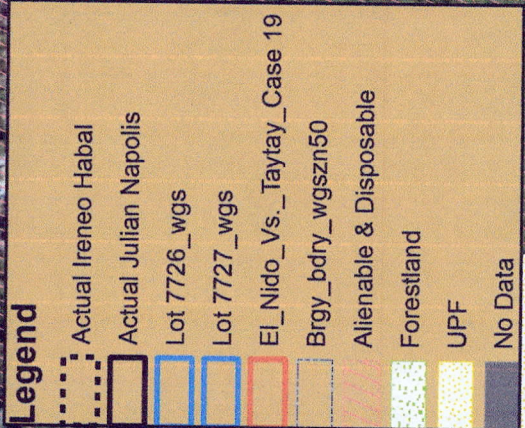
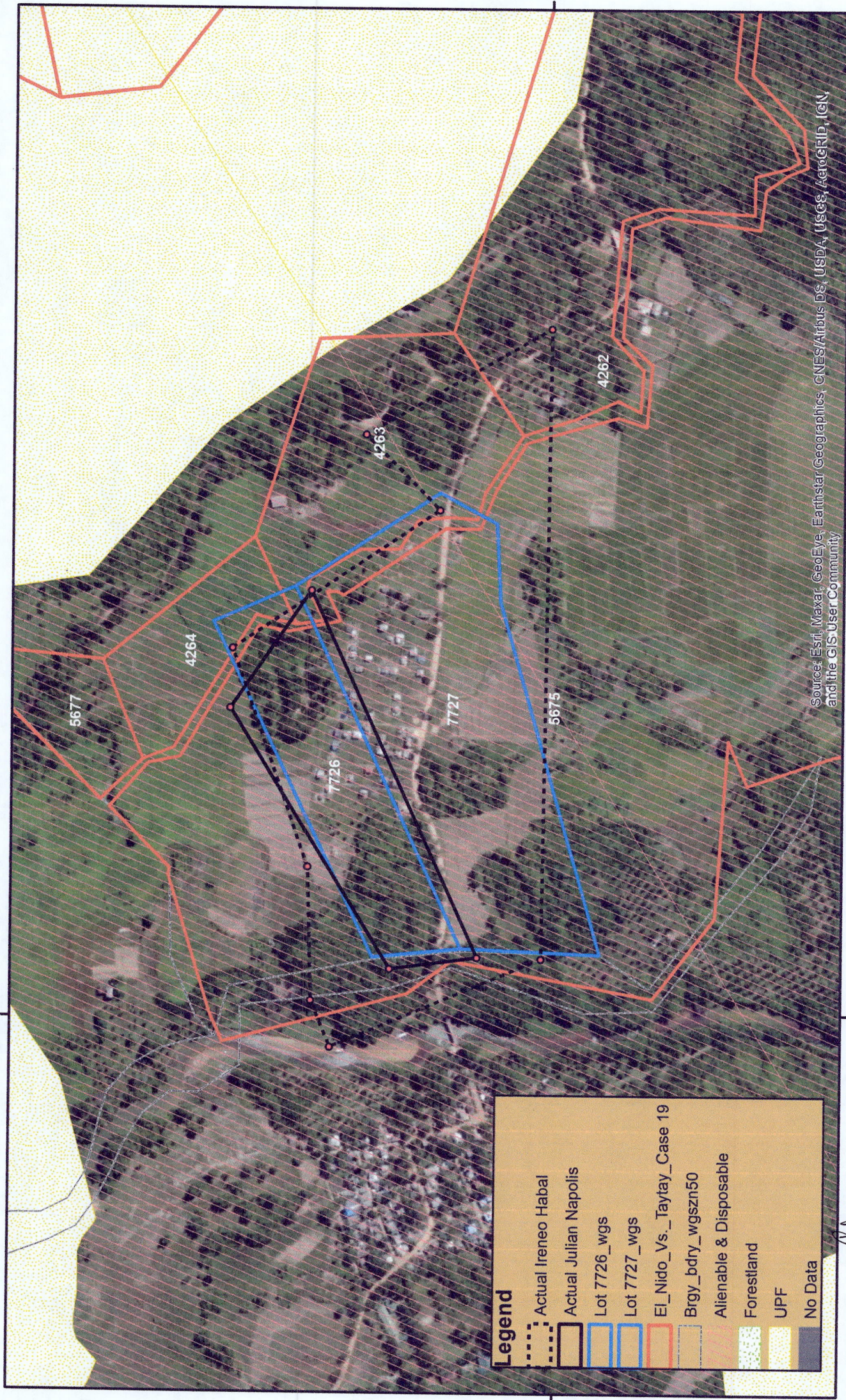
Prepared by: Engr. Donato Ballo Venero
Chief SMO/Eng. II



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

119°24'0"E

10°59'0"N



119°24'0"E

Prepared by: Engr. Donna Belle Luengo
Engr. J. Chris, 10/10



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

February 7, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Bldg.,
Roxas Blvd., Brgy. 668, Ermita, Manila

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City

FROM : The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

SUBJECT : **GROUND VERIFICATION REPORT CONCERNING LOT
7726, CAD 841-D LOCATED AT BARANGAY BARANGAY
CATABAN, TAYTAY, PALAWAN**

**DENR PENRL
PALAWAN RECORDS
RECEIVED**
BY: *[Signature]*
DATE: 02-27-2023 *[Signature]*

Respectfully forwarding is the memorandum dated February 2, 2023 of Special Investigator I Jones Manoel Y. Lafuente for your level of action. Aforementioned lot has Technical Descriptions but not reflected on Cadastral Map of Barangay Cataban, Taytay, Palawan. When manually plotted using ArcGIS it falls within Lot 7801, Cad 841-D denoting error. Hence, the Technical Description is respectfully recommended for correction.

Thank you.

For and in the absence of the CENRO:

[Signature]
MARIANO P. LILANG, JR.
Development Management Officer IV
Per DAO 2022-09, Page 3

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**
BY: *[Signature]*
DATE: FEB 15 2023 *[Signature]* 723



February 2, 2023

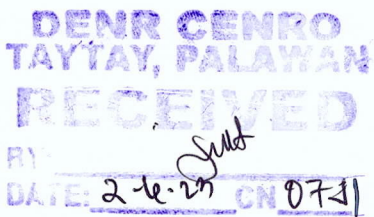
MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

THRU : The Chief, RPS

FROM : Special Investigator I

SUBJECT : **GROUND VERIFICATION REPORT CONCERNING LOT NO. 7726, CAD 841-D LOCATED AT BARANGAY CATABAN, TAYTAY, PALAWAN**



This report is in connection to the letter dated November 14, 2022, of Saturnino Habal concerning Lot No. 7726, Cad 841-D located in Barangay Cataban, Taytay, Palawan which as per findings from the Surveys and Mapping Division of the Regional Office the technical description conforms to its adjoining lots but it is in doubtful position with respect to Lot 5125, Cad 841-D.

ACTIVITIES UNDERTAKEN/FINDINGS

The undersigned conducted an inspection/investigation on January 12, 2023, at Brgy. Cataban, Taytay, Palawan in compliance with your instruction to conduct actual ground verification to determine the lot number.

Before the conduct of the investigation, the undersigned together with LMI Joanna Jean L. Talamayan proceeded to the Punong Barangay of Cataban, Hon. John Tumampil to give courtesy and to inform the purpose of the visit.



During the coordination with Hon. Tumampil, it was found out that the area subject to the request for inspection has a boundary conflict between Hrs. of Julian Napolis, claimant of lot 7726, Cad 841-D, versus Hrs. of Ireneo Habal, claimant of Lot 7727, Cad 841-D. Accordingly to Hon. Tumampil, a series of barangay hearings had been made to both parties, however, no settlement had been reached. The undersigned clarified the purpose of the visit to the contending parties that the only purpose of the inspection/investigation is to give clarification to the letter of Mr. Habal pertaining to the findings of the Regional Office and not to interfere with any issues of both parties for the meantime since the Department has a process to be followed with regards to the procedure of land claims and conflicts pursuant to DAO 2016-30 and DAO 2016-31. Though, both parties had been given the chance to show their boundaries for future reference of the case if ever this will be endorsed by the Punong Barangay of Cataban.

The undersigned conducted Global Positioning System (GPS) readings on the corner shown on the ground by the Heirs of Julian Napolis - Maria Eva Napolis Gustilo, Antonio Habal Napolis, and Victorino Habal Napolis together with Saturnino Habal (uncle of the Heirs of Julian Napolis). There are four (4) corners found on the ground shown by the said heirs.



On the other hand, the Heirs of Ireneo Habal also shown their boundaries on the ground base on their knowledge. There are total of eight (8) corners shown on the ground. Further, the

claim of the Heirs of Ireneo Habal overlaps to the claim of the Heirs of Julian Napolis (*see map on P-4*).



In addition, during the conduct of the ground inspection, a certain Paula Rubea informed the undersigned that the area claimed by the Heirs of Julian Napolis was already been transferred in favor of them by virtue of a Deed of Exchange dated June 9, 1992, under Doc. No. 131, Page No. 27, Book No. V series of 1992 duly notarized by Romeo M. Seratubias (*copy attached*). The

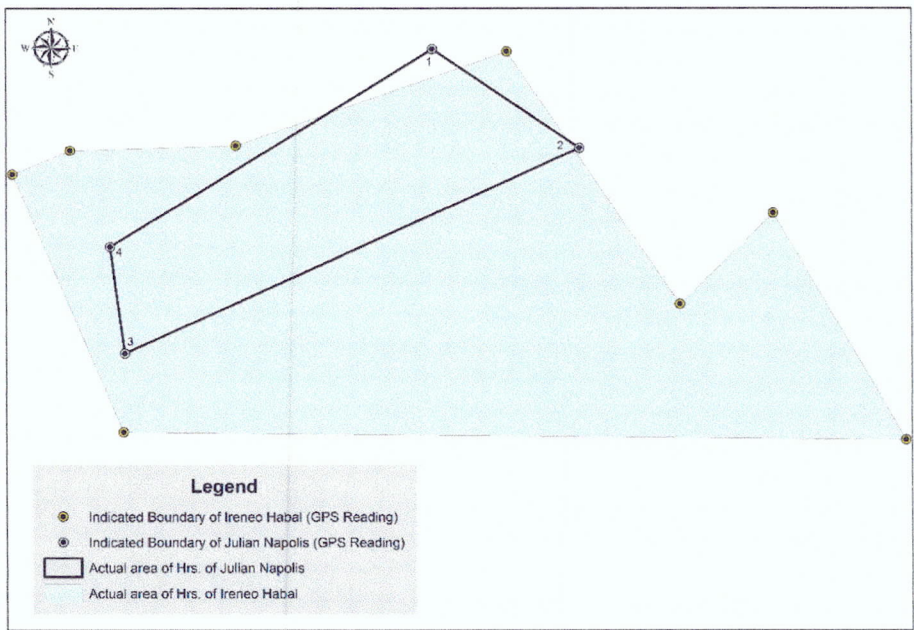
undersigned explained to Ms. Rubea the purpose of the inspection and advised them to initially bring the issue to the Barangay level for reconciliation.



Paula Rubea

Handwritten signature

Upon plotting the gathered data from GPS readings, the actual claim of Hrs. of Ireneo Habal overlapped with the claim of the Heirs of Julian Napolis. Be informed that as per submitted certified copy of Lot Data Computation, Lot 7726, Cad 841-D was listed to Julian Napolis while Lot 7727, Cad 841-D was listed to Ireneo Habal (*copy attached*).



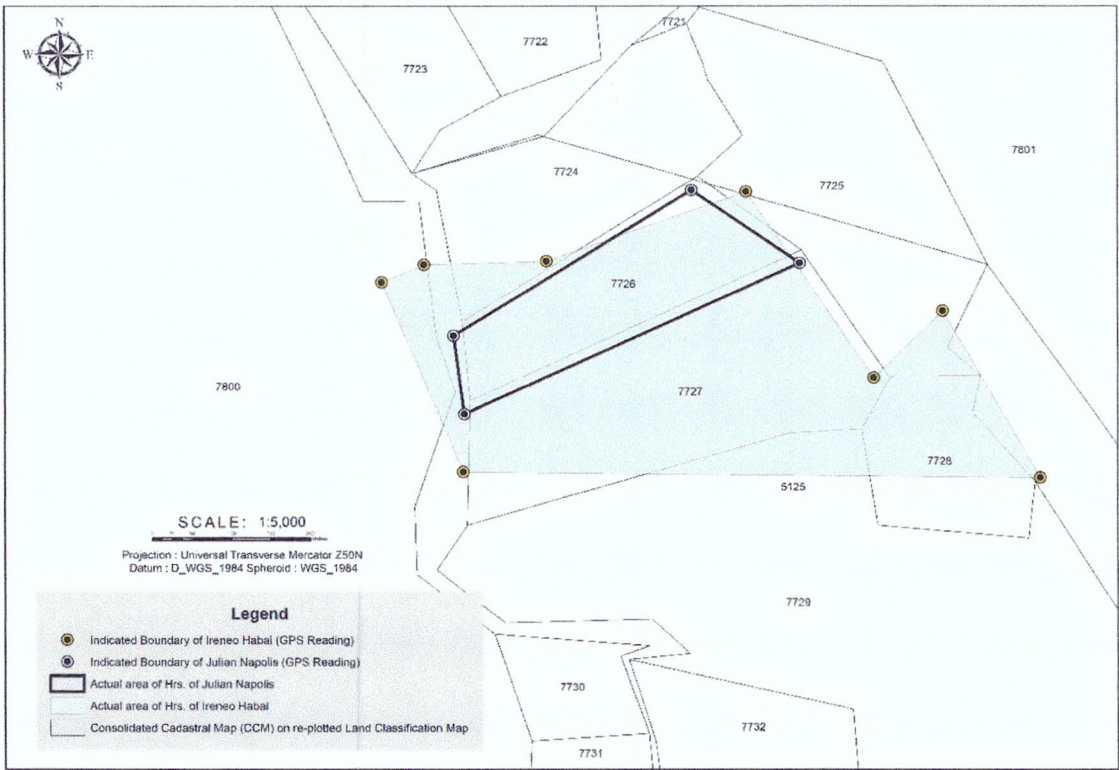
TECHNICAL DESCRIPTION							TECHNICAL DESCRIPTION						
CORN ER	LONGITUDE			LATITUDE			CORN ER	DISTA NCE	BEARING				
	DEGR EES	MINUT ES	SECO NDS	DEGR EES	MINUT ES	SECO NDS			directi on n/s	degre es	minut es	secon ds	directi on e/w
1	119	24	11.459	10	59	12.08	1	164.406 9	S	55	47	28.63	E
2	119	24	15.944	10	59	9.031	2	465.106	S	66	11	6.043 718	W
3	119	24	1.908	10	59	2.836	3	100.144 8	N	7	23	30.39 57	W
4	119	24	1.483	10	59	6.112	4	352.410 3	N	59	6	38.25 786	E
5	119	24	11.459	10	59	12.08	5						

Technical Description of actual claim of Hrs.Julian Napolis using GPS Reading using Geographic Coordinate System: GCS_WGS_1984

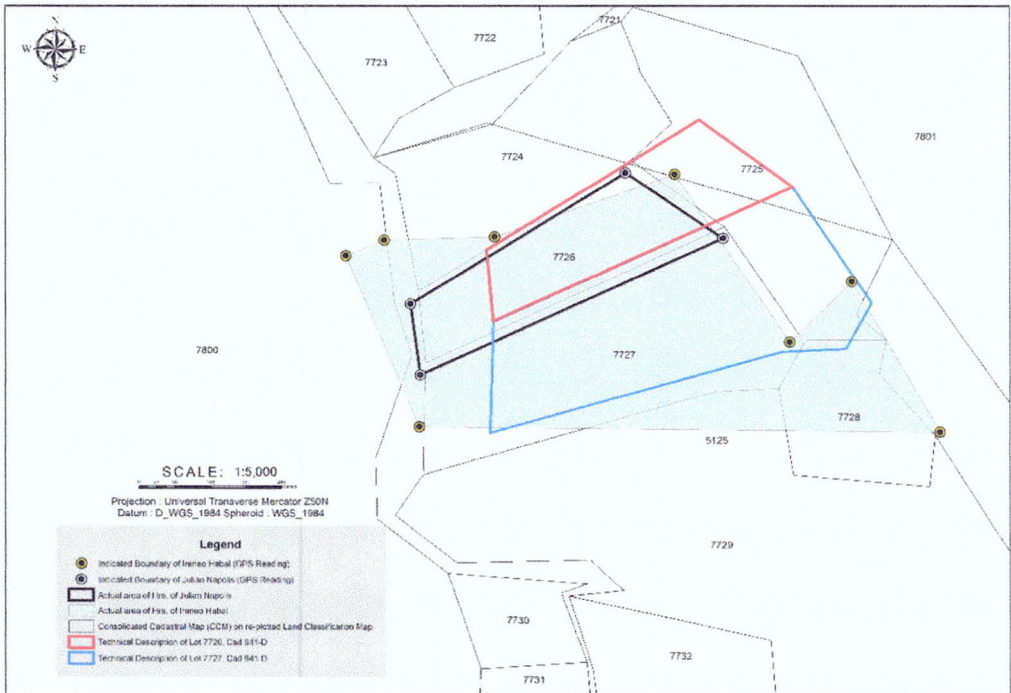
TECHNICAL DESCRIPTION							TECHNICAL DESCRIPTION						
CORN ER	LONGITUDE			LATITUDE			CORN ER	DISTA NCE	BEARING				
	DEGR EES	MINUT ES	SECO NDS	DEGR EES	MINUT ES	SECO NDS			directi on n/s	degre es	minut es	secon ds	directi on e/w
1	119	24	13.748	10	59	11.994	1	267.339 2	S	71	28	50.93	W
2	119	24	5.386	10	59	9.193	2	154.704 8	S	88	45	13.17 48	W
3	119	24	0.284	10	59	9.082	3	58.1180 7	S	68	2	15.53 185	W
4	119	23	58.506	10	59	8.365	4	260.426 1	S	22	51	28.50 603	E
5	119	24	1.843	10	59	0.449	5	729.673 5	S	89	0	52.03 99	E
6	119	24	25.909	10	59	0.035	6	243.543 5	N	30	2	2.935 336	W
7	119	24	21.888	10	59	6.99	7	121.272 6	S	46	16	34.24 816	W
8	119	24	18.997	10	59	4.225	8	284.235 3	N	34	2	39.46 26	W
9	119	24	13.748	10	59	11.994	9						

Technical Description of actual claim of Hrs. Ireneo Habal using GPS Reading using Geographic Coordinate System: GCS_WGS_1984

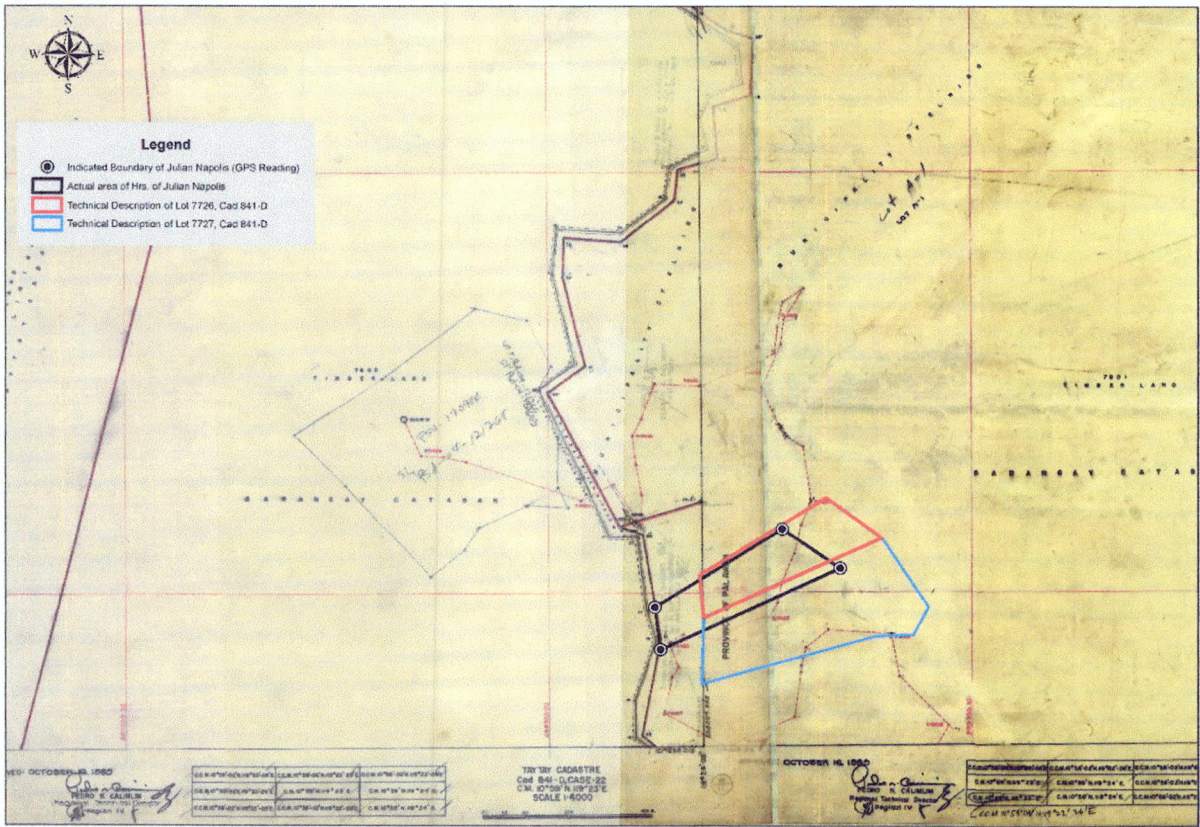
Based on the indicated boundaries of the Napolis', the area was identical to the area on the Consolidated Cadastral Map (CCM) on re-plotted Land Classification Map shapefiles and with the minimal error of 16-21 meters error difference upon overlaying to ArcGIS.



While plotting the Technical Description of Lot 7726, Cad 841-D, it shows that the area was shifted northeast from the actual location of the subject lot with 121-131 meter error difference. However, the polygon/shape of the subject lot is identical to the actual claim and plotted technical description. While plotting the technical description of Lot 7727, Cad 841-D shows that it was adjacent to Lot 7726, Cad 841-D bounded north.



In addition, overlaying the plotted Technical Description and actual reading of the subject lot to Sheet no. 9 and 10 of Case No. 22, Cad 841-D of Taytay Cadastre. The subject lot falls within the portion of Lot No. 7801, Cad 841-D.



COMMENT

1. Filing of a complaint, petition, or proceeding involving any matter is within the authority of the Punong Barangay/Lupon before filing directly to the court or any government offices for further adjudication.
2. Land claims and conflicts over unregistered/unpatented land in this Office should be in accordance with Sec. 4 of DAO 2016-31 before proceeding for further investigation and resolution.
3. Findings of the undersigned show that there is a problem to be resolved with the data of Case – 22, Cad 841-D of Taytay Cadastre.
4. Lot 7726, Cad 841-D is not reflected in the approved Cadastral Map, although there is an approved Lot Data Computation. Findings from the Regional Office reveal that it falls within Lot 5125, Cad 841-D. However, by manually plotting the technical description of the subject lot and overlaying to Cadastral Map, it falls within Lot 7801, Cad 841-D. In addition, Barangay Cataban of the Municipality of Taytay, Palawan has a boundary dispute with the Barangay Bagong-bayan of the Municipality of El Nido. The subject lot may also fall within the portion of Lot 4923, Cad 1037-D of El Nido Cadastre.

RECOMMENDATION

In careful consideration and review of the above, the following is hereby recommended:

1. To inform the concerned parties to settle any issues before the Office of the Punong Barangay of Cataban/Lupong Tagapamayapa before elevating the issue to court or this Office. This is subject to future ADR Proceedings and profound investigation once the Protestants submitted the necessary documents in accordance with Sec. 4 of DAO 2016-31.
2. To elevate the issue/findings to the higher office to decide technically on the matter whether to correct or amend the tie line.

For information and further instruction.


JONES MANOELY. LAFUENTE

DEED OF EXCHANGE

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF EXCHANGE, made and executed by and between PAULA RUBIA, of legal age, married, Filipino and a resident of Brgy. Bato, Taytay, Palawan, hereinafter called the FIRST PARTY and JULIAN NAPOLES, likewise of legal age, married, Filipino and a resident of Brgy. Liminangcong, Taytay, Palawan, hereinafter called the SECOND PARTY.

W I T N E S S E T H

1. That the FIRST PARTY is the owner of a certain parcel of land with the building and improvements thereon, situated at Liminangcong, Taytay, Palawan, and more particularly described in the Tax Declaration No. 0086 issued by the Provincial Assessor of Palawan, Philippines, as follows:

NORTH-----Seashore
EAST -----Barrio Road
SOUTH-----Florescia Huerta
WEST -----Seashore

Containing an area of THREE HUNDRED (300) SQUARE METERS, more or less;

2. That the SECOND PARTY is likewise the owner of certain parcel of land with the improvements thereon, situated at Bagong Bayan, El Nido, Palawan, and more particularly described in the Tax Declaration No. 064 issued by the Provincial Assessor of Palawan, Philippines, as follows:

NORTH-----Valente Habal
EAST -----Aida Gonzales
SOUTH-----Franco Habal
WEST -----Cataban River

Containing an area of EIGHT (8) HECTARES, more or less;

3. That both parties hereto have agreed to exchange their respective properties as above described to each other with the SECOND PARTY binding himself to pay to the FIRST PARTY an additional sum of TEN THOUSAND (P10,000.00) PESOS to which the FIRST PARTY hereby by these presents acknowledge receipt thereof to her complete satisfaction.

WHEREFORE, the FIRST PARTY does hereby cede, transfer, and convey unto the SECOND PARTY the parcel of land including the buildings and improvements thereon, mentioned in paragraph 1 above, and simultaneously, the SECOND PARTY likewise does hereby cede, transfer, and convey unto the FIRST PARTY the other parcel of land, including the improvements thereon, mentioned and described in paragraph 2 above.

That the respective parties hereto do hereby warrant to each other the title to the properties they have mutually ceded, transferred, and conveyed against the lawful claims of third persons whomsoever.

1-947

ed of Exchange-

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands this 9th day of June, 1992 at Puerto Princesa City, Palawan.

Paula H. Rubia
PAULA RUBIA
First Party

Julian Napoles
JULIAN NAPOLES
Second Party

WITH OUR MARITAL CONSENT:

Gersonio Rubia
GERSONIO RUBIA
Husband of Paula Rubia

Sezenia Napoles
SEZENIA NAPOLES
Wife of Julian Napoles

SIGNED IN THE PRESENCE OF:

[Signature]

Lucy Labang

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
CITY OF PUERTO PRINCESA) S.S.

BEFORE ME, this 9th day of June, 1992 in the City of Puerto Princesa, Palawan, personally appeared PAULA RUBIA with Residence Certificate No. 12574004 L issued on June 9, 1992, issued at Puerto Princesa City and JULIAN NAPOLES with Residence Certificate No. 12574003 L issued on June 9, 1992 at Puerto Princesa City, known to me to be the same persons who executed the foregoing instrument and they acknowledged to me that the same is their free act and deed.

This instrument consisting of two (2) pages, including the page on which this Acknowledgment is written has been signed on the left margin of each and every page thereof and sealed with my notarial seal.

IN WITNESS WHEREOF, I have hereunto set my hand, the day, year and place above written

[Signature]
ROMEO M. SERATUBIAS
Notary Public
Until Dec. 31, 1993
PTR. NO. 2575549 T
1/13/92 Pto. Prin. City
TIN: 129-500-580

Doc. No. 131
Page No. 27
Book No. V
Series of 1992.

Form No. - 700 V-4 (83)

Survey Name: Haba Date: 7/27
City Name: Alameda Date Surveyed: 2/15/2001
Municipality: Alameda Province: Alameda Island: E
C.M. 1 L.R.C. No. 2811
Surv. Synt. & No. C-2

LOT DATA
COMPUTATION

Address, if not same as location of land

Quadrangle

L.R.C. No.

Sta.	COORDINATES		Line	Latitude	D.M.D.		Departure	Dep. / Lat.		Bearing	PARTIAL DOUBLE AREA
	Asimuth	Cosine			D.M.D.	D.P.D.		Lat / Dep.	Sin / Cos		
1	114.09	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
2	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
3	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
4	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
5	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
6	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
7	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
8	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
9	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
10	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
11	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
12	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
13	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
14	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+
15	122.53	70.20	1490.33	988.62	1490.33	988.62	134.03	108.01	74.30	524.46	+



Prepared by: _____ Date: _____ Original Computed by: _____ Date: _____
Checked by: _____ Date: _____ Duplicate Computed by: _____ Date: _____
Area: 26891.04 Sq. Meters
Original {Checked} by: _____ Date: _____
{Computed} {Checked} by: _____ Date: _____

Surveyor

Given Name

Grade in Engineer

Date Surveyed

Lot No.

Sheet

LOT DATA

Burns

Municipality

Province

Inland

Survey No.

COMPUTATION

Address, if not same as location of land.

Quadrangle

L.R.C. No.

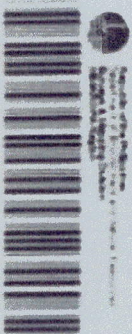
2	3	4	5	6	7	8	9	10	11	12	13	14	15
Sta.	Asimuth	Course	Sine	Latitude (+)	Departure (+)	Latitude	Departure	Dep. / Lat.	Dep. / Lat.	Dep. / Lat.	Dep. / Lat.	Dep. / Lat.	Dep. / Lat.
Cor.	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance
Cor.	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance	Distance

CERTIFIED PHOTOCOPY

Virginia Section

Chief Land Records Section

DEPT. OF LAND RECORDS



031022-18

Prepared by: _____ Date: _____ Original Computed by: _____ Date: _____
Checked by: _____ Date: _____ Duplicate Computed by: _____ Date: _____
Final Checked by: _____ Date: _____

Area: _____ Sq. Meters
Original [] Checked []
Duplicate [] Checked []
Final [] Checked []

Nov. 14, 2022

The Curio officer
Taytay, Palawan
Mr. Conrado M. Corpuz

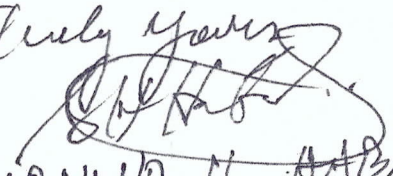
RECEIVED
NOV 14 2022 6584

Sir,

I have here the letters from OIC Chief Survey
& Mapping Division together w/ the cadastral map
and Land Management Services Reg. Office # D-3
showing all their allegations that this lot #
7726 Cad & D at Bgy. Cateban does not conform
its tie line for the map showing the true
location & its nearby lots which is doubtful.

In this connection when will be this problem
be settled as this arise two years more duration
then our problem had not been answer satisfied.

Very Truly Yours


SATURNINO H. NABAL JR.

09066 421262

For verification and amendment
of Lot 7726

Ergo Bureau 8-1-2022

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue cor. NIA Road, Quezon City
Website: www.lra.gov.ph

DATE: 2022-07-18

Subject: E-CCV-2022-021166
Lot No. 7726, Cad. 841-D, Case 22
Taytay Cadastre
Province of Palawan

July 18, 2022

LAND MANAGEMENT SERVICES
Regional Office No. IV-B (MIMAROPA)
1515 L & S Building, Roxas Blvd.
Ermita, Manila

Sir,

In connection with the issuance of a certification as to the status of the above-noted subject, please be informed that when the technical description of Lot No. 7726 was plotted, its position is doubtful and its not conform with its adjoining lots.

In view of the above discrepancy it is requested to verify its tie line, and furnish us a new corrected technical description of Lot 7726, Taytay Cadastre, together with its Cadastral Map, for plotting reference.

In reply, please indicate E-CCV-2022-021166, for retrieval and reference.

Very truly yours,

FOR THE ADMINISTRATOR:

RICARDO R. NILO
Chief, Cadastral Decree Section

Encl.
Lot Data Computation of Lot 7726

Copy furnished:

Ms. Imelda Abapo
Lot 21, Block 45, Salmon Street
Longos, Malabon, M.M.

Letter to Ricardo Nilo

RD43 Date received 7/22/22
0022-95138 Lot 7726 cad. 841-D
Assigned to Ergo Bureau 8/1/22

