



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

DENR MIMAROPA	
RECORDS SECTION	
RECEIVED	
BY:	<i>pen</i>
DATE:	
TIME:	

April 5, 2023

MEMORANDUM

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

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

FROM : The Provincial of Environment and
Natural Resources Officer

SUBJECT : **REQUEST FOR CONFIRMATION OF LAND
CLASSIFICATION STATUS OF LOT 2460, CAD.800-D
WITH APPROVED SURVEY PLAN CSD-04-033516-D**

This pertains to the letter of Ms. Rosemarie Del Castillo dated March 21, 2023 pertaining to the rejection of its patent applications of the resultant lots under survey plan Csd-04-033516-D.

Per plotting and projection of this office using its tie line N10-01E, 5,461.65 m. from BLLM No. 1, Cad.800-D, Puerto Princesa Cadastre, the lot falls to portion Alienable and Disposable Land.

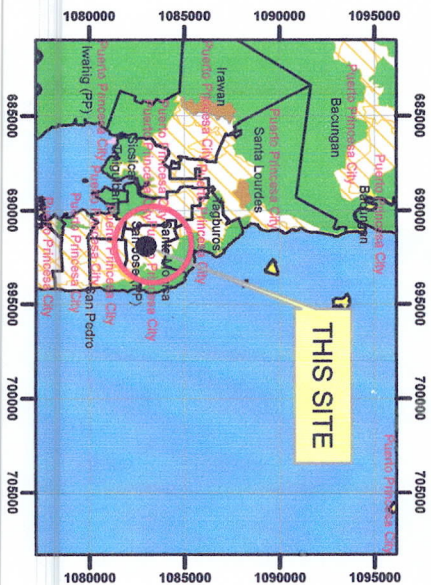
Attached is a copy of the survey plan Csd-04-033516-D and a map projection of this office for ready reference.

For further evaluation and consideration.

[Signature]
FELIZARDO B. CAYATOC

Reference No: 2023-2654
TSD/RPS/SMU

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By *[Signature]*
Date: **11 APR 2023** *2023-907*



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 2460
AS SURVEYED FOR THE
HEIRS OF DAVID GABUCO

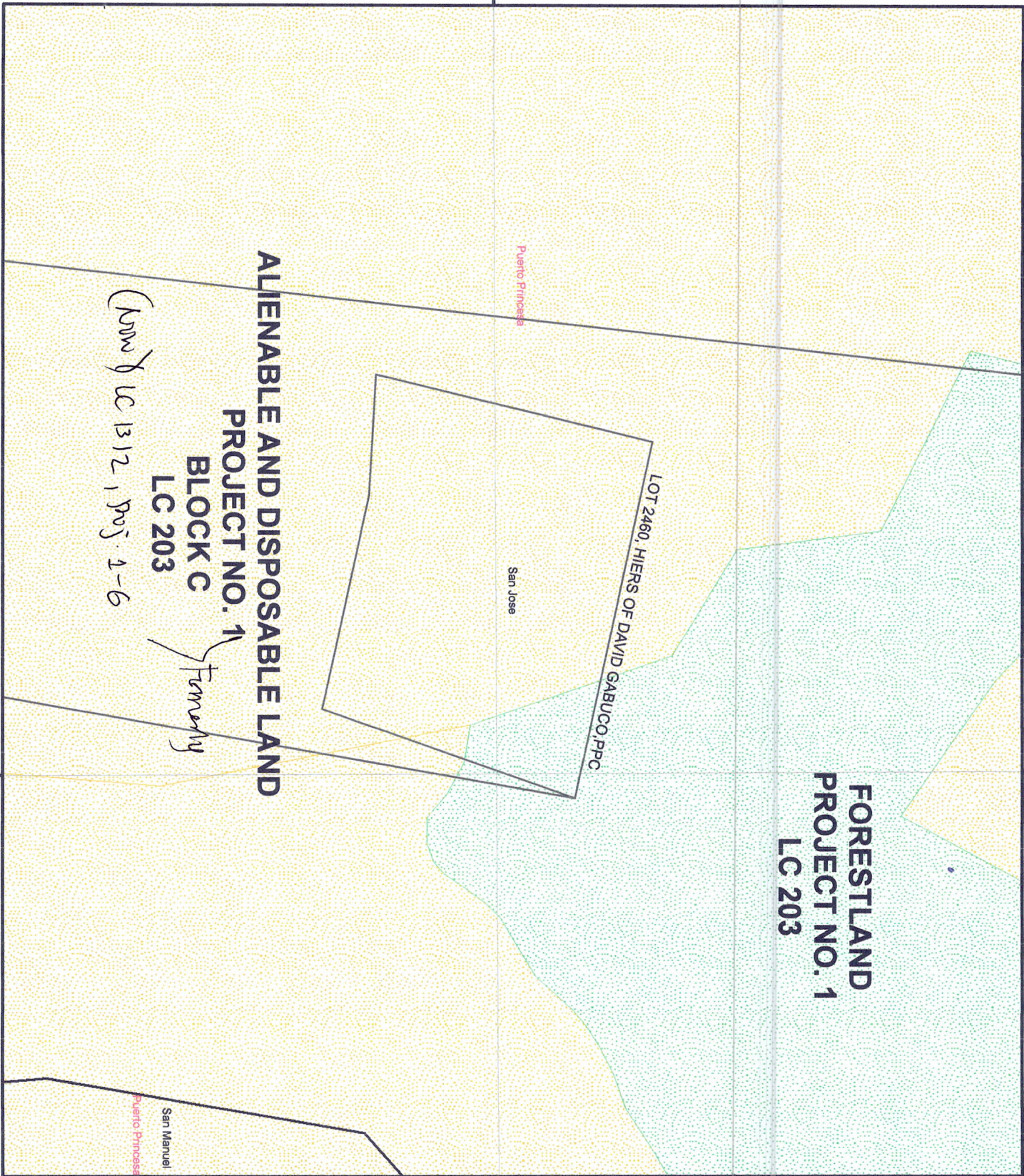
Located at Brgy. San Jose
City of Puerto Princesa
Province of Palawan

Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911
SCALE 1:2000

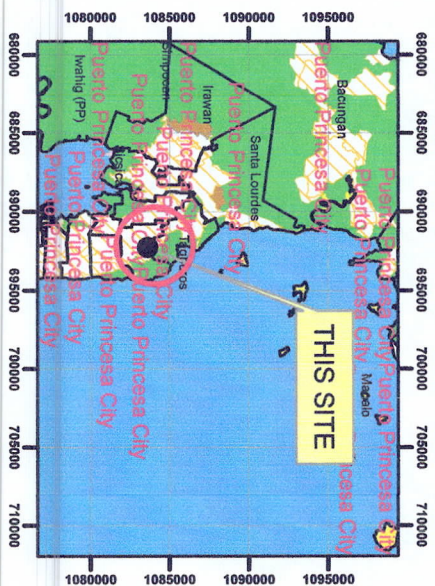
Legend	
LC STATUS	
	Alienable & Disposable
	No Data
	Communal Forest
	Forestland
	UPF

Prepared by:

DAVE N. BALMORES DONNA BELLE E. LUENGO
For M Chief, SIMU, Engr. II



ALIENABLE AND DISPOSABLE LAND
PROJECT NO. 1
BLOCK C
LC 203
(now) LC 1312, Proj. 1-6



LOCATION MAP SCALE 1:700,000

MAP SHOWING

THE RELATIVE LOCATION OF LOT 2460
FOR LC CERTIFICATION APPLIED BY
HEIRS OF DAVID GABUCO

Located at Brgy. San Jose
City of Puerto Princesa
Province of Palawan
Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911
SCALE 1:1000

Legend

LC STATUS

Alienable & Disposable

Communal Forest

No Data

Forestland

UPF

Prepared by:
DAVE N. BALMORES
For Ill
DONNA BELLE E. LUENGO
Engt. II

Barangay San Jose, Puerto Princesa City
March 21, 2023

The Provincial Environment and
Natural Resources Officer
Barangay Santa Monica,
Puerto Princesa City

DENR PENRO
PALAWAN RECORDS
RECEIVED

BY: 
DATE: 03-24-2023 CN 23-2654

THRU: The Chief, Surveys and Mapping Unit

Sir:

This refers to approval of plan Csd-04-033516-D covering Lot No. 2460, Cad. 800-D, located at Barangay San Jose, Puerto Princesa City based on the attached Certification issued by CENRO Puerto Princesa City dated July 27, 2009 informing that the said lot is entirely within ALIENABLE AND DISPOSABLE AREA PER APPROVED LAND CLASSIFICATION MAP NO. 203, PROJECT NO. 1, BLOCK A and Certified on December 29, 1923.

Attached is a Lot Verification dated May 18, 2011 (Annex "A") issued to Mr. Jose Cebuano Batul as requirements for Free Patents Application showing that the lot was verified to be within ALIENABLE AND DISPOSABLE AREA. The same Lot verification was issued to us as basis for filing of several Free Patent Applications covering resultant Lots of Plan Csd-04-033516-D.

The Free Patent applications filed by Mr Jose Cebuano Batul was approved on September 22, 2011 as FP-045316-11-30113 and FP-045316-11-30114 covering Lot No. 2460-B and 2460-J of Csd-04-033516-D respectively and issued with corresponding Original Certificate of Titles (OCT).

That per attached CERTIFICATION dated April 23, 2018 (Annex "B") issued by the CENRO Puerto Princesa City, It was verified again that all resultant lots of Plan Csd-04-033516-D covering Lot No, 2460, Cad. 800-D are now entirely within FOREST ZONE USING THE SAME REFERENCE LAND CLASSIFICATION MAP NO. 203, PROJECT NO. 1, BLOCK -A Certified on December 29, 1923 that leads to the outright issuance of an Order of REJECTION of our Free Patent Applications on April 26, 2018 to our dismay and embarrassment considering that all adjacent lots were already PATENTED besides the plan was already approved by the Regional Office. (Attached is a copy of Plan Csd-04-033516-D as references. (Annex "C"))

In view of the foregoing, it is respectfully requested sir, that RE-VERIFICATION of the Surveys and Mapping Unit of your office be conducted to come up with the exact results using that the same reference Land Classification Map as basis of Projection. It is also requested that result of Lot verification be forwarded to the Chief Surveys and Mapping Division for their final evaluation and Confirmation of Land Classification status.

Respectfully yours,

Heirs of David Gabuco, represented by:



ROSEMARIE A. DEL CASTILLO
(Heir/Attorney In-fact)

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That We, Heirs of David Gabuco, namely: SARAH CONTRERAS, married, ARNEL ARANAY GABUCO, married, and VICENTE ARANAY GABUCO, married, all of legal age, all Filipino Citizen and all residents of Barangay San Jose, Puerto Princesa City, Palawan, DO HEREBY NAME, APPOINT AND CONSTITUTE our co-heir ROSEMARIE A. DEL CASTILLO, of legal age, single, Filipino Citizen and resident of Barangay San Jose, Puerto Princesa City, Palawan, to be our true and lawful attorney-in-fact, for us and in our names, place and stead, to do and perform the following things and acts, to wit:

To transact, process the reclassification, relocation survey of our inherited parcel of land, identified as LOT 2460, CAD.800-D, containing an area of Fifty-One Thousand Seven Hundred Twenty (51,720) Square Meters, more or less, situated in the Barangay San Jose, Puerto Princesa City;

To follow-up the Application for Issuance of Certificate of Title, Authority to Survey, Tax Declaration and all other transactions of said inherited parcel of land, before the Office of the DENR, PENRO, CENRO, Barangay, City Assessor's Office, Registry of Deeds for the City of Puerto Princesa, and all other agencies, either public or private;

To request certification/s and all other documents needed for the said reclassification/application/registration, before the Office of ENR-Manila, PENRO, CENRO, City/Municipal Assessor's Office, Registry of Deeds for the City of Puerto Princesa, Regional Trial Court of Palawan and Puerto Princesa City, Barangay and all other concerned agencies in connection thereto;

To request, submit all the necessary requirements needed thereto; and to get and receive the title/s, tax declaration/s and other certification/s upon its release; and

To sign and execute all the necessary documents that may be required in order to perform the aforescribed authority.

HEREBY GIVING AND GRANTING unto our said attorney-in-fact full power and authority to do any and every act and thing, whatsoever necessary, requisite and proper to be done in and about the premises as fully to all intent and purpose as We might or could do if personally present and acting in person. HEREBY RATIFYING AND CONFIRMING all that our said attorney-in-fact shall lawfully do or cause to be done by virtue thereof.

IN WITNESS WHEREOF, We have hereunto set our hands this MAR 03 2023 at City of Puerto Princesa, Palawan.

SARAH CONTRERAS
Principal
ID No. 92-811-145
Issued by TIN - BIR

ARNEL ARANAY GABUCO
Principal
ID No. 966-234-126-000
Issued by BIR/TIN

VICENTE ARANAY GABUCO
Principal
ID No. 056-20-000950
Issued by CTD

With my acceptance:

ROSEMARIE A. DEL CASTILLO
Attorney-in-Fact

1. Mavelyn L. Lagrada

SIGNED IN THE PRESENCE OF:

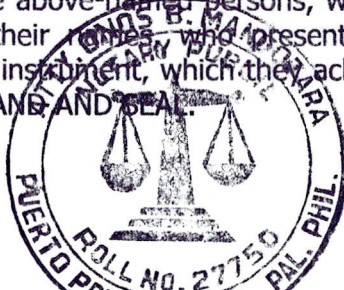
2. Jane L. Delos Santos

ACKNOWLEDGMENT

Republic of the Philippines)
City of Puerto Princesa)S.S

BEFORE ME, A Notary Public for the City of Puerto Princesa, this MAR 03 2023, personally appeared the above-named persons, with their respective Valid Identification Card Nos. indicated below their names who presented themselves to be sworn in and executed the foregoing instrument, which they acknowledged before me as their free act and deed. WITNESS MY HAND AND SEAL

Doc. No. 348
Page No. 71
Book No. XLIV
Series of 2023



ATTY. ONIS SEMANCOTARA
Notary Public
NPL No. 2022-005 Until Dec. 31, 2023
PTR No. 2342800/0103.23
IBPA No. 002047/12.01.21
ATTORNEY'S ROLL 27750
MCLE Compliance No. VII-0007106
Valid Until April 14, 2025

(Annex "A")



Republic of the Philippines
Department of Environment and Natural Resources
Region IV, MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
PENRO Compound, Sta. Monica, Puerto Princesa City, Palawan

May 18, 2011

LOT VERIFICATION

TO WHOM IT MAY CONCERN:

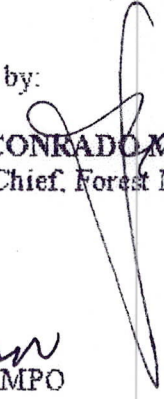
This is to certify that the tract of land identified as Lot No. 2460-B, Csd-04-033516-D,
Adjacent to Lot No. _____ located at Barangay San Jose,
Puerto Princesa City containing an area of 1,472 square meters has been verified to
be within **ALIENABLE AND DISPOSABLE AREA** AREA per approved Land Classification
Map No. 203 Project No. 1, Blk-A, certified on December 29, 1923

This certification is issued upon request of Joel Cebuano Batul for
the purpose of Free Patent Application

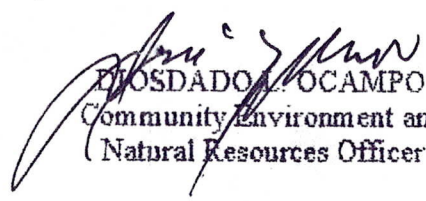
Verified by:


NOEL V. SUMIDO
OIC, Forest Engineering/LC Unit

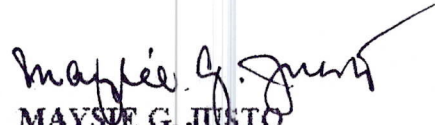
Attested by:


CONRADO M. CORPUZ
Chief, Forest Mgt. Services

Concurred by:


DIOSDADO P. OCAMPO
Community Environment and
Natural Resources Officer

SUBSCRIBED AND SWORN to before me this 18th day of July
2011 at Puerto Princesa City.


MAYSIE G. JUSTO
Administrative Officer II

Certification Fee: _____
Oath Fee: _____
O.R. No.: _____
Date: _____

CERTIFIED XEROX COPY:


NOVABELLE B. GARCELLANO
ADMINISTRATIVE OFFICER I

9/6/11



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
OFFICE**

(Annex "B")

April 23, 2018

CERTIFICATION

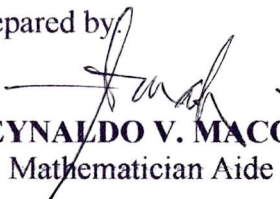
TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that the tract of land identified as **Lot No. 2460, CAD-800-D** containing an area of 61,719.79 square meters located in Barangay San Jose, Puerto Princesa City has been **RE-VERIFIED** to be within **FOREST ZONE** as per approved Land Classification Map No. 203, Project No. 1, certified on December 29, 1923. The land/lot above-mentioned cannot further be subjected for Tax Declaration and doing so is punishable under Section 84 of PD 705 as amended.


Be informed further that occupation within timberland areas without appropriate tenurial instrument from the DENR is considered unlawful and a clear violation under the provisions of Presidential Decree No. 705 or the "Revised Forestry Code of the Philippines" specifically Section 78 as amended by Republic Act No. 7161, series of 1991 or the "Unlawful Occupation of Timberland Areas".

This certification supersedes previous lot verifications inconsistent herewith.

Prepared by:


REYNALDO V. MACOLA
Mathematician Aide I

Projected by:


FRANKLIN P. GADIANO
Forest Technician I
Unit Head, Forest Engineering
& Land Classification Verification

Verified by:

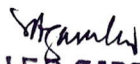

MILDRED A. PASCUAL
LMO II/Chief, LPDU

Attested by:


EMER D. GARRAEZ
CENRO

CERTIFIED XEROX COPY:




NOVA BILLE B. GARCELLANO
ADMINISTRATIVE OFFICER I
9/6/18

LPDU-2018

ORIGINAL SURVEY		Surveyed <u>5/12/85</u>		Approved <u>5/12/85</u>	
Cadastral Case No.	<u>CAD-800-D</u>				
Lot No.	<u>2460</u>	Parent No.	<u>20</u>	Date	
Decreed		E.P.C. Rec. No.			
OC 1 No.	<u>Unsettled</u>	Issued to			
TOT No.	<u>Unsettled</u>	Issued to			

PLAN

SUBDIVISION

OF LOT 2460, CAD-800-D,
PUERTO PRINCESA CADASTRE
AS SURVEYED FOR
HERNS OF DAVID GABUCO
SITUATED IN THE

RURBAN CODE:
BARANGAY OF: SAN JOSE
MUNA/CITY OF: PUERTO PRINCESA
PROVINCE OF: PALAWAN
ISLAND OF: PALAWAN
CONTAINING AN AREA OF 51,720 SQ. M.

ZONE NO.
PPCS - PTM/PRS 92:
BEARING: GRID/
SCALE 1: 2000

200 M
0 100 50 100

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conformity with the provisions of applicable laws of the Republic of the Philippines and the rules and regulations of the Department of Environment and Natural Resources

I further certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground by the survey claimant or his authorized representative and that I assume full responsibility for the technical correctness of the survey and the accuracy of the monument setting.

CELTIO M. GARCIA
 GEODETIC ENGINEER
 Reg. Cert. No. 6385 Iss. 08-06-2004
 License No. 0302416 Date: 01-02-2010

JULY 18, 2010
Date of Survey

Republic of the Philippines

Department of Environment and Natural Resources

LANDS MANAGEMENT SERVICES

MIMAROPA REGION

MANILA

I hereby certify to the technical correctness of the survey plotted herein, the original fieldnotes and computations of which are on file in this office, wherefore, the same is hereby recommended for approval.

REYNALDO LEGASPI
 CHIEF, Regional Survey Division
 (CH) Regional Survey Division

APPROVED: DEC. 17, 2010

This approved plan, however, shall not be construed as title to the land.

YOLANDA SLOPEZ
 CHIEF, Regional Survey Division

DATE RETURNED	REASON	RECEIVED BY
<u>SEPT. 9, 2010</u>		<u>[Signature]</u>
Date Submitted		

Position verified by <u>PU</u>	N	E by <u>line</u>	Date <u>2010</u>
Field Notes checked by <u>PU</u>			
Computation checked by <u>PU</u>			
Aeronautical / Traverse / Lot Data			
Plotted / Inked by <u>PU</u>			
Traced by <u>PU</u>			
Checked & Verified by <u>PU</u>			

ADDITIONAL INFORMATION AFTER DATE OF APPROVAL

first

1

1999

1999