



PRepublic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Brgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434 - 8791
Email Add: penropalawan@denr.gov.ph

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
BY:	<i>[Signature]</i>
DATE:	
TIME:	

April 4, 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and
Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

Forwarded is the memorandum of CENRO Roxas, Palawan with the investigation report categorical recommendation on the application for Survey Authority of the subject Lot No. 3290, Cad 860-D, situated at Brgy. Alimanguan, San Vicente, Palawan.

After evaluation, this office found out the following:

- That Lot 3290 falls within Alienable and Disposable Land per Land Classification Map No. 1614, Project No. 9-A and Block IV, duly certified on September 23, 1952, under FAO No. 4-129.
- That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Roxas.
- That the subject lot consist of ten (10) corners covering an area of 107, 893 sq. meters.
- Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

[Signature]
FELIZARDO B. CAYATOC

Reference No. 2023-2159
RPSFiles/Memo/RO/Lot3290
AAP

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *[Signature]*
Date: 12 APR 2023 23-927



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

ANNEX "B"

CERTIFICATION

This is to certify that **Lot 3290, Cad. 860-D** is within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-, and Block No. VI, duly certified on September 23, 1952, under FAO No. 4-129.

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

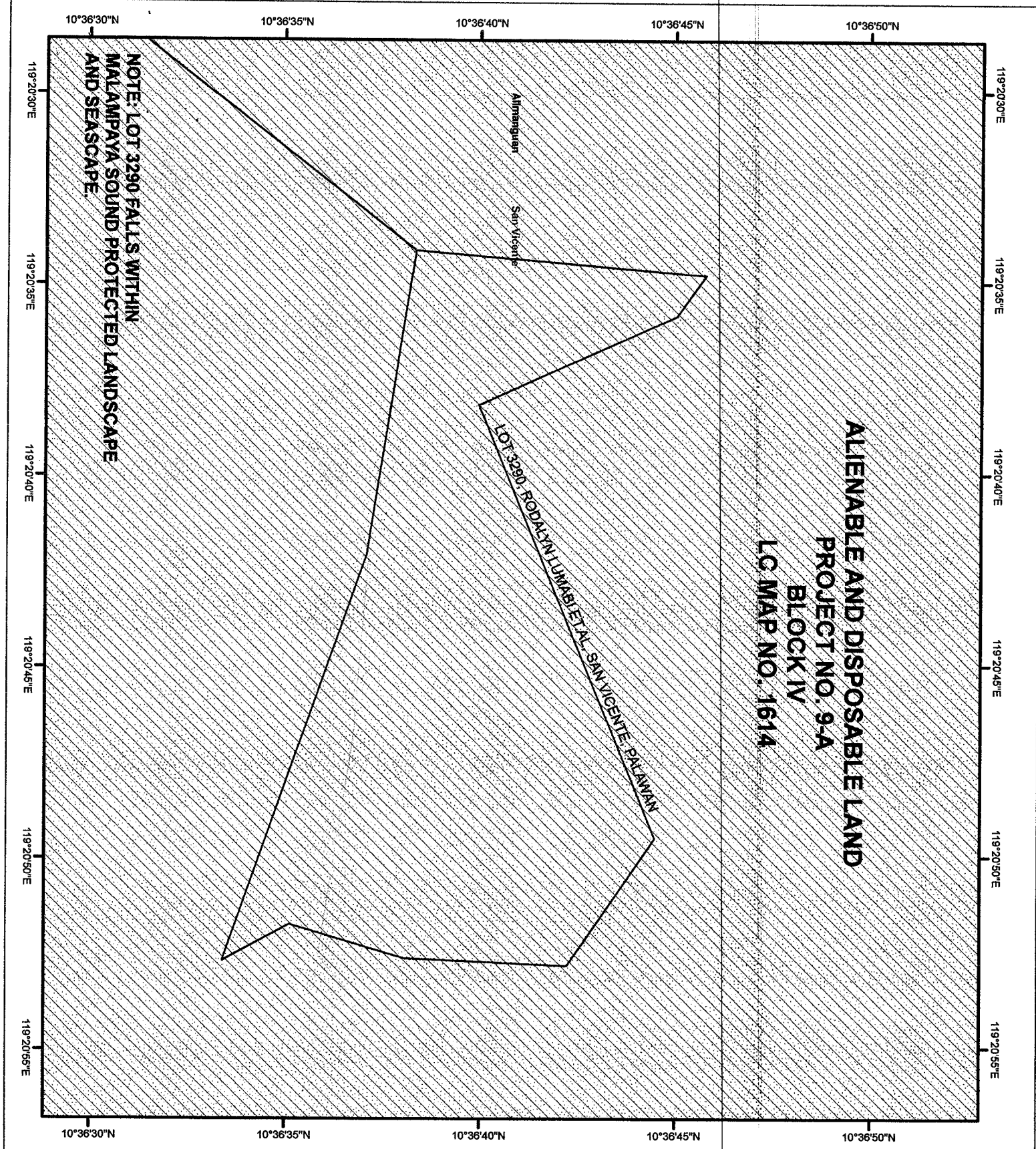
Issued on 4th day of April 2023 for confirmatory verification of the Regional office.


FELIZARDO B. CAYATOC
PENRO

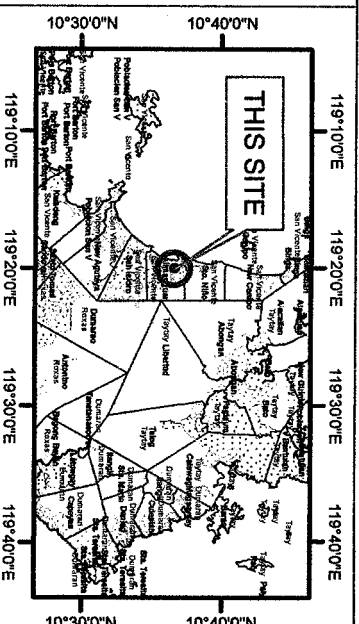
Note:
Reference used was based on the rectified LC map
provided and projected by the Regional Office

DENR-PALAWAN
PENRO-RECORDS
RELEASED

By 
Date **12 APR 2023** CN **23-927**



ALIENABLE AND DISPOSABLE LAND
PROJECT NO. 9-A
BLOCK IV
LC MAP NO. 1614



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 3290
FOR LC CERTIFICATION APPLIED BY
RODALYN LUMABI ET AL

Located at Brgy. Ailmanguan
Municipality of San Vicente
Province of Palawan

Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000


Legend


LC STATUS

Alienable & Disposable

No Data

UPF

 Communal Forest

 Forestland



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

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 : 06 March 2023

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

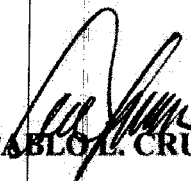
BY: 
DATE: 13-10-2022 CN 23-2159


I am submitting the investigation report conducted on the application for Survey Authority with the subject Lot No. 3290, Cad. 860-D.

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

- The subject lot is within Agricultural land (alienable and disposable).
- Part of subject lot was purchased by Rodalyn Lumabi et al from the actual possessor of the land prior to the execution of cadastral survey.
- The applicant and all the occupants are living peacefully within the subject lot.

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


PABLO L. CRUZ

**DENR-CENRO ROXAS
RELEASED**
DATE: MAR 09 2023
BY: 
NO. 2023-03-0393




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

CERTIFICATION

THIS IS TO CERTIFY that Lot 3290, CAD. 860-D is within Agricultural (alienable or disposable) lands per LC Map No. 1614, Project No. 9-A dated September 23, 1952, under FAO No. 4-129.

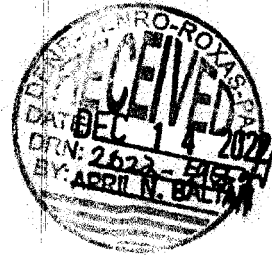
Said lot is not covered by Group Settlement Survey covering areas which are within timberland.

Issued on 6th day of March 2023.


PABLO CRUZ
Community Environment and
Natural Resources Officer

Date: _____

The CENR Officer
Thru the Chief LMS
DENR Office
Roxas, Palawan

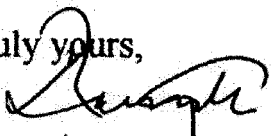


Sir:

I would to request for the authority to have my lot surveyed. It is describe as Lot No. 3290, Cad. 860D with an area of 127,393 square meters, situated in Barangay ALIMANGUAN, SAN VICENTE, Palawan.

I am going to hire the services of Engr. RONILLO R. TAGAYAB duly licensed geodetic engineer and I am willing to pay all the necessary expenses incurred during the survey.

Very truly yours,


Rodalyn A. Lumabi et.al.

Claimant

Cp# 0951-9534648

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 _____

Survey Authority No. _____
Date: _____

ENGR. RONILO R. TAGYAB
Address, POBLACION, NARRA, PALAWAN

Madam:

Pursuant to DENR Administrative Order No. 38 and upon evaluation of the request of Rodalyn A. Lumabi et al 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:

(4) _____
Geodetic Engineer
PRC Reg #: 8670 09/15/2010
LIC #: 0908630 01/06/2022

(3) PABLO L. CRUZ
CENRO

Above stated request confirmed:

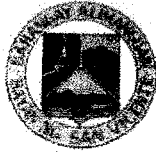
Issuance of Survey Authority
Recommended:

(1) Rodalyn A. Lumabi
(Signature/Name of claimant)
Purok 6, Alimanguan
San Vicente, Palawan
(Address)

(2) ALBERT A. ANOT
(Signature/Name)
LMD 1
(Position/Designation)

Ref _____
Cad Cost of _____
Paid under O.R. No. _____
Dated _____

Ref. Insp./Inves./Report
Date _____



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 **RODALYN A. LUMABI**, of legal age, single, Filipino citizen and a bona fide resident of Purok 6, Barangay Alimanguan, San Vicente Palawan is an actual occupant/possessor of a parcel/portion of land identified as **PIN: 066-21-002-12-001** and **CAD LOT NO. 3290** containing an area of **SEVENTEEN BY TWENTY (17X20 sqm)** located at Purok 8, Barangay Alimanguan, San Vicente, Palawan.

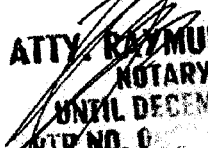
This certification is hereby issued upon request of the above-mentioned name for whatever legal purposes it may serve best.

Issued this 19th day of September 2022 at the Office of the Punong Barangay of Alimanguan, San Vicente, Palawan.


HON. MARVEN P. CO
Punong Barangay

Paid under O.R. No:
Issued on: 09-19-22
Issued at: Alimanguan, SVP

SUBSCRIBED AND SWORN to
before me at Roxas, Palawan, Philippines
this day **SEP 19 2022**
the affiant exhibited his/her CTC
No. _____ issued at _____ 2021
_____ on _____ 2021


ATTY. RAYMUND U. ACOSTA
NOTARY PUBLIC
UNTIL DECEMBER 31, 2023
PTR NO. 00000000000000000000
IBP NO. 00000000000000000000
ROLL NO. 48821
ACILE COMPLIANCE NO. VI-0000162-04/15/2019

Chg. No. 439
Page No. 89
Book No. 245
Date of 200 22



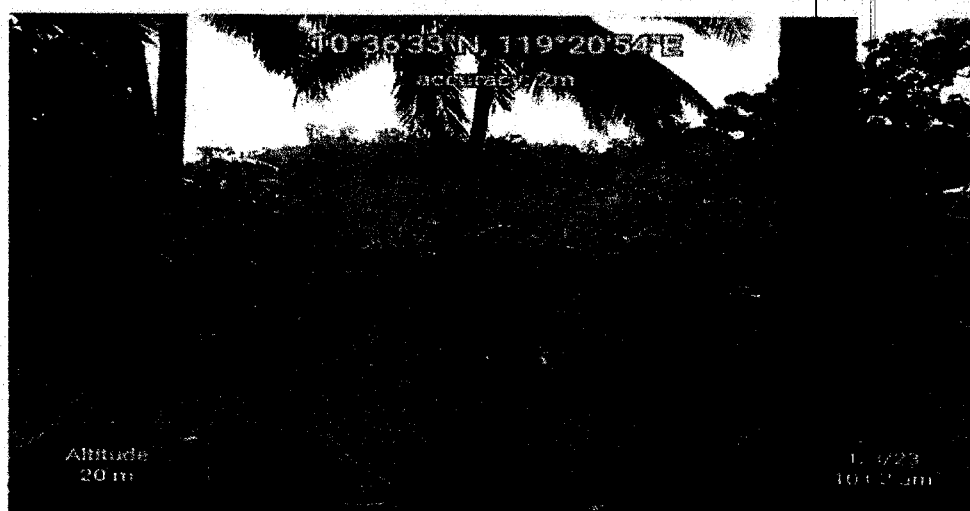
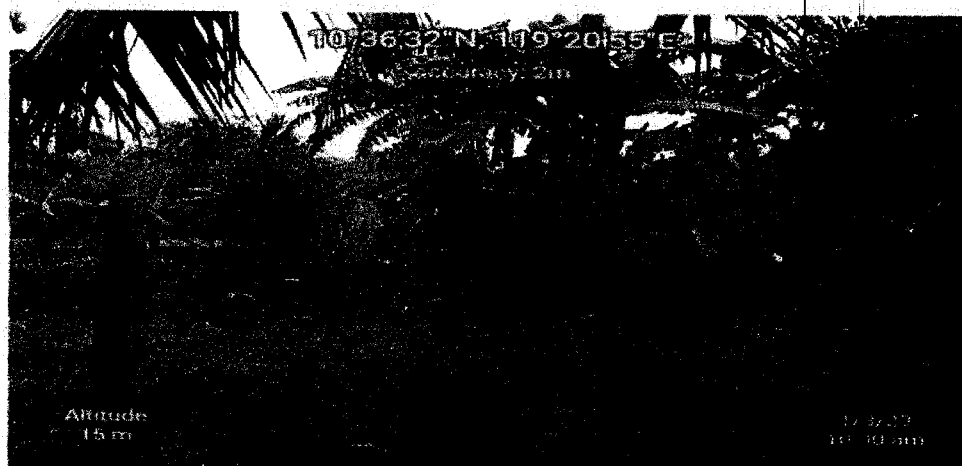
CERTIFICATION

The person whose name and signature appear on this card is a beneficiary of the National Health Insurance Program. He/She, including his/her qualified dependents, are entitled to the benefits and privileges of the Program by virtue of Republic Act No. 7875, as amended.



DANTE A. GIERRAN, CPA
President and Chief Executive Officer (CEO)





Geo-photos on portion of Lot 3920, CAD. 860-D subject of survey authority applied by Rodalyn Lumabi et. Al. in Barangay Alimanguan, San Vicente, Palawan

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Puerto Princesa City

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 *Rodalyn A. Lumabi* Lot No. 3290, Cad 860-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 28th day of November, 2022.


PRINCES KATHERINE D. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. NO: 8979210/8983263/3/11941
Dated: November 28, 2022
Sesny /



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

We, Jayza Claire R. Caserial, and Sofronio R. Rizo, residents of Bgy. Alimanguan, Municipality of San Vicente, Province of Palawan after having been sworn, hereby deposed and state:

1. That we personally know Rodalyn A. Lumabi who desires for survey of Lot 3290, Cad. 860-D containing an area of 107,893 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 Rodalyn Lumabi is one of the 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 December 2022 in the place above first written.

Jayza Claire R. Caserial
Jayza Claire R. Caserial
Affiant
CTC No. 19423712
Issued on July 29/22
Issued at San Vicente, Palawan

Sofronio R. Rizo
Sofronio R. Rizo
Affiant
CTC No. 19422603
Issued on July 29/22
Issued at San Vicente, Palawan

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

Albert A. Aborot
ALBERT A. ABOROT
Officer Authorized to Administer Oath
LMO 1/DPLI



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

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : The Investigating Officer

SUBJECT : **INVESTIGATION REPORT**

DATE : 06 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 3290, Cad. 860-D, located in Bgy. Alimanguan, San Vicente, Palawan, with an area of 107,893 square meters.

CLAIMANT

The claimant is Rodalyn Lumabi, 44 years old, female, a resident of Barangay Alimanguan, San Vicente, Palawan.

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. Upon records, the lot was surveyed under the name of Alejandro Abrena, and upon investigation the land was cleared and occupied by local tribes since 1974 to date, and according to them Alejandro Abrena has never occupied either touch the land.
3. Ms. Rodalyn Lumabi and all her neighbors who purchased from the actual occupant/possessor (tribes) are living peacefully within the area.

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



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

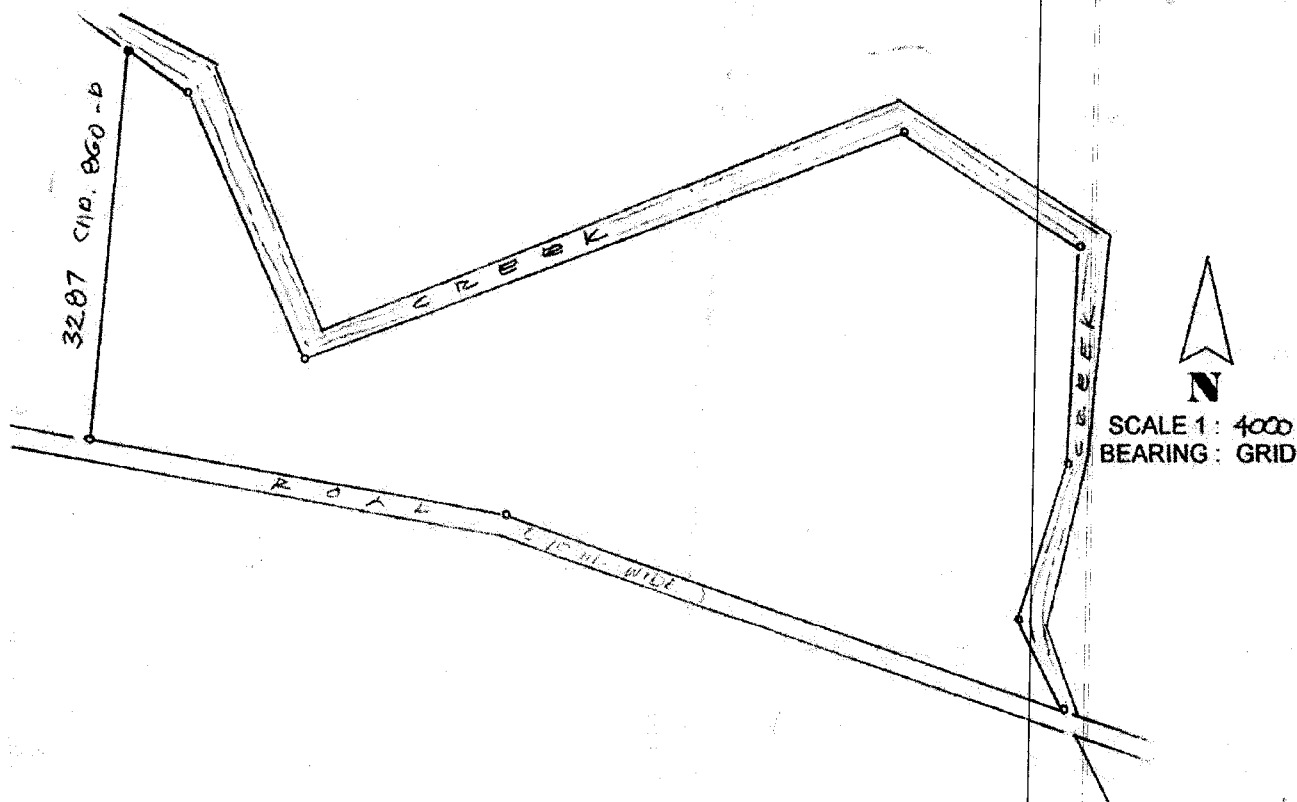
No. _____ Applicant RODALYN LUMABI et.al.
Lot No. 3290, CAD. 860-D Ident.To Lot No. N/A
Portion of Lot No. N/A Surveyed for: Alejandro Abrena
Date of Original Survey: Feb. 8 - Mar. 30, 1988 Surveyed by: Mariano Flotildes
Area (sq. m.) 107,893 Date Approved: May 22, 1988
Location: Bgy. Alimanguan, San Vicente, Palawan C. M. 10° 36' N. 119° 19' E.

TECHNICAL DESCRIPTION

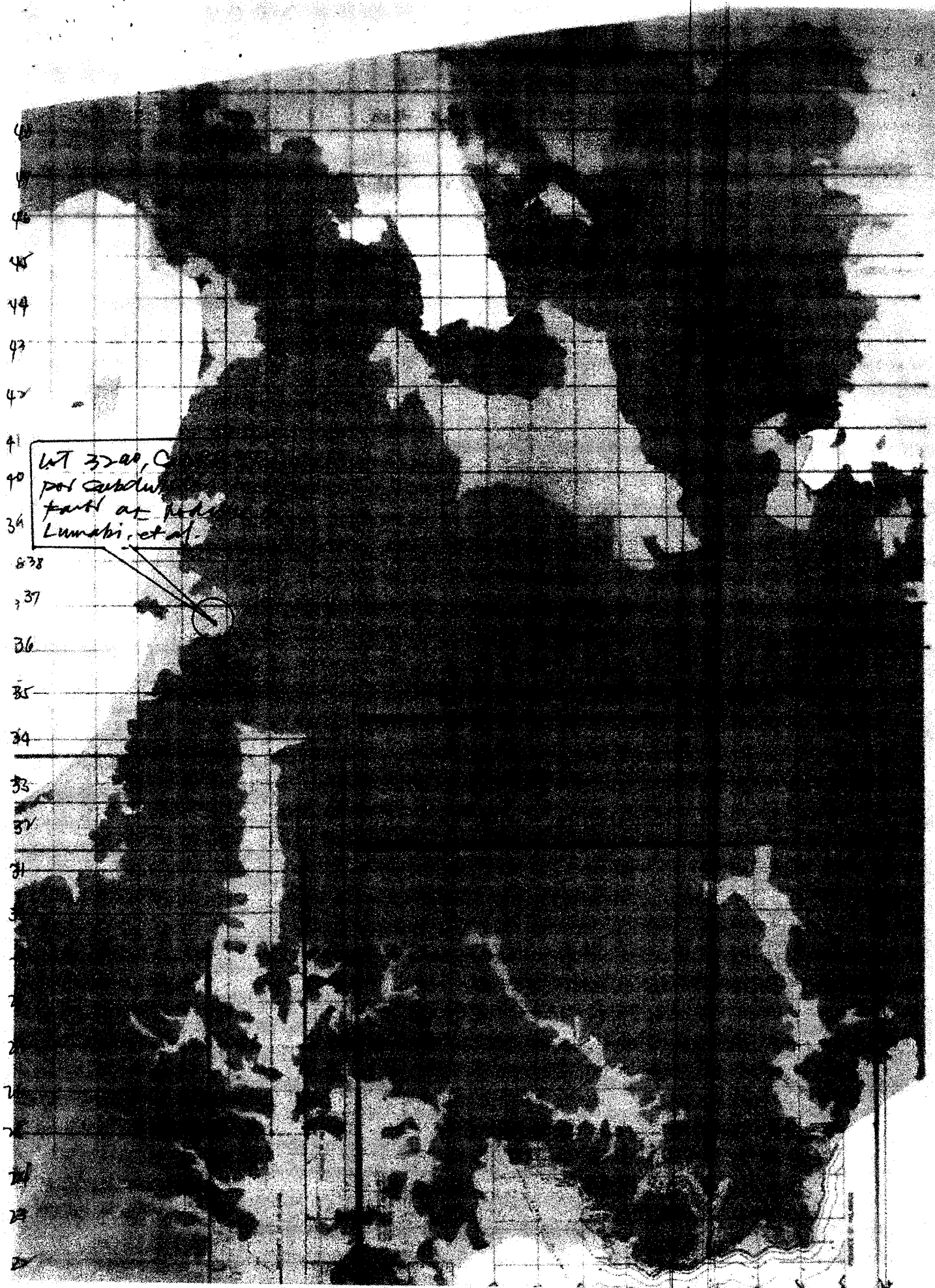
TIE LINE: N. 38° 09' E. 12,795.41 m. from BLLM 1, Cad. 860-D, SAN VICENTE CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARING	DISTANCE
1 - 2	N 04 - 53 E	229.51 m.	6 - 7	S 02 - 39 W	128.80 m.
2 - 3	S 54 - 54 E	39.96 m.	7 - 8	S 16 - 36 W	93.80 m.
3 - 4	S 24 - 29 E	170.93 m.	8 - 9	S 28 - 37 E	60.37 m.
4 - 5	N 67 - 52 E	371.19 m.	9 - 10	N 70 - 45 W	341.91 m.
5 - 6	S 55 - 50 E	122.68 m.	10 - 1	N 81 - 07 W	244.69 m.

SKETCH



T.D. Researched by: _____ Date: _____
T.D. Sketched by: albert a. aborot Date: february 2023
T.D. Checked by: _____ Date: _____



WT 3200, C
pos subdu
fath at
Lumahi, et al

T.D. Sketched by: albert a. aborot Date: february 2023
T.D. Checked by: _____ Date: _____

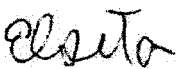
WAIVER AND TRANSFER OF RIGHTS


KNOW ALL MEN BY THESE PRESENTS:

We, **ELSITA M. RODRIGUEZ** (married to Jaime A. Rodriguez) and **WILLY A. MARTINEZ** (single), both Filipinos, of legal age, and residents of Brgy. Alacalian, Tayta, Palawan, after having been sworn to in accordance with law hereby depose and say:


1. That we are the actual possessor and occupant of a certain parcel of land identified as CAD Lot No. 3290 with Property Identification No. 066-21-002-12-001, located in Purok 8, Brgy. Alimanguan, San Vicente, Palawan, containing an area of 340 (17x20) square meters;
2. That for and in consideration of the sum of **EIGHTY THOUSAND PESOS (P80,000.00)**, by these present hereby **WAIVE, RENOUNCE, TRANSFER AND CONVEY** unto **RODALYN A. LUMABI**, Filipino, of legal age, single and a resident of Purok 6, Brgy. Alimanguan, San Vicente, Palawan, her heirs and assigns, all our rights, interest and participation over that above-mentioned certain parcel of land containing an area of 340 (17x20) square meters;
3. That if and when necessary to give full force and effect to our waiver of rights, we hereby bind ourselves to execute such other documents and legal papers that may be required by the existing laws and regulations for the purpose.
4. That we will forever defend and protect the rights of **RODALYN A. LUMABI** against the unlawful claim or claims of any third person whosoever.

IN WITNESS WHEREOF, I have hereunto set my hand this 30th day of September 2022 at San Vicente, Palawan.

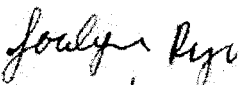

ELSITA M. RODRIGUEZ
Wavor
Barangay ID No. 20200374
Brgy. Alacalian, Taytay, Palawan

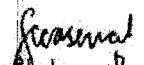

WILLY A. MARTINEZ
Wavor
CTC No. CC121819423716

WITH MY MARITAL CONSENT:


JAIME A. RODRIGUEZ
Spouse of Elsita

Signed in the presence of:


1. Jocelyn R. Casenial


2. Jay R. Casenial

ACKNOWLEDGMENT

REPUBLIC OF THE PHILIPPINES)
 PROVINCE OF PALAWAN) S.S.
 MUNICIPALITY OF SAN VICENTE)

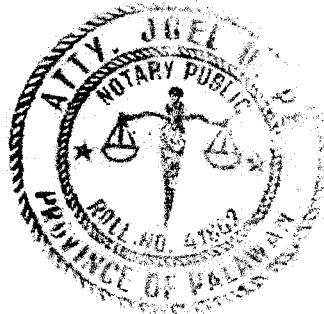
BEFORE ME, this 30th day of September 2022, at San Vicente, Palawan, personally appeared above-named person who presented to me her valid ID written below her name, known to me to be the same person who executed the foregoing Waiver and Transfer of Rights over a portion of a parcel of land and she acknowledged to me that the same is her voluntary act and deed.

This instrument, consisting of two (2) pages including this page, has been signed by the parties on each and every page hereof.

WITNESS MY HAND AND NOTARIAL SEAL on the date and place indicated above.

Doc. No. 198
 Page No. 41
 Book No. 16
 Series of 2022.

[Handwritten signature]
Elita



[Handwritten signature]
 ATTY. JOEL U. P.
 NOTARY PUBLIC
 UNTIL DECEMBER 31, 2024
 PTR NO. 0891078-01/03/2022
 IBP NO. 184066-02/03/2022
 ROLL NO. 41862
 MCLE COMPLIANCE NO. YH-0021729
 VALID UNTIL APRIL 14, 2025

Personal Lawyer Page
J. August



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. III, Poblacion, Roxas, Palawan
Contact No. 09171606578
Email Address: cenroroxaspalawan@denr.gov.ph

S.A

DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-5955

Date and Time received:

12/14/2022 8:21:26 AM

From: RODALYN A. LUMABI et.al

Document Type: Letters

ALIMAGUAN, SAN VICENTE PALAWAN

Subject: REQUEST FOR THE ISSUANCE OF SURVEY AUTHORITY OF LOT NQ3290 CAD 860-D IN ALIMAGUAN, SAN VICENTE PAL

Attachment(s): LD(COPY), COURT CERT, JOINT AFFIDAVIT, BGY. CERTIFICATION, WA

Earmarked As:

Date: <u>12/14/2022</u>	From: <u>RODALYN A. LUMABI et.al</u>	To: <u>ALIMAGUAN, SAN VICENTE PALAWAN</u>
Action Recommended/Required: <input type="checkbox"/> For Action <input checked="" type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in _____ days or shorter
Other Instruction(s): <u>Spec use claimant</u> <u>Compliance to MCR 9-1</u>		
Date: _____	From: _____	To: _____
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in _____ days or shorter
Other Instruction(s):		
Date: _____	From: _____	To: _____
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in _____ days or shorter
Other Instruction(s):		
Date: _____	From: _____	To: _____
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Official Release <input type="checkbox"/> For Signature <input type="checkbox"/> For Review/ Recommendation <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Return to Payee/Sender		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in _____ days or shorter
Other Instruction(s):		

Printed on 12/14/2022 8:42:21AM Received at: INFORMATION DESK/R Received by: BALTAR, APRIL