

Region



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

DENR MIMAROPA RECORDS SECTION	
RECEIVED	
BY:	
DATE:	
TIME:	

April 12, 2023

MEMORANDUM

FOR : The Regional Executive Director
DENR MIMAROPA Region

ATTENTION: The Chief
Survey and Mapping Division

FROM : The OIC-PENR Officer

SUBJECT : **REQUEST FOR CERTIFIED PHOTOCOPY OF APPROVED
PLAN AND NARRATIVE TECHNICAL DESCRIPTION OF LOT
NO. 1411, PLS 138, CASE 2**

Forwarded is the Memorandum dated March 29, 2023 from CENRO Roxas requesting for certified photocopy of approved plan and technical description of Lot No. 1411, Pls 138, Case 2. Also requesting for a certified copy of narrative technical description of the same lot.

Please see attached certified photocopy of approved plan and technical description of the subject lot from CENRO Roxas for your reference.

For consideration.


ALAN L. VALLE

Tracking No.: 23030000836

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
Community Environment and Natural Resources Office
Camia St., San Mariano, Roxas, Oriental Mindoro
Contact No.: 0917 876 9985 / 0917 169 0232
VOIP: (043) 289-7118
Email: cenroroxasormindoro@denr.gov.ph

March 29, 2023

MEMORANDUM

FOR : The Regional Executive Director

ATT'N: The Chief, Land Records Section

THRU : The PENR Officer
Suqui, Calapan City, Oriental Mindoro

FROM : The CENR Officer

SUBJECT : **REQUEST FOR CERTIFIED PHOTOCOPY OF APPROVED
PLAN AND NARRATIVE TECHNICAL DESCRIPTION OF
LOT NO. 1411, PLS 138, Case 2**

We are requesting for certified photocopy of approved plan and technical description of Lot No. 1411, Pls 138, Case 2 located at Bongabong, Oriental Mindoro.

May we also request for a certified photocopy of the narrative technical description of Lot No. 1411, Pls 138, Case 2.

For information and favorable action.


ENGR. CAESAR E. QUEBEC

TO: CENRO OFFICERS
DENR – CENRO
San Mariano, Roxas
Oriental Mindoro



Dear Sir / Madam,

May I request your good office for an Approval Survey Plan of Lot No. 1411, PLS 138 with an area of 5.7028 hectares, located at Bongabong Oriental Mindoro in the name of Florencio Taytay . Can you also please make an endorsement on the said document to PENRO and to DENR-MIMAROPA Region?

The purpose of this request is to get the official document such as the Approved Survey Plan and Narrative Technical Description from the regional office which use need for the reconstitution of the said land. I hope you can provide me the said documents.

Thanks very much.

Kind Regards,

Jonathan Estrada

Requesting Person
behalf of Lilibeth Mansueto

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That **NARCISO O. TAYTAY**, Filipino, of legal age, single, and a resident of Libtong, Roxas, Oriental Mindoro, Philippines, does hereby NAME, CONSTITUTE and APPOINT **Ms. LILIBETH E. MANSUETO**, Filipino, of legal age, married, and with Philippine residence and postal address at Dangay, Roxas, Oriental Mindoro, Philippines, to be his true and lawful **Attorney-in-Fact** for him and in his name, place and stead, to do and perform the following acts and things, to wit:

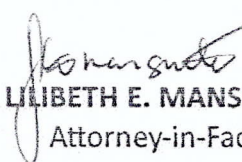
1. To make inquiries with the Department of Environment and Natural Resources and its Regional, Provincial and Municipal Offices, as well as with its adjunct offices like the **Land Administration and Management System (LAMS)**, to find out whether a Certificate of Land Transfer was issued to cover Lot Nos. 1411, 138 covering Homestead Application No. 211881 of his grandfather, the late **Florencio Taytay** in whose favor Homestead Patent No. 90588 was issued on August 22, 1960 by virtue of his Homestead Application No. 21181 covering the parcel of land situated in Oriental Mindoro;


2. If it turns out that an Original Certificate of Title was indeed issued on the basis of the approved Homestead Application of **Florencio Taytay** aforementioned, to cause the said Original Certificate of Title to be Reconstituted, either Administratively or Judicially; and to perform such other acts in connection therewith; that in case the process is judicial, to engage the services of a counsel to prepare the petition and procure the needed supporting documents, including the execution of the verification and certification of non forum-shopping; that he is executing this instrument in his capacity as the only surviving child of **Florencio Taytay's** eldest son and heir, **Felix O. Taytay**


And hereby GIVING and GRANTING unto his said **Attorney-in-Fact** full powers and authority to do and perform all acts whatsoever requisite or necessary to be done in or about the premises as fully to all intents and purposes as he might or could lawfully do if personally present, with power of substitution and revocation, and hereby RATIFYING and CONFIRMING all that his said **Attorney-in-Fact** or his substitute will lawfully do by virtue of these presents.

IN WITNESS WHEREOF he had hereunto affixed his signature this 26th day of March 2023 in Roxas, Oriental Mindoro, Philippines.

CONFORME:


LILIBETH E. MANSUETO
Attorney-in-Fact


NARCISO O. TAYTAY
Principal/Grantor
NM: 5212-0037B-J2958NDT10000-16

Witnesses: A. 
OBDULIA O. TAYTAY

B. 
DIENNES S. EBUENGA


ACKNOWLEDGMENT

Republic of the Philippines)
Roxas, Oriental Mindoro) S.S.
X-----X

BEFORE ME, a Notary Public in the above jurisdiction, this 26th day of March 2023 in Roxas, Oriental Mindoro personally appeared **Narciso Taytay** whose identity is confirmed by his competent document of identity the nature and details of which are indicated below his name, who is known to me to be the same person who executed the foregoing instrument and he acknowledged the same to be his own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL on the day, year and place first written above.

Doc. No. 229 ;
Page No. 46 ;
Book No. 711 ;
Series of 2023 .


MALTHIE G. MILITAR
Notary Public; Until December 31, 2024
PTR No. 3024307A; Roxas, Or. Mdo.; 01-03-2023
IBP No. 273952; 01-06-2023
Roll No. 38000 / MCLE COC VII 0009722/04-14-2025
Address: Bagumbayan, Roxas, Or. Mindoro

Atty. Malthie G. Militar Notary Public
CERTIFIED PHOTO COPY
FROM THE ORIGINAL OF FILE
By: **LADY DAN C. RAVAGO**

APPOINTMENT OF SUBSTITUTE ATTORNEY-IN-FACT

KNOW ALL MEN BY THESE PRESENTS:

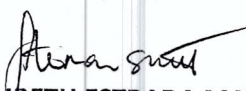
That I, **LILIBETH E. MANSUETO**, Filipino, of legal age, married and with Philippine residence at Dangay, Roxas, Oriental Mindoro, have, on March 20, 2023 been named, constituted and appointed as ATTORNEY-IN-FACT by **Narciso O. Taytay** of Libtong, Roxas, Oriental Mindoro with powers and authority enumerated in a **Special Power of Attorney** that the said **Narciso O. Taytay** executed, a certified copy thereof is hereto attached and made an integral part hereof as *Annex "A"*;

That pursuant to the said SPA, I do hereby NAME, CONSTITUTE and APPOINT my brother **JONATHAN T. ESTRADA**, Filipino, of legal age, married and a resident of Dangay, Roxas, Oriental Mindoro, Philippines as my **Substitute Attorney** to carry out the functions specified in the **Special Power of Attorney** issued to me by **Narciso O. Taytay**, as heretofore mentioned.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 23rd day of March 2023 in Roxas, Oriental Mindoro, Philippines.


CONFORME:


JONATHAN T. ESTRADA
Substitute Attorney


LILIBETH ESTRADA MANSUETO
Original Attorney-in-Fact/Grantor
Phil. Passport ID No. P7128969A/Exp. 05-08-2028

Signed in the Presence of:


DIENNES S. EBUENGA
Witness


NARCISO O. TAYTAY
Original Principal/Witness


Acknowledgment

Republic of the Philippines)
Roxas, Oriental Mindoro) S.S.
X-----X

BEFORE ME, a Notary Public in the above jurisdiction, this 23rd day of March 2023 in Roxas, Oriental Mindoro personally appeared Lilibeth Estrada Mansueto, a person known to me and to me known to be the same person who executed the foregoing instrument and she acknowledged the same to be her own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL on the day, year and place first indicated above.

Doc. No. 240 ;
Page No. 46 ;
Book No. XL1 ;
Series of 2023 .


MALTYN P. MANTILAR
Notary Public; Until December 31, 2024
PTR No. 3024307A; Roxas, Or. Mdo., 01-03-2023
IBP No. 273952 / 01-06-2023
Roll No. 38000 / MCLE COC VII 0009722/04-14-2025
Address: Bagumbayan, Roxas, Or. Mindoro

APPOINTMENT OF SUBSTITUTE ATTORNEY-IN-FACT

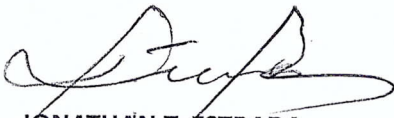
KNOW ALL MEN BY THESE PRESENTS:

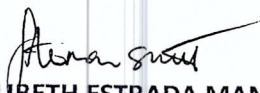
That I, **LILIBETH E. MANSUETO**, Filipino, of legal age, married and with Philippine residence at Dangay, Roxas, Oriental Mindoro, have, on March 20, 2023 been named, constituted and appointed as ATTORNEY-IN-FACT by **Narciso O. Taytay** of Libtong, Roxas, Oriental Mindoro with powers and authority enumerated in a **Special Power of Attorney** that the said **Narciso O. Taytay** executed, a certified copy thereof is hereto attached and made an integral part hereof as Annex "A";

That pursuant to the said SPA, I do hereby NAME, CONSTITUTE and APPOINT my brother **JONATHAN T. ESTRADA**, Filipino, of legal age, married and a resident of Dangay, Roxas, Oriental Mindoro, Philippines as my **Substitute Attorney** to carry out the functions specified in the **Special Power of Attorney** issued to me by **Narciso O. Taytay**, as heretofore mentioned.

IN WITNESS WHEREOF, I have hereunto affixed my signature this 23rd day of March 2023 in Roxas, Oriental Mindoro, Philippines.

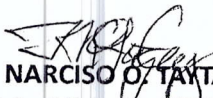
CONFORME:


JONATHAN T. ESTRADA
Substitute Attorney


LILIBETH ESTRADA MANSUETO
Original Attorney-in-Fact/Grantor
Phil. Passport ID No. P7128969A/Exp. 05-08-2028

Signed in the Presence of:


DIENNES S. EBUENGA
Witness


NARCISO O. TAYTAY
Original Principal/Witness


Acknowledgment

Republic of the Philippines)
Roxas, Oriental Mindoro) S.S.
X-----X

BEFORE ME, a Notary Public in the above jurisdiction, this 23rd day of March 2023 in Roxas, Oriental Mindoro personally appeared Lilibeth Estrada Mansueto, a person known to me and to me known to be the same person who executed the foregoing instrument and she acknowledged the same to be her own voluntary act and deed.

WITNESS MY SIGNATURE AND SEAL on the day, year and place first indicated above.

Doc. No. 240 ;
Page No. 46 ;
Book No. XL1 ;
Series of 2023.


MALTEMPER MILITAR
Notary Public; Until December 31, 2024
PTR No. 3024307A; Roxas, Or. Mdo., 01-03-2023
IBP No. 273952 / 01-06-2023
Roll No. 38000 / MCLE COC VII 0005722/04-14-2025
Address: Bagumbayan, Roxas, Or. Mindoro

BUREAU OF LANDS

LOT DESCRIPTIONS
BONGABON PUBLIC LANDS SUBDIVISION

VENICE ANGELA D. VIROS
Admin Officer I / Records Officer
03-29-2023

Survey No. PLS-158 Case No. 2 Municipality BONGABON Province Oriental Mindoro

LOT NUMBER	MON. TO CORNER	LINE 1-2	LINE 2-3	LINE 3-4	LINE 4-5	LINE 5-6	LINE 6-7	LINE 7-8	AREA Sq. M.
1406	From B.B.M. 11 to Cor. 1 N.38°58'W. 2894.87 M.	S.00°06'E. 200.04	N.39°33'W. 111.92	N.86°26'W. 54.56	S.66°02'W. 80.39	S.25°18'W. 149.60	S.5°20'W. 181.04	S.30°35'W. 16.82	
		N.00°07'E. 179.06	N.00°16'W. 200.77	N.0°02'W. 365.71	S.49°08'E. 126.70	S.54°44'E. 130.53	S.66°47'E. 35.44	S.62°11'E. 72.96	
1407	From B.B.M. 11 to Cor. 1 N.38°58'W. 2894.87 M.	S.88°51'E. 88.06	N.77°15'E. 256.08	S.80°50'E. 241.64	S.87°32'W. 375.84	N.0°04'W. 200.04			97015
1408	From B.B.M. 11 to Cor. 1 N.30°36'W. 109.22	S.67°01'W. 826.92	N.30°22'E. 57.30	S.83°45'W. 39.64	N.33°18'W. 224.83	N.87°32'E. 375.84	S.9°37'E. 256.05		76298
1409	From B.B.M. 11 to Cor. 1 N.38°29'W. 2398.78 M.	S.42°59'W. 154.91	S.50°55'W. 37.75	N.25°01'W. 243.92	N.56°37'W. 99.66	N.52°18'E. 94.97	N.32°13'E. 124.17	N.14°46'E. 187.96	64400
		N.11°01'E. 128.34	N.76°28'E. 118.06	S.29°35'E. 134.26	S.33°43'E. 83.34	S.34°26'E. 91.62	S.32°15'E. 70.20	S.30°51'W. 189.88	
1410	From M.B.M. 4 to Cor. 1 N.40°20'W. 418.84 M.	S.48°50'E. 221.76	S.2°42'W. 107.80	N.16°12'W. 30.64	N.67°56'W. 302.18	N.32°56'E. 50.88	S.32°48'E. 146.65		168084
1411	From M.B.M. 4 to Cor. 1 N.56°49'W. 1030.69 M.	S.57°51'E. 210.15	S.30°37'E. 51.61	N.84°36'E. 164.30	S.26°41'W. 223.64	S.28°06'W. 1.00	N.67°56'W. 255.24	N.11°08'W. 2.44	40091
		N.11°33'W. 236.22							
1412	From M.B.M. 5 to Cor. 1 N.33°11'E. 239.36 M.	S.56°44'E. 155.60	S.11°33'E. 234.22	S.11°08'E. 2.44	N.13°51'W. 314.77	N.14°40'E. 421.41	S.5°39'E. 213.40		57028
1413	From M.B.M. 1 to Cor. 1 N.34°28'W. 752.18 M.	S.7°25'W. 125.80	S.34°00'W. 188.68	N.28°56'W. 128.67	N.85°21'E. 223.00				66550
1414	From B.B.M. 11 to Cor. 1 S.13°18'E. 1031.17 M.	S.50°55'W. 155.04	N.88°07'W. 116.60	N.28°01'W. 51.28	N.56°09'E. 188.68				14907
1415	From M.B.M. 1 to Cor. 1 N.58°52'W. 657.10 M.	N.28°38'W. 64.54	S.88°07'E. 116.60	S.12°04'W. 235.50	N.11°36'W. 181.18				13886
1416	From M.B.M. 1 to Cor. 1 N.54°16'W. 641.03 M.	S.13°31'E. 181.14	S.88°06'W. 94.38	N.55°06'W. 70.67	N.21°54'W. 69.66	N.41°22'E. 154.87			11811
1417	From M.B.M. 1 to Cor. 1 N.63°35'W. 203.56 M.	N.61°27'E. 16.34	S.21°38'E. 122.28	N.74°22'W. 33.13	N.15°52'W. 100.77				19975
1418	From M.B.M. 1 to Cor. 1 N.63°35'W. 203.56 M.	N.25°38'W. 146.61	N.44°03'E. 8.54	S.28°46'E. 151.96	S.41°27'W. 16.34				2415
1419	From B.B.M. 11 to Cor. 1 S.9°51'W. 1061.00 M.	N.75°22'E. 145.00	S.62°05'W. 104.16	S.26°44'E. 47.62	S.44°03'W. 8.54	S.25°38'E. 149.61	S.15°52'E. 100.77	S.88°11'W. 334.29	1841
		N.52°07'W. 95.02	N.70°10'E. 61.01	N.49°35'E. 143.47	N.31°08'E. 181.77	S.33°23'E. 76.90			80585
1420	From M.B.M. 2 to Cor. 1 N.63°57'E. 772.43 M.	S.60°08'E. 216.60	S.71°15'E. 187.73	S.70°10'W. 61.01	S.60°49'W. 289.79	S.60°10'W. 161.64	N.81°12'E. 39.85	N.5°46'E. 119.01	
		N.20°08'E. 79.54	N.20°10'E. 172.92						89057
1421	From M.B.M. 5 to Cor. 1 N.29°22'W. 1296.09 M.	N.90°55'E. 195.52	N.3°55'E. 203.47	S.85°00'E. 137.22	S.89°38'E. 14.08	S.73°51'E. 252.90	S.12°33'W. 369.22	N.82°26'W. 32.67	
		N.82°33'W. 391.42							148454
1422	From M.B.M. 5 to Cor. 1 N.29°22'W. 1296.09 M.	S.82°33'E. 391.42	S.82°26'E. 32.67	S.12°32'W. 273.16	N.77°04'W. 164.75	N.67°18'W. 185.53	N.80°18'E. 207.60		87837
1423	From M.B.M. 4 to Cor. 1 N.5°24'E. 916.94 M.	S.70°24'E. 258.14	S.70°22'E. 45.19	S.56°16'W. 144.29	S.57°01'W. 165.58	N.50°02'W. 223.31			30620
1424	From M.B.M. 2 to Cor. 1 N.26°47'W. 413.14 M.	N.70°33'E. 222.30	N.70°15'E. 141.10	S.67°04'W. 185.30	S.89°14'W. 183.85	N.17°11'W. 46.53			6052
1425	From M.B.M. 2 to Cor. 1 N.26°47'W. 413.14 M.	N.11°31'W. 196.10	N.11°32'W. 108.24	N.11°31'W. 188.04	N.84°44'E. 233.64	S.70°33'W. 160.12	S.12°51'E. 193.03	S.26°14'E. 175.70	
		S.70°33'W. 222.30							108422

Certified correct:

February 17, 1955
Jose Suguitan
Chief, Division of Surveys
Bureau of Lands

Copied by *Quin* Date March 7, 1950
Reverified by *Quin* Date 12-28-53
Checked by *Quin* Date April 26, 1952
Rechecked by *Quin* Date Sept. 29, 1953
Checked by *Quin* Date May, 1950
Rechecked by *Quin* Date Sept. 29, 1953
Verified by *Quin* Date May, 1950
Re-checked by *Quin* Date January 1951

Surveyed Apr. 15, 1940-Mar. 1, 1941
By Chief Survey Party 9-A
Felipe David
Chief of Party
18 Sheets
Sheet No. 10