



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region 062

DENR MIMAROPA RECORDS SECTION RECEIVED	
FEB 22 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATS NO. _____
TIME: _____	

Ist INDORSEMENT

FEB 06 2023
Date

FOR : Assistant Regional Director
For Technical Services

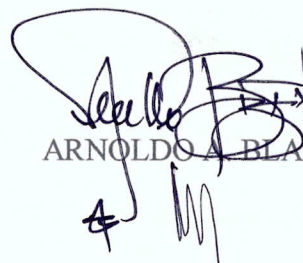
ATTN : The OIC Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS
SURVEYED FOR HEIRS OF EUGENIO MAESTRO AND VICENTA
RAMOS OF CONSOLIDATION AND SUBDIVISION OF LOT 556,
557 AND 559 CAD. 311-D ROMBLON CADASTRE.

Respectfully indorsing the above cited Survey Returns of Engr. Paul Anthony L. Iringan as surveyed for Heirs of Eugenio Maestro and Vicenta Ramos of Consolidation and Subdivision Lot 556, 557 and 559, Cad. 311-D Romblon Cadastre containing an combined area of 373 sq.m equivalent of 3 resulting lots located at Brgy. IV (Poblacion), Romblon Romblon. The said lot is within Agricultural lands (Alienable and Disposable lands) Project No.8 L.C. Map. 628 approved on December 18, 1926.

For your information, record and approval.


ARNOLDO A. BLAZA JR.



Ist INDORSEMENT

Date

FOR : Assistant Regional Director
For Technical Services

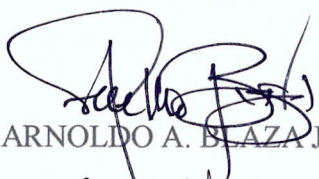
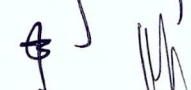
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Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

DENR MIMAROPA Region
FMS Supervision

HEIRS OF EUGENIO MAESTRO
AND VICENTA RAMOS
Brgy. IV (Poblacion), Romblon, Romblon

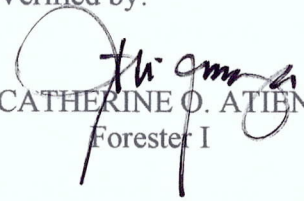
CERTIFICATION

TO WHOM IT MAY CONCERN:

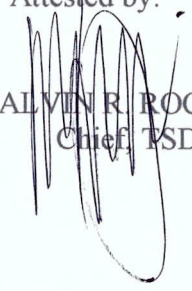
This is to certify that a parcel of land identified as Consolidation and Subdivision Lot 556, 557 and 559 Cad. 311-D Romblon Cadsatre from BLLM-I tie point S 65°- 56'W Distance of 448.45 Meters containing an area of 0.0373 hectares situated at Brgy.IV (Poblacion), Romblon, Romblon was verified to be within Agricultural Land (Alienable and Disposable) as per Land Classification Map No. 628 Project No. 8 as certified by then Director of Forestry on December 18, 1926.

Issued this 18th day of January , 2023 at DENR-PENRO Odiongan, Romblon

Verified by:


CATHERINE O. ATIENZA
Forester I

Attested by:


MALVIN R. ROCERO
Chief TSD

Approved By:


ARNOLDO A. BLAZA JR.
OIC, PENR Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

DENR MIMAROPA Region
FMS Supervision

HEIRS OF EUGENIO MAESTRO
AND VICENTA RAMOS
Brgy. IV (Poblacion), Romblon, Romblon

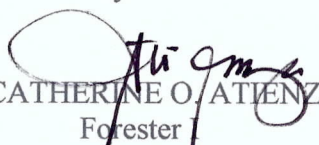
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Verified by:


CATHERINE O. ATIENZA
Forester

Attested by:


MALVIN R. ROCERO
Chief, TSD

Approved By:


ARNOLDO A. BLAZA JR.
OIC, PENR Officer



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF CONSOLIDATION
AND SUBDIVISION OF LOT 556, 557 & 559

January 18, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

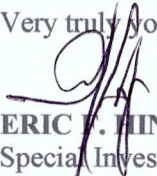
SIR:

I have the honor to inform that on January 12, 2023, I conducted an ocular inspection and investigation on the premises of the land subject for the issuance of Survey Order No. 2022-022 of Eugenio Maestro and Vicente Ramos and the following were found, to wit:

1. That the land to be surveyed is identified as Consolidation and Sub Division of Lot 556, 557 and 559 Cad. 311-D Romblon Cadastre with combined area of 373 square meters;
2. That the land to be surveyed is located at Brgy. IV (Poblacion), Municipality of Romblon Province of Romblon and within Alienable and Disposable Zone as established by the Bureau of Forest Development Under Project No. 8 L.C. Map No. 628 as certified by then Director of Forestry on December 18, 1926 and verified by Forester I Catherine O. Atienza and Approved by OIC, PENR Officer Arnoldo A. Blaza Jr. thru certification issued dated January 18, 2023;
3. That the land is not within civil or military reservation;
4. That the land is free from claims and conflicts;
5. That the land is not covered by a subsisting public land application or subdivision plan;
6. That the land is not covered by a pending land registration case nor court proceedings or litigation;
7. That based on the record, the listed survey claimant of lot 556 and 557 is Hrs. of Maestro and for Lot 559 is Vicenta Ramos;
8. That the heirs of the survey claimant are the actual occupants of the land and the same will conformed the subdivision plan of land after the conduct of survey;
9. That on January 12, 2023, the representative of this Office conducted inspection, verification, geo tagging the subject of the issuance of Survey Order and the improvement found therein are the residential houses with concrete and lights materials;
10. Other documents submitted by the applicant, to wit:
 - a. Geotag Photos
 - b. Deed of Extra-Judicial Partition and Settlement dated August 23, 1983
 - c. Certification from Register of Deeds dated May 4, 2022
 - d. Certification from MCTC dated May 4, 2022
 - e. MPDC Certification dated May 4, 2022
 - f. Tax Declaration No. 0030 in the name of Francisco Maestro
 - g. Copy of Survey Order No. 2022-022

IN VIEW HEREOF, and in accordance with Article 4 section 15 of the DENR Administrative Order No. 2007-29 dated July 31, 2007. It is respectfully recommended that the Consolidation and Subdivision plan included in targeted Public Land Survey (PLS) 2022 with issued Survey No. 2022-022 Survey Order be immediate approval intended thereof for the above-mentioned property.

Very truly yours,


ERIC V. MINDAP
Special Investigator



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF CONSOLIDATION
AND SUBDIVISION OF LOT 556,557 & 559

January 18, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

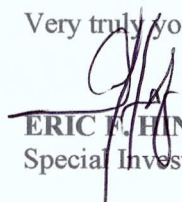
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Very truly yours,


ERIC F. HINDAP
Special Investigator




VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

That I am same person who prepared and signed the foregoing report of investigation; That I have read the said report and understand all the contents thereof. That the said report and all the contents are true as correct to the best of my knowledge, belief and information.

IN WITNESS WHEREOF, I have hereinto set my hand this 18th day of January ,2023 at Odiongan, Romblon.


ERIC F. HINDAP
Affiant

SUBSCRIBED AND SWORN to before me this 18th day of January, 2023 at Odiongan, Romblon, and the affiant exhibits to me this PRC No. 0656910 Issued at Manila, Philippines.


MALVIN R. ROCERO
Chief, TSD



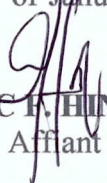
VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

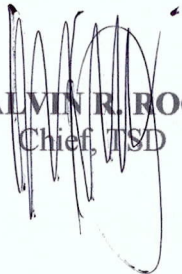
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MALVIN R. ROCERO
Chief, TSD

122°15'20" E

122°15'40" E

122°16'10" E

122°16'40" E

122°17'10" E

122°17'40" E

12°35'20" N

12°34'50" N

12°34'20" N

12°33'50" N

12°33'30" N

122°15'50" E

122°16'10" E

122°16'40" E

122°17'10" E

122°17'40" E

LEGEND



Location Lot No. 556, 557, 559



Municipal Boundary



Barangay Boundary

Areas : LC_STATUS



Alienable & Disposable



Forestland





VERIFICATION

REPUBLIC OF THE PHILIPPINES)
PROVINCE OF ROMBLON)
MUNICIPALITY OF ODIONGAN)
X-----X

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Affiant

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MALVIN R. ROCERO
Chief, TSD



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

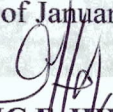
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MUNICIPALITY OF ODIONGAN)
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ERIC F. HINDAP
Affiant

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MALVIN R. ROCERO
Chief, TSD

WHEREAS, the said deceased spouses left no known heirs which have not been settled and it is to the best interest of said heirs to settle the estate of the deceased among themselves extra-judicially;

AND, THEREFORE, in consideration of the premises and invoking the provision of Section 1, Rule 74 of the Rules of Court, we do hereby partition and adjudicate the same among ourselves, subject however, to the liabilities imposed by Sec. 4, Rule 74 of the Rules of Court for a period of Two (2) Years in favor of any possible heirs, creditors and other persons deprived of any lawful participation in the estate of the deceased.

That we hereby adjudicate the ownership and possession of the above-described property together with all the improvements thereon in the manner to wit:

PROPERTY TO BE ADJUDICATED TO LILIA M. MONTANO - A One Third (1/3) portion more or less of a lot with a semi-bungalow house erected on it of wooden materials and galvanized iron roofings, as described in letter (a) of par. 1 hereof and One Third (1/3) portion of the 3.9 hectares of land in letter (b) of par. 1 hereof;

PROPERTY TO BE ADJUDICATED TO FRANCISCO M. MONTANO - A One Third (1/3) portion more or less of a lot with a one (1) storey house erected on it made of wooden materials and a galvanized roofings as described in letter (a) of par. 1 hereof; and One Third (1/3) portion of the 3.9 hectares as described in letter (b) of par. 1 hereof;

PROPERTY TO BE ADJUDICATED TO ROSITA M. DE GUZMAN - A One Third (1/3) portion more or less of the adjoining vacant lot as described in letter (a) of par. 1 hereof; and One Third (1/3) portion of the 3.9 hectares of land as described in letter (b) of par. 1 hereof.

The Property above-described not having been registered under the Spanish Mortgage Law nor under Act No. 428, we hereby agree to register this instrument with the Office of the Register of Deeds for the province of Cebu for purposes of Act No. 3344 as amended.

IN WITNESS WHEREOF, we have hereunto affixed our signatures on this 22nd day of August 1983 at San Jose, Cebu, Philippines.

FRANCISCO M. MONTANO
TAM-1096-694-1

LILIA M. MONTANO
TAM-83368-20533

Rosita M. de Guzman
ROSITA M. DE GUZMAN
TAM-3227-028-2

SIGNED IN THE PRESENCE OF:

Engr. M. Nunez

Jose Inocencio Lopez

Lilia M. Montano
LILIA M. MONTANO

Rosita M. de Guzman
ROSITA M. DE GUZMAN

RECEIVED

CITY OF MANILA

1982 is the date of the CITY OF MANILA

DATE: 11-11-82
11-11-82
11-11-82

These to be in the name of the State and the City of Manila and they acknowledged to me that the same are their free and true deed.

This instrument consists of three (3) pages including this page where this acknowledgment is written duly signed by the parties and their two instrumental witnesses on the left hand margin of pages one and on the middle of page three and sealed with my notarial seal.

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

NOT. D. 178
NOT. NO. 16
NOT. NO. 16
NOT. OF 1982

RODOLFO R. MANZANO
NOTARY PUBLIC
UNTIL DEC 31 1983
PTR NO. 100607
MANILA JANUARY 7, 1982

11-11-82
11-11-82
11-11-82



Republic of the Philippines
REGIONAL TRIAL COURT
Fourth Judicial Region
BRANCH 81
Romblon, Romblon

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

This is to certify that the property herein described below is not involved in any pending civil, cadastral and/or land registration case before this Court:

Tax Declaration No. : **0030**
Lot No. : **556-P and 557-P**
Location : **Barangay 4,**
Romblon, Romblon
Kind of Property : **Residential Land**
Assessed Value : **P 25,520.00**
Declared Owner : **MAESTRO, FRANCISCO**

Issued upon request of the interested party this 4th day of May, 2022 at Romblon, Romblon, Philippines.


LEONARDO M. BANZUELO
Legal Researcher II-OIC



REPUBLICA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

TO WHOM IT MAY CONCERN :

This is to certify as per records of this Registry of Deeds for the Province of Romblon;

Lot No.: 556-PART; 557-PART
Cadastral Code: CAD. 311-D ROMBLON CADASTRE
Location: BARANGAY 4, ROMBLON, ROMBLON
Tax Declared in the Name of: MAESTRO, FRANCISCO
Address of Declared Owner: 14 M.H. DEL PILAR, SAN FRANCISCO DEL MONTE
Tax Declaration of Real Property No: 0030 s. 2009
Property Identification No.: 033-11-004-01-033
Area: 116 square meters (more or less)

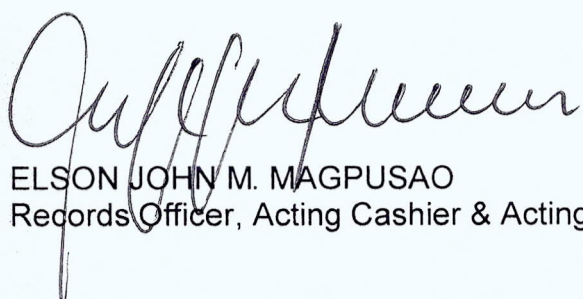
the herein described parcel of land appears to be *UNREGISTERED LAND* subject to the provisions, rules and regulations of Act No. 3344, Presidential Decree No. 1529, as amended and other applicable laws.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references for other details. Void if any alterations or erasures are made hereof.

This Registry of Deeds reserves the right over this certification to be subjected to regulation and nullification upon further evaluations or investigations of existing records on file of this office if found to be improperly issued and/or there has been gross and adverse misrepresentation of facts and interested parties involved material to its issuance.

Issued this 04 MAY 2022 at Romblon, Romblon 5500 Philippines upon the request of interested party for whatever legal purpose it may serve.

For records and information.


ELSON JOHN M. MAGPUSAO
Records Officer, Acting Cashier & Acting LRE

Requested By : FRANCISCO MAESTRO
OR No. : 1020723596
Amount Paid : 408.00
Date Paid : 05/04/2022

Please affix
Documentary Stamp



REPUBLICA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)

East Avenue cor. NIA Road
Quezon City
Registry of Deeds for Romblon, Romblon

CERTIFICATION

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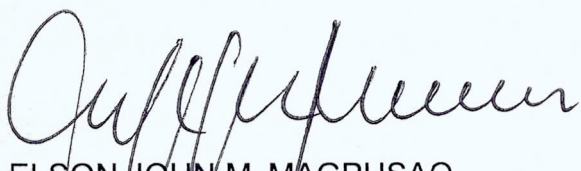
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Requested By : FRANCISCO MAESTRO
OR No. : 1020723596
Amount Paid : 408.00
Date Paid : 05/04/2022

Please affix
Documentary Stamp

Republic of the Philippines
Municipal Planning & Development Office
Romblon, Romblon
ZONING HOUSING AND LAND USE ADMINISTRATION

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

This is to certify that pursuant to the approved **Comprehensive Land Use Plan, Zoning Ordinance No. 856 of Housing and Land Use Regulatory Board** date 26 April 2010 of this municipality, that **Survey No. 556-P and 557-P** containing an area of **166 square meters** under **Tax Declaration No. 0030** in the name of **MAESTRO, FRANCISCO** located at Barangay IV, Romblon, Romblon, classified as **MINOR COMMERCIAL ZONE (C-2)**.

Issued this 04th day of May 2022, upon the request of the interested party for whatever purpose it may serve.


TEODULFO JOHN F. FERRERA
Municipal Planning & Development Coordinator

Cert. Fee : P 300.00
O.R. No. : 7765424
Date : May 04, 2022

TAX DECLARATION OF REAL PROPERTY

TD No. 0030 Property Identification No: 033-11-004-01-033
 Owner: Maestro, Francisco TIN: _____
 Address: 14, M.H Del Pilar San Francisco Del Mont. Telephone No: _____

Administrator/Beneficial User: _____ TIN: _____
Address: _____ Telephone No: _____

Location of Property: _____
(Number and Street) (Barangay/District) Municipality & Province City

OCT/TCT/CLOA No. _____ Survey No. 556-P and 557-P
 OCT _____ Lo No. _____
 Dated: _____ Blk. No. _____

Boundaries: North: Lot No. 556 and 559 South: San Jose
East: Lot No. 556-P-Rizal St. I. West: Lot No. 556-P Presidential
Montaña

KIND OF PROPERTY ASSESSED:

☐ LAND ☐ MACHINERY
Brief Description: _____

☐ BUILDING ☐ Others: _____
Specify: _____


No. of Storeys: _____

Brief Description: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Land	116	127,600.00	Res.	20 %	25,520.00
Bldg.	64.00	153,600.00	Res.	0 %	0
				%	
				%	
				%	
	Total	281,200.00		Total	25,520.00

Total Assessed Value TWENTY FIVE THOUSAND FIVE HUNDRED TWENTY PESOS
(Amount in Words)

Taxable ☒ Exempt ☐ Effectivity of Assessment/Reassessment: _____

APPROVED BY:  HARLAN M. SOLIDUM
Provincial/City/Municipal Assessor
027-319-8-04 Maestro, Francisco

Qtr. _____ Yr. _____
Date
17,170.00

This declaration Cancel ARP/TD No. _____ Owner: _____ Previous A.V. Php 120,960.
Memoranda: _____

for copy 64122
ENCL. THEODORE M. HOWARD, JR.
MUNICIPAL ASSESSOR

Notes: * This declaration is for real property taxation purpose only and the valuations indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____, 20 _____. It does not and cannot by itself alone confer any ownership or legal title to the property.



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region

SURVEY ORDER NO. 2022 - 622

SUBJECT: PUBLIC LAND SUBDIVISION SURVEY OF AGRICULTURAL AND RESIDENTIAL LOTS IN DIFFERENT MUNICIPALITIES OF ROMBLON

In the interest of service and in order to ensure the effective implementation of Public Land Subdivision Survey of Residential/Agricultural lots in the different municipalities of Romblon, **Engr. Paul Anthony Iringan** is hereby directed to execute/conduct the said survey and submit to this office the complete survey returns for verification and approval to wit:

RESIDENTIAL LOTS:

Lot & Survey No.	Location	Resulting Lot
3044, Cad-346-D, Looc Cadastre	Camandag, Looc, Romblon	4
2260, Cad-548-D, Sta. Fe Cadastre	Guinbirayan, Sta. Fe, Romblon	12
2508, Cad-311-D, Romblon Cadastre	Barangay 1, Poblacion, Romblon	3
556, 557 and 559, Cad-311-D	Barangay IV, Romblon, Romblon	4
186-A and 186-B Csd-4B-000688	Punta, Looc, Romblon, Tablas	4
2523, Cad-341-D	Tuburan, Odiongan, Romblon	9
2535, Cad-341-D, Odiongan	Tuburan, Odiongan, Romblon	10
1828-B-2,3 and 4, Csd-4B-003664	Tumingad, Odiongan, Romblon	2

AGRICULTURAL LOTS:

Lot & Survey No.	Location	Resulting Lot
686, Cad-311-D	Sablayan, Romblon, Romblon	6
2728, Cad-323-D	Dubduban, San Agustin, Romblon	3
1329-A, Csd-4A-002367-D	Dano Sur, Sta. Fe, Romblon	4
2373-C, Csd-04-021233-D	Madalag, Looc, Romblon	7
2882 and 2883, Cad-447-D, San Fernando Cadastre	Azagra, San Fernando, Romblon	5
2062, Cad-311-D, Looc Cadastre	Madalag, Alcantara, Romblon	4
4218, Cad-323-D, San Agustin	Cawayan, San Agustin, Romblon	6
4741 Cad-341-D, Odiongan	Progreso Este, Odiongan	5
568-E-P, Cad-346-D	Poblacion, Odiongan, Romblon	

Conformably, the conduct of the survey is hereby authorized subject to provisions of DENR Administrative Order (DAO) No. 2007-29, otherwise known as "*Revised Regulations on Land Surveys*" and its implementing procedure, DMC No. 2010-13 (*Manual on Land Survey Procedures*).

SEP 29 2022

SO ORDERED.


LORMELYN E. CLAUDIO, CESO IV
Regional Executive Director

SMD/SEG/08-16-2022



Department of Environment
and Natural Resources
MIMAROPA Region



Doc ID: 91135

122°15'20" E

122°15'40" E

122°16'10" E

122°16'40" E

122°17'10" E

122°17'30" E

LEGEND

Location Lot No. 556, 557, 559

Municipal Boundary

Barangay Boundary

Areas : LC STATUS

Alienable & Disposable

Forestland

12°33'30" N

12°33'50" N

12°34'20" N

12°34'50" N

12°35'20" N

122°15'50" E

122°16'10" E

122°16'40" E

122°17'10" E

122°17'30" E

12°33'30" N

12°33'50" N

12°34'20" N

12°34'50" N

12°35'20" N

Location Map of

Lot No. 556, 557 and 559

Barangay IV (Poblacion), Romblon, Romblon



1:22000

0 > 1 m

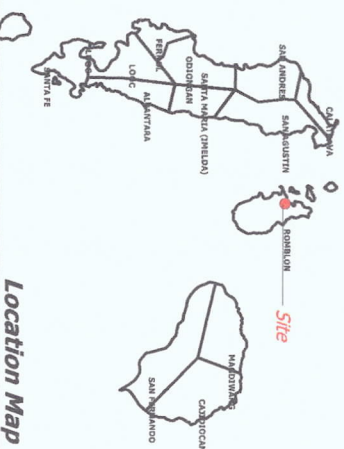
Projection: Universal Transverse Mercator - Zone 51 (N)
Datum : World Geodetic 1984 (WGS84)



CONCEPCION

ROMBLON

Site



Location Map

Prepared by:

CATHERINE O. ATIENZA
Forester II

Reviewed/ Verified by:

SHEILLA JANEV. FORALES
FIL/GIS Unit Head