



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region 04

DENR MIMAROPA
RECORDS SECTION
RECEIVED

FEB 22 2023

☐ INCOMING ☐ OUTGOING
BY: _____ DATE NO. _____
TIME: _____

Ist INDORSEMENT

FEB 06 2023
Date

FOR : Assistant Regional Director
For Technical Services

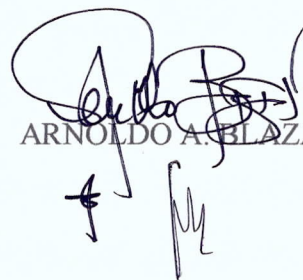
ATTN : The OIC Chief Survey & Mapping Division

FROM : The OIC, PENR Officer
Odiongan, Romblon

SUBJECT : SURVEY RETURNS OF ENGR. PAUL ANTHONY L. IRINGAN AS
SURVEYED FOR ROMAN MADRONA OF LOT 2508 CAD. 311-D
ROMBLON CADASTRE.

Respectfully indorsing the above cited Survey Returns of Engr. Paul Anthony L. Iringan as surveyed for Roman Madrona of Lot 2508, Cad. 311-D Romblon Cadastre containing an area of 234 sq.m equivalent of 7 resulting lots located at Brgy. I (Poblacion), 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

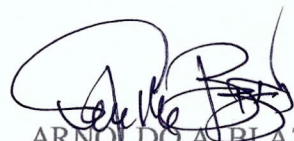
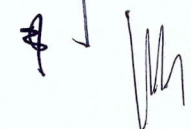
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For your information, record and approval.


ARNOLDO A. BLAZA JR.




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

DENR MIMAROPA Region
FMS Supervision

ROMAN MADRONA
Brgy. I (Poblacion), Romblon, Romblon

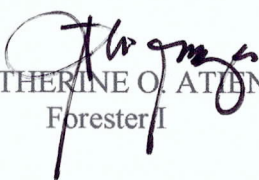
CERTIFICATION

TO WHOM IT MAY CONCERN:

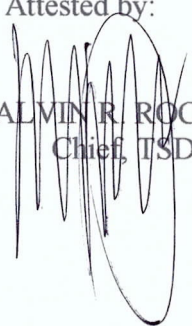
This is to certify that a parcel of land identified as Lot 2508 Cad. 311-D Romblon Cadsatre from BLLM-I tie point S 87°- 34'W Distance of 414.47 Meters containing an area of 0.0234 hectares situated at Brgy.I (Poblacion), Romblon, Romblon was verified to be within Agricultural Land (Alienable and Disposable) 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

PENRO Romblon, Formilleza St., Brgy. Tabing-Dagat, Odiongan, Romblon 5505
Direct Line: Telephone. No. (042)-567-5030
Email Address: penrorom_r4b@yahoo.com.ph



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

DENR MIMAROPA Region
FMS Supervision

ROMAN MADRONA
Brgy. I (Poblacion), Romblon, Romblon

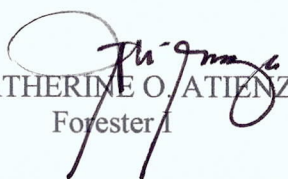
CERTIFICATION

TO WHOM IT MAY CONCERN:

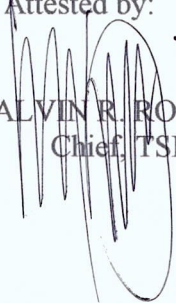
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Direct Line: Telephone. No. (042)-567-5030
Email Address: penrorom_r4b@yahoo.com.ph



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 2508

January 18, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

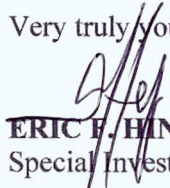
SIR:

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 Roman Madrona and the following were found, to wit:

1. That the land to be surveyed is identified as Lot 2508 Cad. 311-D Romblon Cadastre with an area of 234 square meters;
2. That the land to be surveyed is located at Brgy. I (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 2508 is Roman Madrona;
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 Absolute sale of Property in favor of Edgar Madrona dated September 24, 1974
 - c. Deed of Donation dated November 16, 1990
 - d. Certification from Register of Deeds dated September 26, 2019
 - e. Certification from RTC dated October 23, 2019
 - f. MPDC Certification dated October 25, 2019
 - g. Tax Declaration No. A11-001-000226 in the name of Odyssey and Lorina Madrona
 - h. 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 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 F. HINDAP
Special Investigator



SUBJECT:
INVESTIGATION REPORT, Re:
REQUEST FOR ISSUANCE OF
SURVEY ORDER OF LOT 2508

January 18, 2023

The OIC, PENR Officer
PENR office
Odiongan, Romblon

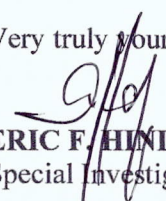
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Very truly yours,


ERIC F. HINDAP
Special Investigator



VERIFICATION

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

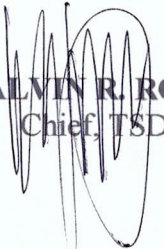
I, ERIC F. HINDAP, Filipino, of legal age, married and have a postal address at Tuburan, Odiongan, Romblon, Philippines after having been duly sworn and state:

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 



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



Property of Roman Madrona of Lot 2508 Cad. 311-D Romblon Cadastre located Brgy. I (Población) Romblon, Romblon.

PENRO Romblon, Formilleza St., Brgy. Tabing-Dagat, Odiongan, Romblon 5505
Direct Line: Telephone. No. (042)-567-5030
Email Address: penrorom_r4b@yahoo.com.ph



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



Property of Roman Madrona of Lot 2508 Cad. 311-D Romblon Cadastre located Brgy. I (Población) Romblon, Romblon.

PENRO Romblon, Formilleza St., Brgy. Tabing-Dagat, Odiongan, Romblon 5505
Direct Line: Telephone. No. (042)-567-5030
Email Address penrorom_r4b@yahoo.com.ph

DEED OF ABSOLUTE SALE OF REAL
PROPERTY

KNOW ALL MEN BY TH I PRESENTS:

That I, ROMAN MADRONA, 59 years of age, Filipino, married to Julita Peralta with residence and postal address in the municipality of Romblon, province of Romblon, Philippines, for and in consideration of the sum of FIVE THOUSAND PESOS (P5,000.00) Philippine Currency to me in hand duly and fully paid to my entire satisfaction by my son EDGAR P. MADRONA, 31 years of age, Filipino, married to Estrella Villasin with residence and postal address in the municipality of Romblon, province of Romblon, Philippines, the receipt whereof is hereby acknowledged and confessed by these presents do hereby ~~SELL~~, ~~CONVEY~~, ~~TRANSFER~~ AND ~~CONVEY~~ by way of ABSOLUTE SALE unto the said Edgar P. Madrona, his heirs, successors and assigns TWO commercial buildings and lots situated in the poblacion, Romblon, Romblon, Philippines and more particularly described as follows, to wit:

A commercial houses and lots containing a total area of 192.76 square meters more or less and bounded on the NORTH, by Lot No. 2507; on the SOUTH, by Lot No. 5661 on the EAST, by the Rizal St. and on the WEST, by Lot No. 566. All of these boundaries are visible due to the existence of concrete monuments as placed thereon by the Cadastral Survey Team and also the Rizal St.

That the property subject-matter of absolute sale is declared in my name and is assessed in the sum of P12,990.00 according to Tax Declaration No. 5421 but the same is not registered under Act 496 or under the Spanish Mortgage Law, nevertheless, I hereby agree that this instrument may be registered in the Office of the Register of Deeds for the province of Romblon pursuant to the provisions of Act 3344.

That I am the actual and absolute owner in fee simple of the above-described property having acquired the same by purchase and therefore I have the perfect right to sell the same to Edgar P. Madrona, his heirs, successors and assigns free from all liens and encumbrances.

That I hereby warrant unto the vendee the peaceful possession of the property aforementioned and further warrant to defend the title of the said property against the claim of any persons whomsoever.

Roman Madrona
IN WITNESS WHEREOF, I have hereunto set my hand this 24 day of September 1974, at Romblon, Romblon, Philippines.

WITH MY MARITAL CONSENT:

Julita Peralta
JULITA PERALTA

SIGNED IN THE PRESENCE OF:
REPUBLIC OF THE PHILIPPINES
PROVINCE OF ROMBLON
MUNICIPALITY OF ROMBLON

Roman Madrona
ROMAN MADRONA
Vendor

S.S.

ACKNOWLEDGEMENT

BEFORE ME PERSONALLY CAME AND APPEARED ROMAN MADRONA with Residence Certificate No. A-5803404 issued at Romblon, Romblon on Jan. 14, 1974, known to me and to me known to be the same person who executed the foregoing deed of absolute sale for P5,000.00. He acknowledged to me that the same is his free and good.

SIGNED AND SEALED this 24 day of September 1974, at Romblon, Romblon, Philippines.

Doc. No. 136;
Page No. 136;
Book No. IV;
Series of 1974

Alexander M. Mortel
ALEXANDER M. MORTEL
Notary Public
Until December 31, 1975
PTR NO. 0324301 -R

4-12-91
112.00
3356.864
4-12-91

10.00
2356764
7 62 7 7

Chad

Donou
TAN-7341-040 R

Dec. No. 18/10/1914
Page 101
Book No. 141
WESTON S. OPLAS
Clerk of Court & Notary

DEED OF DONATION INTER-VIVOS

KNOW ALL MEN BY THESE PRESENTS:

This DEED OF DONATION INTER VIVOS, made and executed by EDGAR P. MADRONA, of legal age, filipino, married to Estrella Villasin and with residence and postal address at Barangay I, Remblen, Remblen, Philippines, now and hereinafter called the DONOR, in favor of YOLANDA MADRONA JAVIER, likewise married to Roberto Javier, SOCORRO MADRONA HERNANDEZ, married to Alberto Hernandez, ODELON P. MADRONA, married to Elsa Ang and ANTIPAZ MADRONA MONTAÑA, married to Arnaldo Montaña, all of legal ages, filipino citizens and with residences and postal addresses at Barangay I, Remblen, Remblen, Philippines, now and hereinafter called the DONEES.

W I T N E S S E I H :

That the DONOR is the absolute owner by purchase from his father, of that certain Commercial Lot and residential house located at Barangay I, Remblen, Remblen, more particularly described as follows:

"A Commercial Lot designated as Cad. Lot No. 2508-part, Cad. 311-D, containing an area of 192.75 sq. meters with improvements thereon, consisting of two (2) storey residential house, made of mixed concrete, G.I. roofing and bounded on the North, by Lot No. 2508-part; on the East, by Rizal Street and on the South and West, by Lot No. 566; assessed in the sum of P22,260.00 for the year 1985 declared in my name under Tax Decl. No. 5804."

That for and in consideration of the love and affection the DONOR has on the DONEES, he being his brother and sisters and as an act of benevolence and generosity on his part, the DONOR, by these presents and by way of DONATION INTER VIVOS, cede, transfer and convey unto the DONEES, their heirs, successors or assigns, the property above-described together with all the improvements existing thereon in the following manner, to wit:

TO: YOLANDA M. JAVIER - "A portion of the above-described property, having an area of 29.30 sq. meters more or less including the portion of two (2) storey residential house therein constructed and bounded on the North, Lot No. 2508-part (remaining portion); on the East, by Rizal Street; on the South, by Lot No. 2508-part donated to Socorro M. Hernandez and on the West, by Lot No. 566."

TO: SOCORRO M. HERNANDEZ - "A portion of the above-described property, having an area of 29.50 sq. meters more or less including the portion of one (1) storey residential house therein constructed and bounded on the North, Lot No. 2508-part donated to Yolanda M. Javier; on the East, by Rizal Street; on the South, Lot No. 2508-part donated to Odelon P. Madrona and on the West, by Lot No. 566."

TO: ODELON P. MADRONA - "A portion of the above-described property, having an area of 30.40 sq. meters more or less including the portion of one (1) storey residential house therein constructed and bounded on the North, Lot No. 2508-part donated to Socorro M. Hernandez; on the East, by Rizal Street; on the South, Lot No. 2508-part donated to Antipaz M. Montaña and on the West, Lot No. 566."

TO: ANTIPAZ M. MONTAÑA - "A portion of the above-described property, having an area of 31.20 sq. meters more or less including the portion of one (1) storey residential house therein constructed and bounded on the North, Lot No. 2508-part donated to Odelon P. Madrona; on the East, by Rizal Street; on the South, Lot No. 2508-part donated to Yolanda M. Javier and on the West, by Lot No. 566."



REPUBLIKA 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 that as per records of this Registry of Deeds for the Province of Romblon;

Lot No. 2508-PART

located at BARANGAY 1, ROMBLON, ROMBLON

declared in the name of MADRONA, ODELON

with address at BARANGAY 1, ROMBLON, ROMBLON

under Tax Declaration No. 0070 s. 2009

and Property Identification No. 033-11-001-02-057

containing an area of 30.40 (Res.) square meters (more or less)

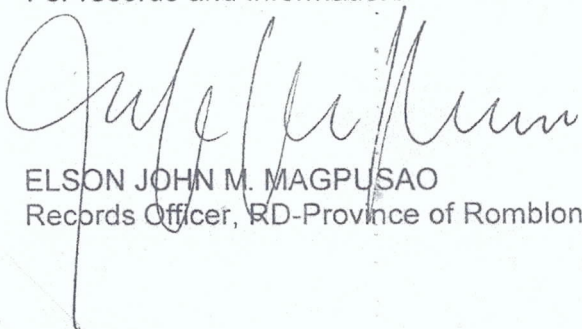
the herein described parcel of land appears to be **UNTITLED**.

REMARKS: This certification shall not prevail over the title (OCT / TCT) to the property, if any. See described references.

This Registry of Deeds reserves the right over this certification to be subjected to modification, cancellation and recall 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 26th day of SEPTEMBER 2019 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, RD-Province of Romblon



Requested By : ODYSSEYA. MADRONA
OR No. : 1017552754
Amount Paid : 204.00
Date Paid : 09/26/2019

Please affix
Documentary Stamp



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 described herein below has no pending civil, cadastral and/or land registration case and was never used as property bond in current cases before this court.

Tax Declaration No. : **0070**
Cad. Lot No. : **2508-P**
Location : **Brgy. 1, Romblon, Romblon**
Kind of Property : **Residential/Commercial Land**
Assessed Value : **P 21,280.00**
Declared Owner : **Madrona, Odelon**

Issued upon request of the interested party this 23rd day of October, 2019 at Romblon, Romblon, Philippines.


BEETHOVEN M. ALBAN
Clerk of Court VI

BMA/lmd10232019
Paid under Official Receipt
Nos. 0370490 & 1692507
both dated: October 23, 2019

CERTIFICATION

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** dated 26 April 2010 of this municipality, that **Survey No. 2508-P** containing an area of **30.40 square meters** under **Tax Declaration No. 0070** in the name of **MADRONA, ODELON** located at Barangay I-Poblacion, Romblon, Romblon, classified as **MAJOR COMMERCIAL ZONE (C-1)**.

Issued this 25th day of October 2019, 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. : 9206215
Date : October 23, 2019

000226

Administrator/Beneficial User: _____ TIN: _____
Address: _____ Phone No.: _____

OCT/TCT/CLOA No.: _____

OCT/TCT/CLOA No.: _____

Survey No.: _____

Lot No.: 2508-Part

NW:Blk. No.: _____

Boundaries:

North:	<u>Lot No. 2508</u>	South:	<u>Lot No. 2508</u>
East:	<u>Rizal Street</u>	West:	<u>Lot No. 566</u>

LAND ☒

MACHINERY

BUILDING X

OTHERS

Brief Description:

No. of Storey's: _____
Brief Description: _____

Specify: _____
Cocos Bearing: _____
Adjustment (%) _____
Sub-Classification: _____

Classification	Area	Market Value	Actual Use	Assessment Level	Assessed Value
Com.	30.40 sq.m	42,560.00	Land	50%	21,280.00
Res.	29.33 sq.m	13,520.00	Bldg.	0%	-
	Total:	56,080.00		Total:	21,280.00

Total Assessed Value: TWENTY ONE THOUSAND TWO HUNDRED EIGHTY PESOS ONLY.

Taxable ☒ Exempt ☐

Effectivity of Assessment/Reassessment: 2021

APPROVED BY:

NATHAN D. RIOS

Provincial/City/Municipal Assessor 7.

Date Approval

This declaration Cancels TD. No.	070-S-2011
Previous A. Previous A.V. Php:	21,280.00

Owner: . . . Madrona, Odelon

Memoranda: Transferred was made by virtue of Deed of Extra-Judicial Partition with Waiver of Share executed before Notary Public Atty. Abner R. Perez bearing Doc. No. 333, Page No. 67, Book No. 62 Series of 2019.

CAR 20180015564 dated August 18, 2020

Realty Tax Paid O.R. No. 9384950 dated Jan. 16, 2020

Transfer Tax Paid O.R. No. 681869 dated 9-26-2019

Notes: This declaration is for real property taxation purposes only and the valuations indicated herein are based on the schedule of unit market value prepared for the purposes duly enacted into Ordinance by the Sangguniang _____ under Ordinance No. _____ dated _____, 20 ____.

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



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