



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	
FEB 06 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: <i>[Signature]</i>	DATS NO. _____
TIME: _____	

MEMORANDUM

FOR : The OIC Assistant Regional Director for Technical Services

FROM : The Provincial of Environment and Natural Resources Officer

SUBJECT : **TRANSMITTAL OF THE REPORT**

DATE : January 31, 2023

Forwarded is the memorandum of CENRO Coron, Palawan pertaining on the application for issuance of Survey Authority covering portion of Lot No. 1165 CAD 1150-D applied by Mr. Lance Rydell Calalan Chui and Mr. Adrian Val Ty Fernando, located at Brgy. Cheey, Busuanga, Palawan in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After careful evaluation and projection conducted by this Office, the following are additional information to the above mentioned lot wit;

- That the subject area applied was identified as portion of Lot No. 1165 CAD 1150-D with an approximate area of 51,000 Square Meters.
- That the subject area specifically lying between with the following Geographic Coordinates of Latitude 12-13-49.50; 12-13-53.36; 12-14-01.16 and 12-13-53.24. Longitudes 120-2-29.46; 120-2-25.93; 120-2-29.88 and 120-2-32.26.
- That portion of the area applied falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.839, Project No. 2-A, Block I certified on December 9, 1929.
- That subject tract of land was plotted and evaluated based on the attached technical description on the map projection and CENRO certification. Hence, subject for issuance of clearance by the Regional Office and actual ground survey to ascertained the meets and bounds of the aforementioned area.
- Attached are the geo-tagged photographs of the area and sketch map showing the relative position of the subject lot overlaid in land classification map for your information and reference.

Hence, issuance of survey authority is recommended to segregate the Alienable and Disposable Land in favor of Mr. Lance Rydell Chui and Mr. Adrian Val Fernando.

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *[Signature]*
Date: 13 FEB 2023 CN 23-291

[Signature]
FELIZARDO B. CAYATOC




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

ANNEX "B"


CERTIFICATION

This is to certify that portion of **LOT No. 1165 CAD 1150-D** was verified falls within **ALIENABLE AND DISPOOSABLE LAND** per Land Classification Map No. 839, Project No. 2-A, Block I under certified on December 9, 1929.

Issued on the 30th day of January 2023 at DENR PENRO, Sta. Monica, Puerto Princesa City, subject 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 03 FEB 2023 CN 23-291




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

ANNEX "B"


CERTIFICATION

This is to certify that portion of **LOT No. 1165 CAD 1150-D** was verified falls within **ALIENABLE AND DISPOOSABLE LAND** per Land Classification Map No. 839, Project No. 2-A, Block I under certified on December 9, 1929.

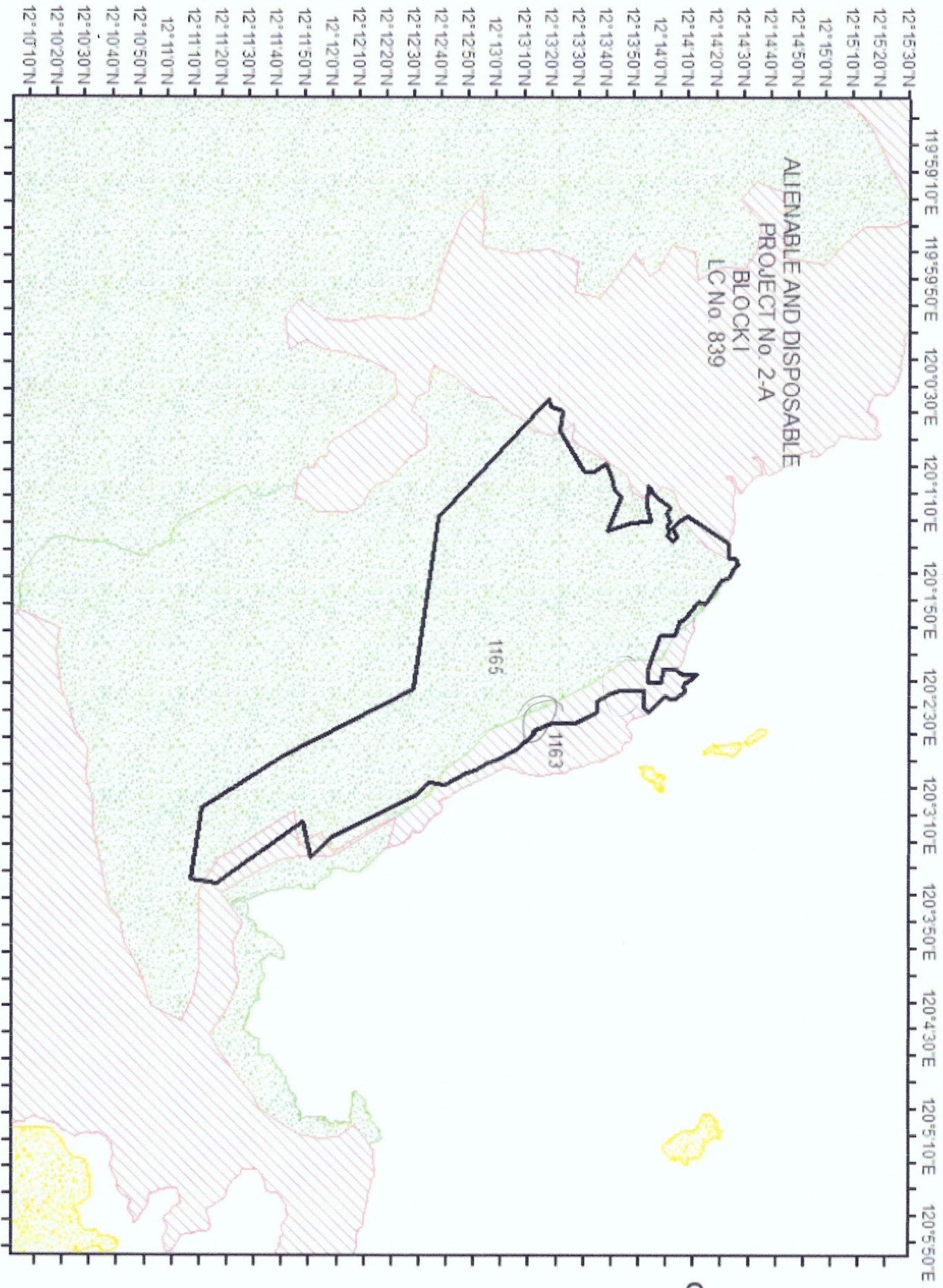
Issued on the 30th day of January 2023 at DENR PENRO, Sta. Monica, Puerto Princesa City, subject for confirmatory verification of the Regional Office.


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: 23-291
03 FEB 2023

Sta. Monica, Puerto Princesa City
Telfax (048) 433-5638/email add: denrpalawan@yahoo.com



MAP SHOWING
OF LOT 1165 Cad 1150-D
Claimed by:

Situated at
Barangay Cheey
Municipality of Busuanga
Province of Palawan

Projection: UTM
Area: sq.m.

- Legend**
- 1165
 - Land Classification Map_PR592**
 - LC STATUS**
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPR



MEMORANDUM


FOR : The Provincial Environment and
Natural Resources Officer
Sta. Monica, Puerto Princesa City

FROM : The OIC-Community Environment and
Natural Resources Officer
Coron, Palawan

SUBJECT : Transmittal of Report

DATE : November 11, 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 11-14-2023 CN 23-DOG1

Submitting is the investigation report conducted on the application of Mr. Lance Rydell Calalan Chiu and Mr. Adrian Val Ty Fernando for Survey Authority over portion of Lot 1165, CAD 1150-D, Busuanga Cadastre, Palawan

Upon the conduct of verification and evaluation, this Office found out that the subject lot is:

- a. Within Alienable and Disposable Land per Land Classification Map no. 839, Project 2-A, Block I certified on December 9, 1929; and
- b. Free from liens and conflict

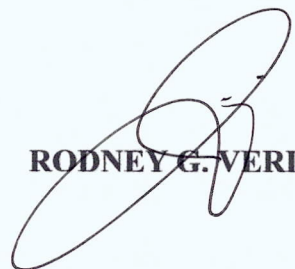
Hence, the undersigned recommend for the approval of the Application for Survey Authority.

Attached are the geo-tagged photographs, GIS Map of the subject lot.

For information and record.



RODNEY G. VERIAN





ANNEX "B"

CERTIFICATION

This is to certify that the portion of Lot/Survey no. Lot 1165 (part), CAD-1150-D specifically the portion lying between latitude 12° 13' 49.504" N; 12° 13' 53.362" N; 12° 14' 01.164" N; and 12° 13' 53.241" N and longitudes 120° 2' 29.462" E; 120° 2' 25.938" E; 120° 2' 29.884" E and 120° 2' 32.260" E is within Agricultural Land per IC Map No. 839, project no. 2-A dated December 9, 1929.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land

Issued on 12th day of December, 2022.


RODNEY G. VERIAN
OIC-CENR Officer 



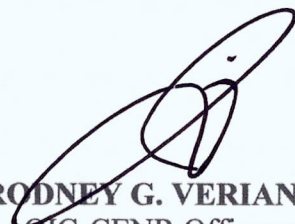

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Said lot is not covered by GSS covering areas which are within agricultural and disposable land

Issued on 12th day of December, 2022.


RODNEY G. VERIAN
OIC-CENR Officer 




ANNEX "B"

CERTIFICATION

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Said lot is not covered by GSS covering areas which are within agricultural and disposable land

Issued on 12th day of December, 2022.


RODNEY G. VERIAN
OIC-CENR Officer



ANNEX "B"

CERTIFICATION

This is to certify that the portion of Lot/Survey no. Lot 1165 (part), CAD-1150-D specifically the portion lying between latitude 12° 13' 49.504" N; 12° 13' 53.362" N; 12° 14' 01.164" N; and 12° 13' 53.241" N and longitudes 120° 2' 29.462" E; 120° 2' 25.938" E; 120° 2' 29.884" E and 120° 2' 32.260" E is within Agricultural Land per IC Map No. 839, project no. 2-A dated December 9, 1929.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land

Issued on 12th day of December, 2022.


RODNEY G. VERIAN
OIC-CENR Officer



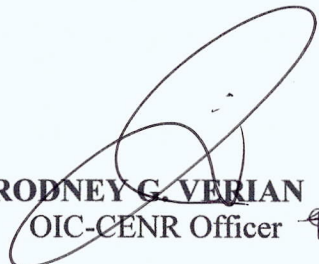
ANNEX "B"

CERTIFICATION

This is to certify that the portion of lot/survey no. Lot 1165, CAD-1150-D is within Agricultural Land per LC Map No. 839, project no. 2-A dated December 9, 1929.

Said lot is not covered by GSS covering areas which are within timberland.

Issued on 8th day of November, 2022.


RODNEY G. VERIAN
OIC-CENR Officer



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Coron, Palawan
cenro_coron@denr.gov.ph

MEMORANDUM

FOR : **The Regional Executive Director**
DENR MIMAROPA
1515 L&S Bldg. Roxas Blvd.
Ermita, Manila

THRU : **The Provincial Environment and Natural Resources Officer**
DENR Sta. Monica
Puerto Princesa City

FROM : **The Community Environment and Natural Resources Officer**
Coron, Palawan.

SUBJECT : **INVENTORY OF PENDING REQUESTS FOR ISSUANCE OF SURVEY AUTHORITY AND PUBLIC LAND APPLICATIONS (PLAs), CERTIFICATIONS OF LAND CLASSIFICATIONS.**

DATE : **November 8, 2022**

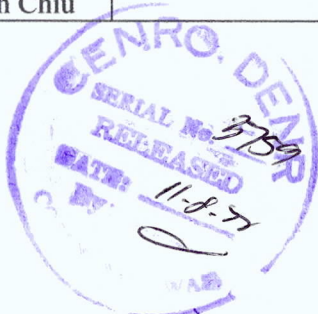
In compliance with DENR Memorandum Circular No. 2019-10, hereunder is the list of pending request for issuance of Survey Authority and Public Land Application (PLAs).

A. Request for Survey Authority

Name of Requesting Party	Lot and Survey No.	Location	Area
1. Adrian Val Ty Fernando	Portion of Lot 1165, CAD 1150-D	Sitio Garu, Barangay Cheey, Busuanga, Palawan	26, 000 square meters
2. Lance Rydell Calalan Chiu	Portion of Lot 1165, CAD 1150-D	Sitio Garu, Barangay Cheey, Busuanga, Palawan	25, 000 square meters

B. Public Land Applications

Name of Applicant	Mode of Disposition (e.g., Free Patent, Homestead Patent, etc.)	Lot No.	Area	Approved Survey Plan
3. Adrian Val Ty Fernando	Free Patent	Portion of Lot 1165, CAD 1150-D	26, 000 square meters	CAD 1150-D
4. Lance Rydell Calalan Chiu	Free Patent	Portion of Lot 1165, CAD 1150-D	25, 000 square meters	CAD 1150-D



RODNEY G. VERIAN
OIC-CENR Officer



MEMORANDUM

FOR : The OIC-Community Environment and
Natural Resources Officer
Coron, Palawan

FROM : The Investigating Officer

SUBJECT : **INVESTIGATION REPORT**

DATE : November 7, 2022



Submitting this report in compliance with your marginal instruction to conduct an investigation on the Application for Survey Authority requested by Mr. Lance Rydell Calalan Chiu and Mr. Adrian Val Ty Fernando.

SUBJECT LOT

The subject of this investigation is portion of Lot 1165 of CAD 1150-D located at Sitio Garu, Barangay Cheey, Busuanga, Palawan with an approximate total area of 51, 000 square meters.

CLAIMANT

Based on records of this Office, the subject lot is listed as Timberland containing an area of 1,126.84 Hectares but upon verification using the Georeferenced Map provided by the DENR MIMAROPA Regional Office it was found out that an approximately 120.89 hectares is within Alienable and Disposable (A&D) per L.C. Map no. 839, Project 2-A certified on December 9, 1929 (*see attached map*). The subject portion was previously occupied by Mr. Hector Mago covered by Tax Declaration who waived his rights to Mr. Tederico G. Tiotangco and later conveyed to Mr. Adrian Val Ty Fernando through a Waiver of Rights executed on August 11, 2021.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

Upon the receipt of the instruction, the undersigned immediately conducted inspection and investigation. The following were undertaken:

- a. Courtesy call with Barangay Chairman for initial information about the history of the property, dialogue with the claimants and adjacent property holders.
- b. Took Geotagged Photographs of the property during the inspection and verification

FINDINGS/RECOMMENDATION

After the conduct of the investigation, the undersigned found out the following:

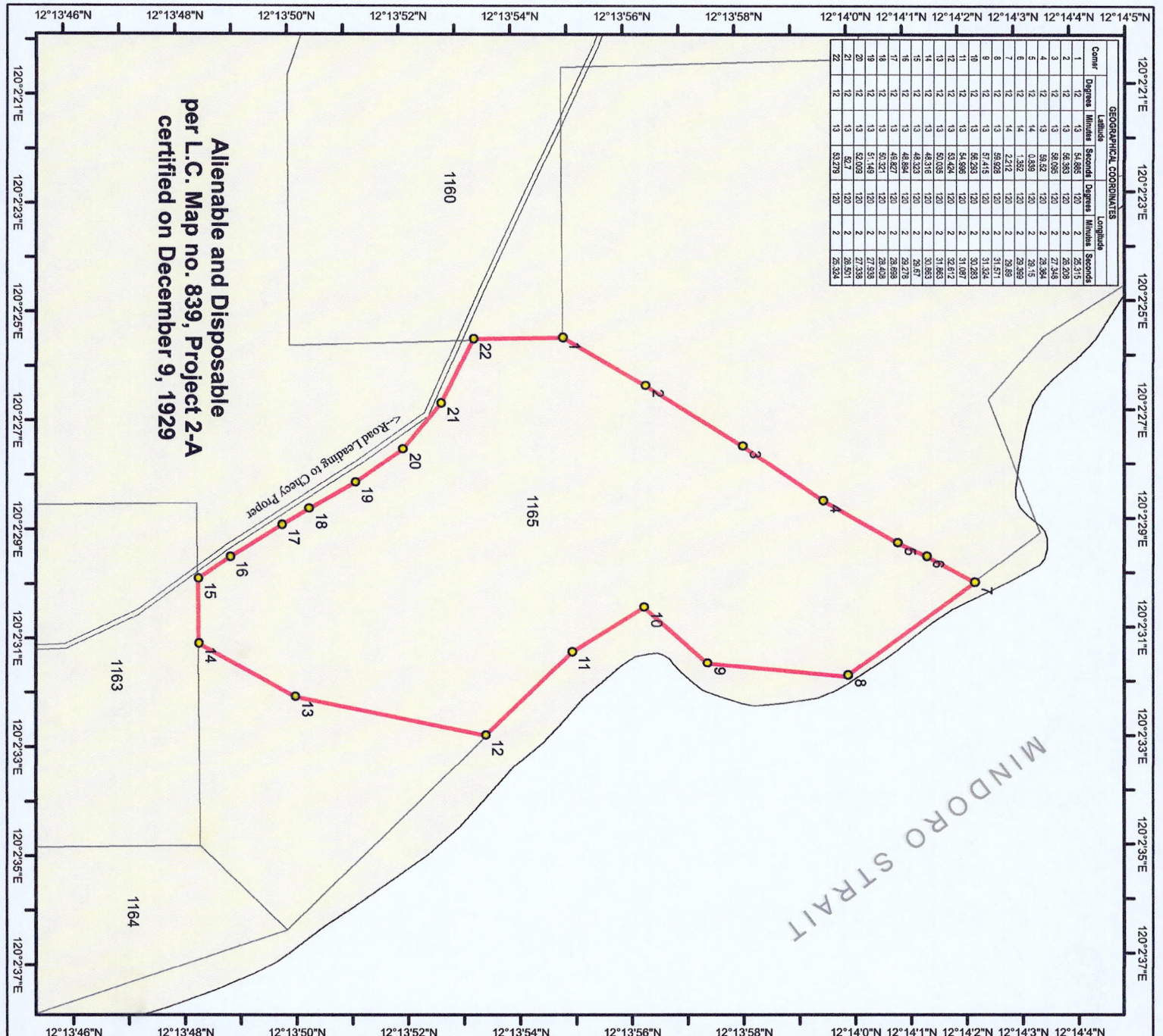
- a. The subject lot is outside the boundary of Busuanga Pasture Reserve (BPR) and is within Agricultural Land (Alienable & Disposable) per L.C. Map no. 839, Project 2-A, Block I certified on December 9, 1929;

- b. The lot is subject of application for Survey Authority upon confirmation of Land Status;
- c. The lot is free from liens and conflicts.

The undersigned recommend for the approval of the application for survey authority. Attached herewith are the geotagged photographs and GIS Map of the subject lot.


ARIEL C. DELIN II
Forest Technician II/ GIS Focal Person

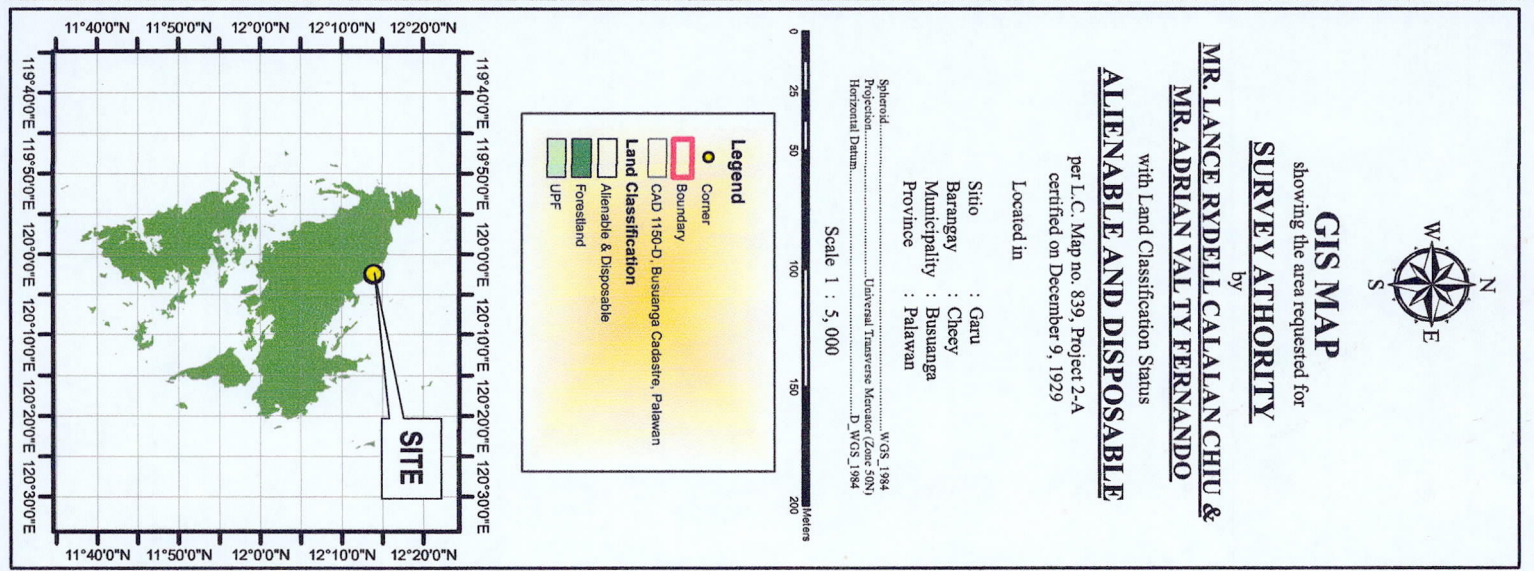

TIMOTHY JEROME T. PANLILIO
Land Management Officer I



GEOGRAPHICAL COORDINATES

Corner	Latitude	Longitude
	Degrees Minutes Seconds	Degrees Minutes Seconds
1	12 13 54.885	120 22 26.315
2	12 13 56.363	120 22 26.209
3	12 13 56.095	120 22 27.346
4	12 13 56.52	120 22 28.364
5	12 14 0.389	120 22 28.15
6	12 14 2.352	120 22 29.359
7	12 14 2.712	120 22 29.889
8	12 13 59.928	120 22 31.571
9	12 13 57.415	120 22 31.524
10	12 13 59.283	120 22 30.283
11	12 13 59.283	120 22 31.093
12	12 13 59.283	120 22 31.863
13	12 13 50.038	120 22 30.863
14	12 13 48.316	120 22 28.67
15	12 13 48.323	120 22 28.279
16	12 13 48.884	120 22 28.699
17	12 13 48.827	120 22 28.409
18	12 13 50.321	120 22 27.339
19	12 13 51.149	120 22 27.339
20	12 13 52.009	120 22 27.339
21	12 13 52.7	120 22 28.501
22	12 13 53.279	120 22 28.324

Alienable and Disposable
per L.C. Map no. 839, Project 2-A
certified on December 9, 1929



GIS MAP
showing the area requested for
SURVEY AUTHORITY
by

**MR. LANCE RYDELL CALALAN CHIU &
MR. ADRIAN VAL TY FERNANDO**

with Land Classification Status
ALIENABLE AND DISPOSABLE

per L.C. Map no. 839, Project 2-A
certified on December 9, 1929

Located in

Sitio : Garu
Barangay : Chey
Municipality : Busuanga
Province : Palawan

Spheroid : WGS_1984
Projection : Universal Transverse Mercator (Zone 50N)
Horizontal Datum : D_WGS_1984
Scale 1 : 5,000

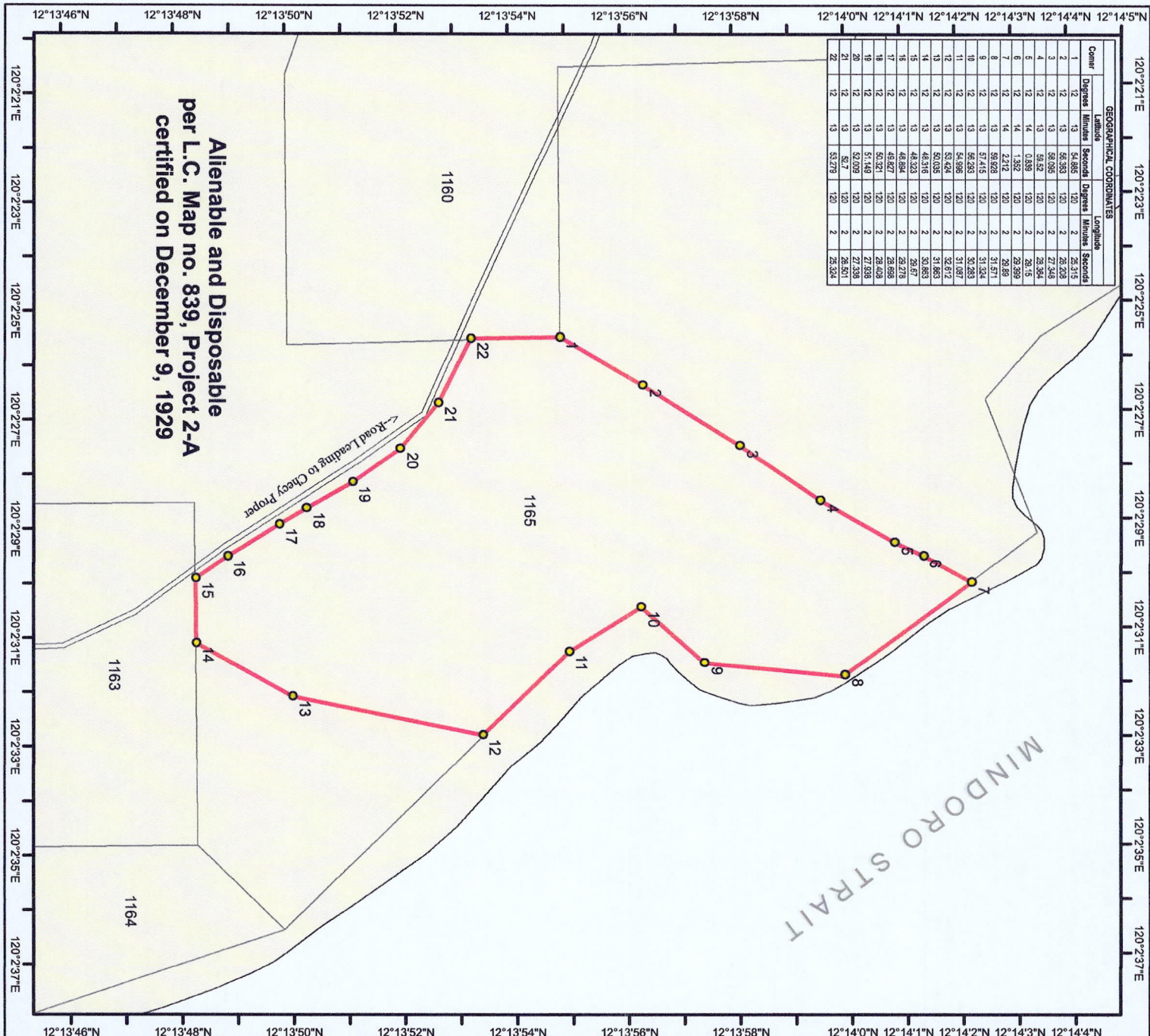
Legend

- Corner
- Boundary
- CAD 1150-D, Busuanga Cadastre, Palawan

Land Classification

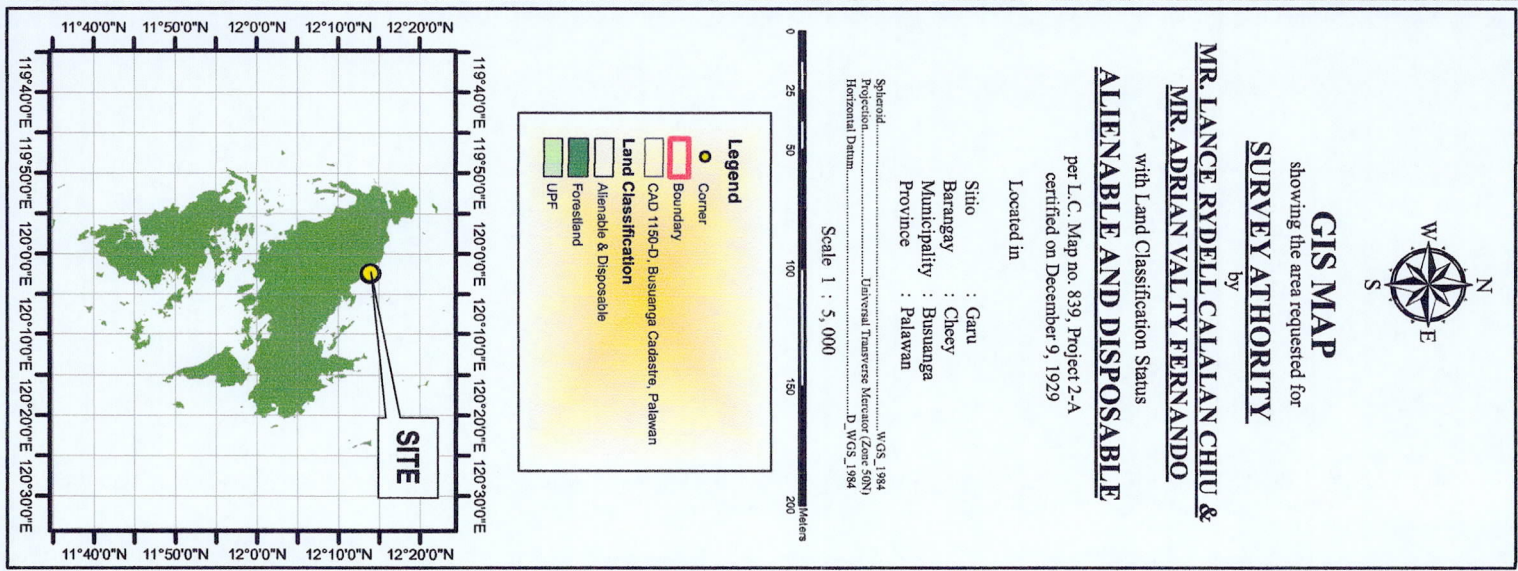
- Alienable & Disposable
- Forestland
- UPF

SITE



GEOGRAPHICAL COORDINATES				
Corner	Latitude	Longitude	Seconds	Seconds
1	12° 13' 48.885	120° 2' 25.315	2	25.315
2	12° 13' 50.000	120° 2' 26.200	2	26.200
3	12° 13' 50.000	120° 2' 27.340	2	27.340
4	12° 13' 50.000	120° 2' 28.360	2	28.360
5	12° 13' 50.000	120° 2' 29.380	2	29.380
6	12° 13' 50.000	120° 2' 30.390	2	30.390
7	12° 13' 50.000	120° 2' 31.400	2	31.400
8	12° 13' 50.000	120° 2' 32.410	2	32.410
9	12° 13' 50.000	120° 2' 33.420	2	33.420
10	12° 13' 50.000	120° 2' 34.430	2	34.430
11	12° 13' 50.000	120° 2' 35.440	2	35.440
12	12° 13' 50.000	120° 2' 36.450	2	36.450
13	12° 13' 50.000	120° 2' 37.460	2	37.460
14	12° 13' 50.000	120° 2' 38.470	2	38.470
15	12° 13' 50.000	120° 2' 39.480	2	39.480
16	12° 13' 50.000	120° 2' 40.490	2	40.490
17	12° 13' 50.000	120° 2' 41.500	2	41.500
18	12° 13' 50.000	120° 2' 42.510	2	42.510
19	12° 13' 50.000	120° 2' 43.520	2	43.520
20	12° 13' 50.000	120° 2' 44.530	2	44.530
21	12° 13' 50.000	120° 2' 45.540	2	45.540
22	12° 13' 50.000	120° 2' 46.550	2	46.550

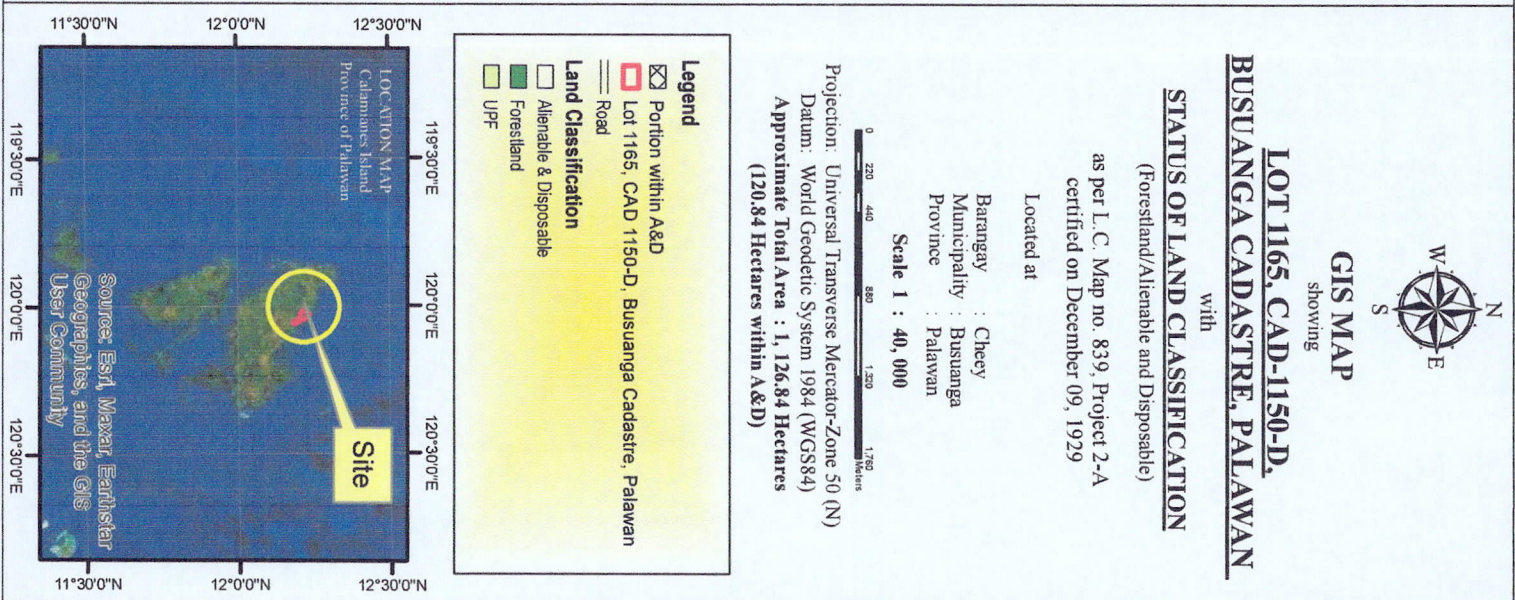
Alienable and Disposable
per L.C. Map no. 839, Project 2-A
certified on December 9, 1929



GIS MAP
showing the area requested for
SURVEY AUTHORITY
by
**MR. LANCE RYDELL CALALAN CHIU &
MR. ADRIAN VALTY FERNANDO**
with Land Classification Status
ALIENABLE AND DISPOSABLE
per L.C. Map no. 839, Project 2-A
certified on December 9, 1929

Located in
Sitio : Garu
Barangay : Cheey
Municipality : Busuanga
Province : Palawan

Spheroid : WGS_1984
Projection : Universal Transverse Mercator (Zone 50N)
Horizontal Datum : D_WGS_1984
Scale 1 : 5,000



GEOTAGGED PICTURES



Geotagged Photographs showing the improvements over the subject lot applied
for Survey Authority

WAIVER OF RIGHTS

KNOW ALL MEN BY THESE PRESENTS:

That I, **TEDERICO G. TIOTANGCO**, of legal age, married to Bella C. Tiotangco, Filipino and a resident of Brgy. San Pedro, Puerto Princesa City, (of which I am the lawful owner, possessor, actual occupant and claimant as evidenced of **WAIVER OF RIGHTS**, entered in the notarial registry of Notary Public, Atty. Jethro M. Palayon, dated October 18, 2018 at Puerto Princesa City, under Doc. No. 209 Page No. 42 Book No. XXVI, Series of 2018); FOR GOOD AND VALUABLE SERVICES RENDERED by **ADRIAN VAL TY FERNANDO**, and to be rendered in the future I HEREBY WAIVE, RENOUNCE AND CONVEY in favor of **ADRIAN VAL TY FERNANDO**, of legal age, single, Filipino and a resident of 126 G. Roxas Street, Quezon City, Philippines, his heirs and assigns all my rights, interest and participation that I may have over a parcels of land, including all the improvements found thereon, and more particularly bounded and described as follows:

- a. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 6,712 Square Meters, situated in Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0462** and **Property Identification No. 066-07-004-15-013**, with the following boundaries:

NORTH : ALN 012	SOUTH : ALN 014, 015
EAST : MINDORO STARIT	WEST : ALN 012, 015

- b. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 5,525 Square Meters, situated in Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0463** and **Property Identification No. 066-07-004-15-014**, with the following boundaries:

NORTH : ALN 013, 015	SOUTH : ALN 018
EAST : MINDORO STARIT	WEST : ALN 015

- c. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 7,237 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0464** and **Property Identification No. 066-07-004-15-015**, with the following boundaries:

NORTH : ALN 012, 013	SOUTH : ALN 017, 018
EAST : ALN 014, 018	WEST : ALN 012, 016

- d. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 8,212 Square Meters, situated in Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0466** and **Property Identification No. 066-07-004-15-017**, with the following boundaries:

NORTH : ALN 015, 016	SOUTH : ALN 002 of SEC. 20
EAST : ALN 018, 020, 021	WEST : ALN 016

- e. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 6,300 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0467 and Property Identification No. 066-07-004-15-018**, with the following boundaries:

NORTH : ALN 014, 019	SOUTH : ALN 017, 020
EAST : ALN 019, 020	WEST : ALN 014, 015, 017

- f. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 8,912 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0468 and Property Identification No. 066-07-004-15-019**, with the following boundaries:

NORTH : ALN 018, MINDORO STRAIT	SOUTH : ALN 022
EAST : MINDORO STARIT	WEST : ALN 018, 020

- g. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 5,500 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0469 and Property Identification No. 066-07-004-15-020**, with the following boundaries:

NORTH : ALN 018, 019	SOUTH : ALN 021
EAST : ALN 019	WEST : ALN 017

- h. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 9,662 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0470 and Property Identification No. 066-07-004-15-021**, with the following boundaries:

NORTH : ALN 020, 022	SOUTH : ALN 001 OF SEC. 19
EAST : ALN 022	WEST : ALN 017

- i. identified as LOT NO. 1165 PART, CAD. 1150-D, containing an area of 6,737 Square Meters, situated in Sitio Garu, Barangay Cheey, Municipality of Busuanga, Province of Palawan, under **Tax Declaration No. 07-004-0471 and Property Identification No. 066-07-004-15-022**, with the following boundaries:

NORTH : ALN 019	SOUTH : ALN 021
EAST : ALN 002 of Sec. 19	WEST : ALN 019, 021

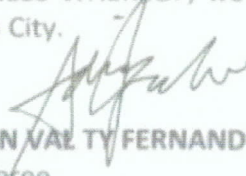
That I hereby warrant peaceful possession thereof, unto waive, and will defend same from any and all claims of whatever kind by third persons;

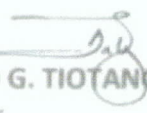


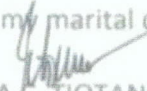
That I further waive, transfer and convey my rights to apply for the above lot in favor of the waive, with the DENR, CENRO, PENRO, DAR, and other government offices concerned and shall have no objection in the issuance of the title in his name by the government agencies concerned.

I shall further sign, execute and deliver and and all papers necessary for the issuance of title in waivee's name.


IN WITNESS WHEREOF, we have hereunto sets our hands this 11th day of August 2021 at Puerto Princesa City.


ADRIAN VAL TY FERNANDO
Transferee
DL No. N04-07-019265


TEDERICO G. TIOTANGCO
Transferor
TIN: _____

with my marital consent:

BELLA C. TIOTANGCO
Spouse
TIN: _____

Signed in the Presence of:

1. 

2.  **MARIA GARCIA**

ACKNOWLEDGMENT

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


BEFORE ME, A Notary Public for the Province of Palawan and in the City of Puerto Princesa, this 11th day of August 2021, personally appeared the above-named persons, with their Valid Identification Card Nos. indicated below their names, who presented themselves to be the same persons who executed the foregoing instrument and acknowledged the same to be their free, voluntary act and deed.

This instrument consists of only THREE (3) PAGES, including this page in which this acknowledgment is written, duly signed by the parties and their instrumental witnesses on each and every page hereof.

WITNESS MY HAND SEAL

Doc. No. 104
Page No. 23
Book No. 171
Series of 2021




ATTY. JOSEPH ALLEN P. QUINON
NOTARY PUBLIC
COMMISSIONED UNTIL DECEMBER 31, 2021
ROLL NO. 47519 / TIN NO. 223-829-182
IBP NO. 001817 / PTR NO. 2572478
MCLE NO. VI-0027766