

January 9, 2023

MEMORANDUM

FOR : The OIC-Assistant Regional Director for Technical Services
FROM : The Provincial of Environment and Natural Resources Officer
SUBJECT : **TRANSMITTAL OF THE REPORT**

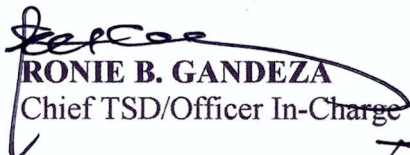
I am forwarding the memorandum of CENRO, Roxas, Palawan dated December 1, 2023 with the investigation report conducted on the application for Survey Authority with the subject Lot 36, Sgs-04-002022-D at Barangay Dumarao, Roxas, Palawan applied by Hrs. of Antonio Bitoy Rep. by Genalyn B. Sales.

After evaluation, This Office found out the following:


- The subject lot is within Alienable and Disposable Land per Land Classification Map No. 2880, Project 1-B, Block XI, approved on October 13, 1981.
- The subject lot consist of seven (7) corners covering an area of Two Thousand Sixty Eight (2,068) square meters.
- The subject lot was plotted and evaluated based on the attached V-37 by the Office of the CENRO.

Hence, I recommend clearance for the issuance of survey authority. Attached are the geo-tagged photographs of the subject lot and a sketch map showing the relative position of the subject lot overlaid in land classification map.

For the PENRO:


RONIE B. GANDEZA
Chief TSD/Officer In-Charge

Reference No. 2022-11148
TSD/RPS/SMU

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 13 JAN 2023 CN. 23-79



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 36, Sgs-04-002022-D** is within **Alienable and Disposable Land** per LC Map No. 2880, Project No. 1-B, Block No. XI dated October 13, 1981.

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

Issued on 9th day of January, 2023 for confirmatory verification of the Regional office.

For the PENRO:


RONIE B. GANDEZA
Chief TSD/Officer In-Charge

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

119°21'26"E

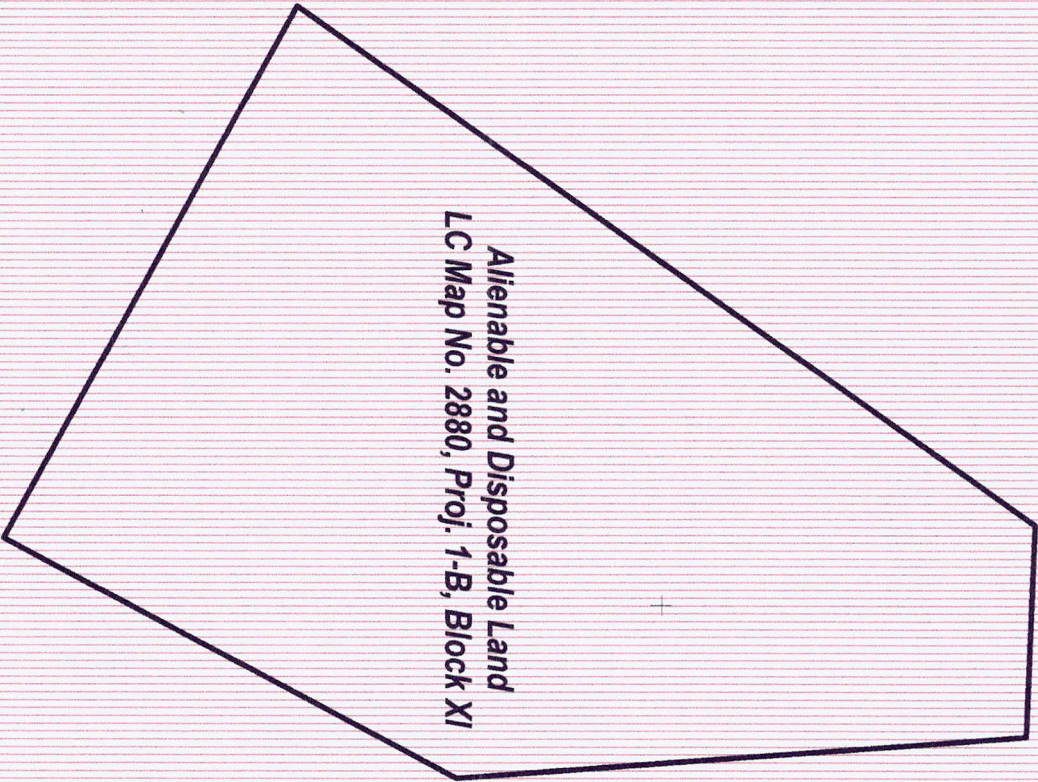
119°21'28"E

10°30'42"N

10°30'42"N

119°21'26"E

119°21'28"E



MAP SHOWING
LOT 36, SGS-04-002022-D
Applied by Hrs. of Antonio Bitoy

Situated at
Brgy. Dumarao
Municipality of Roxas
Province of Palawan

Projection: UTM

- Legend**
- Lot
 - Alienable & Disposable
 - Forestland
 - UPF
 - No Data

Note:
*Projection was plotted based on the
attached technical description from the
office of the CENRO Quezon*



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

DENR PENRO
PALAWAN RECORDS
RECEIVED

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : TRANSMITTAL OF REPORT

DATE : December 1, 2022

BY: [Signature]
DATE: 12-05-2022 1148

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 36, Sgs-04-002022-D at Bgy. Dumarao, Roxas, Palawan.

Evaluating the same, I found out that:

- The land subject hereof is within the agricultural (alienable/disposable lands; and
- The same appears peacefully occupied/possessed by Heirs of Antonio Bitoy represented by Genalyn B. Sales to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.

RONNIE P. LILANG
Office-In-Charge

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

DENR-CENRO ROXAS
RELEASED
DATE: DEC 02 2022

BY: [Signature]
2022-12-18 00



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

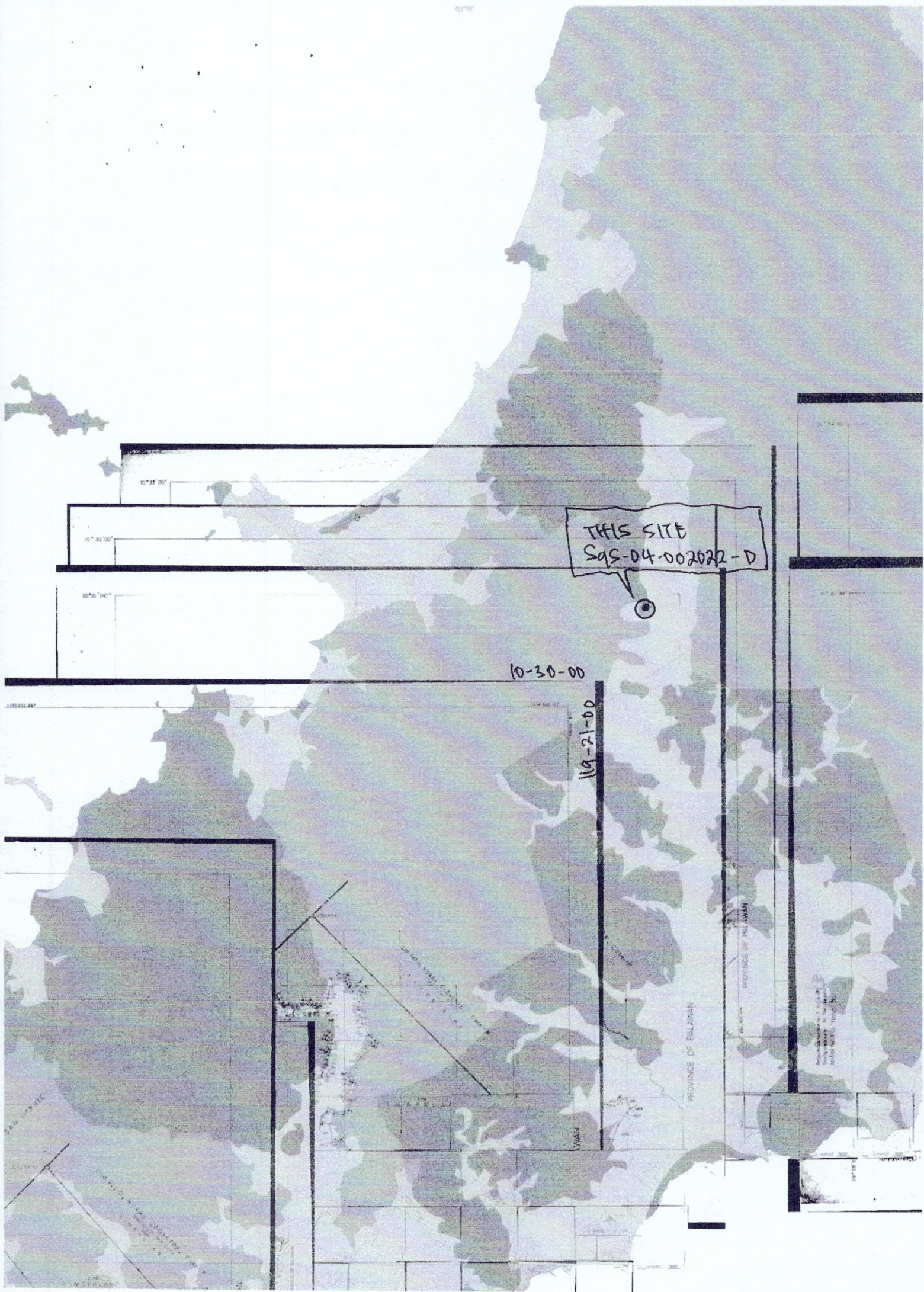
THIS IS TO CERTIFY that Lot/Survey No. 36, Sgs-04-002022-D is within **agricultural and disposable land** per LC Map No. 2880, Project No. 1-B dated October 13, 1981, under FAO/DAO No. DMC-2019-10.

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

Issued on 1st day of December 2022.

RONNIE P. LILANG

Office-In-Charge





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

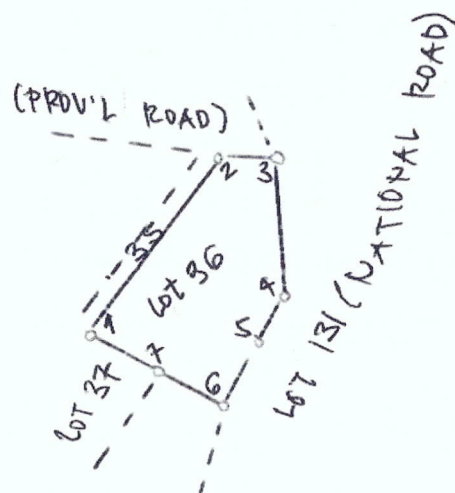
No. _____ Applicant: _____
Lot No. 36. Sqs-04-002022-D Ident. To Lot No. 11508 Cad 862-D ROXAS CADASTRE
Portion of Lot No. 7718 Cad 862-D Surveyed for: REPUBLIC OF THE PHILS.
Date of Original Survey: Jan-June 1987 Surveyed by: HORENCIO L. MANUEL
Area (sq. m.) 2,068 Date of Survey: November 4-20, 2005
Location: Bgy. Pumarab, Roxas, Palawan Date Approved: March 1, 2006

TECHNICAL DESCRIPTION

THE LINE: N 04-03 E, 21.387.70 m to corner 1 BLHM#1, Cad. 862-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 35-24 E	66.42 meters	1-2	49.25	35.00
2-3	S 87-40 E	14.28 "	2-3	- 0.58	14.26
3-4	S 04-09 E	38.19 "	3-4	- 38.09	2.76
4-5	S 28-11 W	14.28 "	4-5	- 12.59	- 6.74
5-6	S 28-11 W	20.00 "	5-6	- 17.63	- 9.44
6-7	N 61-17 W	20.08 "	6-7	9.65	- 17.61
7-1	N 61-17 W	20.79 "	7-1	9.99	- 18.23
				<u>58.09</u>	<u>0</u>

SKETCH



Scale 1:2,000

T. D. Researched by: _____ Date: _____
T.D. Sketched by: _____ Date: 12/9/2021
T. D. Checked by: _____ Date: _____

BEARINGS AND DISTANCES							Area In Sq. Meters
Line 1-2	Line 2-3	Line 3-4	Line 4-5	Line 5-6	Line 6-7		
Continuation of TECHNICAL DESCRIPTION							
35	ROAD	N.04° 03'E. 21387.70	N.35° 24'E. 6.07	N.51° 17'E. 55.81	S.74° 30'E. 6.48	S.35° 24'W. 60.42	339
36	ANTONIO BITOY	N.04° 03'E. 21387.70	N.35° 24'E. 60.42	S.87° 40'E. 14.28	S.04° 09'E. 38.19	S.28° 11'W. 20.00	2,068
			N.61° 17'W. 20.08	N.61° 17'W. 20.79			
37	SOSITA DAGONDON	N.03° 35'E. 21359.66	N.40° 41'E. 39.94	N.51° 17'E. 25.23	N.88° 35'E. 20.18	S.79° 15'E. 44.77	N.80° 37'E. 21.41
			S.63° 16'E. 44.56	S.31° 10'E. 6.07	S.61° 17'E. 20.79	S.61° 17'E. 20.08	S.33° 49'W. 101.59
			N.44° 20'W. 24.07	N.00° 04'E. 50.26	N.67° 57'W. 22.91	N.87° 15'W. 24.37	S.30° 39'W. 52.70
			S.76° 59'W. 30.76	N.28° 34'W. 20.01	N.28° 34'W. 51.24		14,563
38	ERNESTO DAGONDON	N.04° 06'E. 21239.58	N.53° 54'W. 16.78	N.16° 36'E. 18.10	N.28° 11'E. 44.40	S.10° 44'W. 67.56	
39	RAMON GACAYAN	N.04° 05'E. 21674.30	S.21° 57'E. 102.76	S.14° 55'W. 55.34	N.29° 59'W. 28.33	N.29° 59'W. 143.58	S.89° 53'E. 40.17
			S.89° 53'E. 21.58				6,298
40	BENIDICTO BACALSO	N.05° 15'E. 21702.05	S.14° 56'W. 72.81	S.61° 03'W. 22.71	N.81° 59'W. 89.14	N.61° 52'W. 70.10	N.66° 43'W. 98.77
			N.87° 25'W. 86.27	N.87° 25'W. 24.47	S.89° 53'E. 23.77	S.89° 53'E. 371.07	S.32° 44'W. 8.80
41	WALTER CADELINA SR.	N.05° 11'E. 21606.81	N.74° 15'E. 29.22	N.14° 55'E. 84.58	N.73° 50'E. 35.56	S.89° 53'E. 98.17	S.10° 38'W. 213.47
			N.52° 17'W. 180.55				22,275
42	WALTER CADELINA JR.	N.05° 11'E. 21606.81	S.52° 17'E. 180.55	S.10° 38'W. 206.20	N.48° 55'W. 319.89	N.21° 45'E. 123.03	S.82° 52'E. 91.48
43	JUAN REPALA	N.04° 51'E. 21492.39	S.39° 40'W. 99.28	S.39° 40'W. 20.17	N.42° 50'W. 186.92	N.28° 51'E. 84.29	N.32° 35'W. 90.38
			S.86° 18'E. 24.81	S.86° 18'E. 80.64	S.63° 59'E. 168.75	S.21° 45'W. 123.03	
44	DANIEL DANGAN	N.04° 51'E. 21492.39	S.48° 55'E. 319.89	S.10° 38'W. 148.39	N.47° 41'W. 392.22	N.39° 40'E. 20.17	N.39° 40'E. 99.28
45	ELMA HINAUTAN	N.04° 18'E. 21424.80	Due North 20.00	S.70° 07'E. 25.08	Due South 20.00	N.70° 07'W. 25.08	
46	ROMEO GARGANERA	N.04° 18'E. 21424.80	S.70° 07'E. 25.08	S.14° 35'W. 6.11	S.14° 35'W. 20.59	N.65° 05'W. 25.00	N.13° 42'E. 24.54

CERTIFIED CORRECT: All the lines are from BLLM #1, CAD-862-D, Roxas Cadastre

Approved: _____

Copied by _____

Checked by _____

Checked by _____

Surveyed NOV. 24, 2005

by HORENCIO L. MANUEL
Geodetic Engineer



**MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS
AND CAGAYANCILLO**
Barangay 2, Roxas, Palawan


CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available at this Court Lot No. 36, Sgs-04-002022-D located at Barangay Dumarao, Roxas, Palawan is not a subject of any case filed before this Court.

This Certification is issued upon the request of subject claimant/applicant Heirs of Antonio Bitoy represented by Genalyn B. Sales a resident of So Itabiak, New Agutaya, San Vicente, Palawan for their/her application for Survey Authority for subdivision.

This 4th day of May, 2021 at Roxas, Palawan, Philippines.


LAILYN T. BUÑAG
Officer-in-charge

Comm. Tax Cert: 27728183
Issued on: 02/02/21
Issued at Roxas, Palawan
O.R. (local): 6004032
Issued on: 5/04/2021
O.R. (JDF/SAJ): 5128675/5127771
Issued on: 05/04/2021
Issued at: Roxas, Palawan



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


REPUBLIC OF THE PHILIPPINES)
PROVINCE OF PALAWAN : S.S.
MUNICIPALITY OF ROXAS)


JOINT AFFIDAVIT

We, WILMIE C. FLORES, and JENNIFER N. CADELIÑA, both married and residents of Bgy. Dumarao, Roxas, Palawan after having been sworn, hereby depose and state:


1. That we personally know Mrs. Genaly B. Sales representing Heirs of Antonio Bitoy who desires for subdivision of Lot 36, Sgs-04-002022-D in Bgy. Dumarao, Roxas, Palawan;
2. That we are actual residents of Barangay Dumarao, in the Municipality of Roxas, Palawan;
3. That we are aware of the fact that Mrs. Genalyn B. Sales representing the Heirs of Antonio Bitoy is the actual occupant and or possessor of the subject lot;
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 3rd day of May 2021 in the place above first written.


WILMIE C. FLORES
Affiant
CTC No. 25934302
Issued on Jan. 12, 2021
Issued at Dumarao, Roxas, Pal.


JENNIFER N. CADELIÑA
Affiant
CTC No. 25939534
Issued on May 3, 2021
Issued at Dumarao, Roxas

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


ARNOLD V. GONZALES
Officer Authorized to Administer Oath
Land Management Inspector
(Designation)

**The 16th Council of
Barangay Government of
New Agutaya, San
Vicente Palawan.**



NORLITA C. ZABALO
Punong Barangay



LUCILITA D. CERNA
Barangay Kagawad



MARK ANTHONY E. ADIER
Barangay Kagawad



LEO P. LAURENTE
Barangay Kagawad



ELSA B. MORAL
Barangay Kagawad



JOCELYN F. ABELA
Barangay Kagawad



RUTHELIA T. LIBARRA
Barangay Kagawad



NORIE A. ADIER
Barangay Kagawad



WELMARK V. SALCEDO
Barangay Kagawad



ARLYN A. POLINARIO
Barangay Secretary



RUBY A. LIEUTAN
Barangay Treasurer



Republic of the Philippines
Province of Palawan
Municipality of San Vicente
Barangay New Agutaya

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

TO WHOM IT MAY CONCERN:

This is to certify that, **GENALYN B. SALES**, of legal age, Married, is a bona fide resident of Purok Maunlad, Barangay New Agutaya, San Vicente, Palawan.

This certifies further that she is a resident of this barangay since 1990.

This certification is being issued upon request of above-named person for whatever legal purpose it may serve her best.

Issued this 5th day of November, 2021 at New Agutaya, San Vicente, Palawan.

NORLITA C. ZABALO
Punong Barangay

Paid under O.R No. 5922373

Amount paid: 150.00

Issued on: Nov. 5, 2021

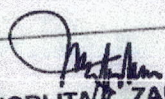
Issued at: BTO, New Agutaya

Contact No.: 9104150334
Date of Birth: July 9, 1967
Blood Type: "O"


IN CASE OF EMERGENCY PLEASE CONTACT

Name:
RONILO SALES

Contact No.:

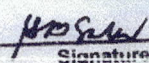

NORLITA C. ZABALO
Punong Barangay

Republic of the Philippines
Municipality of San Vicente
Barangay New Agutaya


ID NO. 04858-E2738

GENALYN B. SALES
Name

Maunlad
Purok / Sitio


Signature

AGU-SALRON-05410
Family Number

AGU-SALRON-04858



Republic of the Philippines
Department of Environment and Natural Resources
Region IV - MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. III (Poblacion), Roxas, Palawan
Contact No. 09171606578/ 09175028647
Email address: cenroroxaspal@denr.gov.ph

MEMORANDUM

For : The Office-In-Charge

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : December 1, 2022

I am submitting this report in compliance with your instruction to conduct investigation on the attached request for Survey Authority.

SUBJECT LOT

The subject of this investigation are respective portion of Lot 36, Sgs-04-002022-D at Bgy. Dumarao, Roxas, Palawan.

CLAIMANT

The claimant is Heirs of Antonio Bitoy represented by Genalyn B. Sales, actual occupant and possessor of part of the subject lot.

ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, I immediately conducted the investigation. The following were ascertained:

1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroxaspal@gmail.com

Geopictures taken on portion of Lot 36, Sgs-04-002022-D located at Bgy. Dumarao, Roxas, Palawan applied for issuance of survey authority by Heirs of Antonio Bitoy represented by Genalyn B. Sales



Brgy. Dumarao
Roxas, Palawan
December 23, 2020

The CENR Officer
Thru the Chief LMS
DENR Office No. IV-B
Roxas, Palawan



Sir/Ma'am:

May I have the honor to request from your good office a Survey Authority to segregate my parcel of land identified as Lot 36, SGS-04-002022-D, Cad. 862-D, Roxas Cadastre, containing an area of Two thousand, sixty eight (2,068) Square meters, situated in Barangay Dumarao, Roxas, Palawan.

That we wish to hire the services of Geodetic Engineer **ALDRIC G. ECO** of ECO Surveying Services, a private surveyor, to execute the survey.

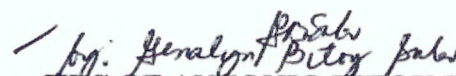
That we intend to file appropriate land application on the said lot.

That we are willing to defray whatever expenses that might incur in connection with our request.

That we promise to abide to all the existing rules and regulations pertaining to this matter.

Hoping that this request will merit your favorable consideration and immediate action on this matter.

Very truly yours,


HRS OF ANTONIO BITOY ET.AL.
Claimant

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

Subject: Survey Authority for tract
Of Public Land in Brgy. Dumarao, Roxas, Pal.
Lot 36, Sqs - 04 - 002022-D

Date _____
S.A. # _____ - _____

ALDRIC G. ECO
New Agutaya, San Vicente, Palawan

Sir/Madam:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of GENALYN B. SALES claimants of the above described tract of Public Land, to avail of your services, authority is hereby granted to you to execute the survey thereof subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violations 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 Secretary of DENR

Accepted: _____

(4.)

ALDRIC ECO

Geodetic Engineer

(3.)

CENR Officer

License No. 5925729 Date:01/28/2022

PRC No. 8171 Date:10/17/07

Above stated request confirmed:

Issuance of Survey Order recommended:

(1.)

GENALYN B. SALES

Claimant

Dumarao, Roxas, Pal.

(2.)

Signature/Name

Deputy Public Land Inspector

Ref. _____

Cad Cost of P _____

Ref. Insp. /Invest./Report

Dated _____

Under O.R. No. _____

Dated _____

NOTE:

For this Survey Authority to be valid, the Four (4) required signature must be presented.

CONDITIONS

The Survey Authority granted hereof shall be valid only under the following condition;

1. That the land sought to be surveyed is an undecreed portion of alienable and disposable area established by the Bureau of Forest Development or DENR;
2. That the land has been reserved for public or quasi-public purpose;
3. That the does not embrace any holding of a bona-fide occupant, public land application or claim;
4. That the land is not within a cadastral or public land subdivision survey project still in progress;
5. That the land in subject of a pending ordinary land registration case or litigation in the court.

The above conditions shall be deemed to have been automatically modified by administrative issuances that may issued by the DENR Secretary, the Director LMB, the Regional Executive Director or his Technical Director of Land Management.