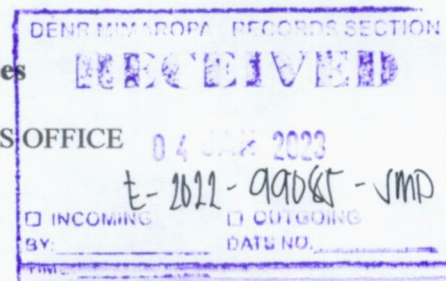




Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Bgy. Sta. Monica, Puerto Princesa City, Palawan
Telfax No. (048) 434-8791
Email Add: penropalawan@denr.gov.ph



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 : December 12, 2022

Forwarded is the memorandum dated November 16, 2022 of CENRO Roxas, Palawan together with the investigation report on the application for issuance of Survey Authority to consolidate/subdivide Lot No. 1616-C and 1616-D of Csd-04-017544-D located at Brgy. New Agutaya, San Vicente, Palawan applied by Romeo Zabanal in compliance of DMC 2019-10 and Technical Bulletin No. 2020-01.

After evaluation conducted by this Office the following information:

- That the subject area applied are identified as Lot Nos. 1616-C and 1616-D of Csd-04-017544-D, containing an area of 6,522 and 998 Square meters respectively
- That the area applied falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 1614, Project No. 9-A, Block IV. While portion of Lot No. 1616-C falls within **FORESTLAND** per LC Map No. 1614, Project No. 9-A, Block A certified on Sept 23, 1952.
- That subject tract of land was plotted and evaluated based on the attached technical description (V-37). Thus, subject for issuance of clearance by the Regional Office and actual ground survey.
- 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 Alienable and Disposable Land in favor of Romeo Zabanal.

For the PENRO"

DAVID F. DALINO

LMO III, Chief, Patents Deeds & Permitting Unit
✦ In-Charge Office of the PENRO

Copy Furnish:
Reference No. 2022-10817
CENRO *RAYRAY*
Surveys

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By *Are*
Date: *20 DEC 2022* *22-10817* | *22-3400*



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

ANNEX "B"

CERTIFICATION

This is to certify that **Lot 1616-C and 1616-D of Csd-04-017544-D** falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 1614, Project No. 9-A, Block I. While the portion of Lot No. 1616-C falls within **FORESTLAND** per LC Map No. 1614, Project No. 9-A, Block IV certified on Sept 23, 1952.

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

Issued on the 12th day of December 2022, subject for confirmatory verification of the Regional Office.

For the PENRO"

DAVID F. DALINO

LMO III, Chief, Patents Deeds & Permitting Unit
of In-Charge Office of the PENRO

Note:

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



Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

ANNEX "B"

CERTIFICATION

This is to certify that **Lot 1616-C and 1616-D of Csd-04-017544-D** falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No. 1614, Project No. 9-A, Block I. While the portion of Lot No. 1616-C falls within **FORESTLAND** per LC Map No. 1614, Project No. 9-A, Block IV certified on Sept 23, 1952.

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

Issued on the 12th day of December 2022, subject for confirmatory verification of the Regional Office.

For the PENRO"

DAVID F. DALINO

LMO III, Chief, Patents Deeds & Permitting Unit
In-Charge Office of the PENRO

Note:

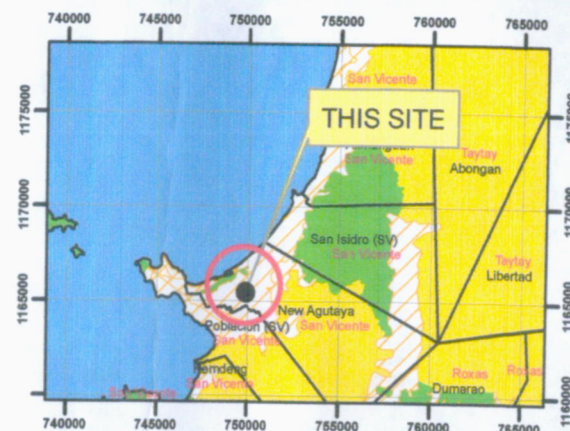
Reference used was based on the rectified LC map provided and projected by the Regional Office

FORESTLAND
PROJECT NO. 9-A
BLOCK A
LC MAP NO. 1614

ALIENABLE AND DISPOSABLE LAND
PROJECT 9-A
BLOCK IV
LC 1614

New Agutaya

San Vicente



LOCATION MAP

SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 1616-C AND 1616-D
FOR SURVEY AUTHORITY APPLIED BY
ROMEO ZABANAL

Located at Brgy. New Agutaya
Municipality of San Vicente
Province of Palawan

Coordinate System: Luzon 1911 UTM Zone 50N
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

Legend	
LC STATUS	
	Alienable & Disposable
	No Data
	UPF
	Communal Forest
	Forestland

Prepared by:

DAVE N. BALMORES
For II

DONNA BELLE E. LUENGO
Chief, SMU, Engr. II



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

MEMORANDUM

FOR : The PENR Officer
FROM : The CENR Officer
SUBJECT : **TRANSMITTAL OF REPORT**
DATE : 16 November 2022

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 11-24-2022 10817

I am submitting the investigation report conducted on the request for survey authority involving Lots 1616-C and 1616-D of Csd. 0-4-017544-D in Bgy. New Agutaya, San Vicente, Palawan.

Evaluating the same, I found out that:

- The land subject hereof is within the agricultural (alienable/disposable) lands; and
- The same appears occupied/possessed by Romeo S. Zabanal.

Hence, I recommend confirmation of the LC findings arrived at.

For the CENR Officer:

RONNIE P. LILANG
Chief, Regulation and Permitting Section
Office-In-Charge

Copy: The ARD, Technical Services
C/O the SMD at surveys_mimaropa@yahoo.com

The Claimants
file

**DENR-CENRO ROXAS
RELEASED**
DATE: NOV 23 2022

BY: [Signature]
DOC NO. 2022-11-1774



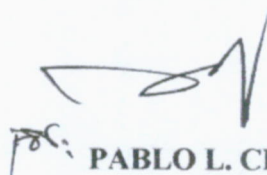
Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

This is to certify that Lots 1616-C and 1616-D of Csd. 04-017544-D is within the agricultural (alienable/disposable) lands per LC Map No. 1614, Project No. 9-A/Block 1 dated 23 September 1952, under FAO No. 4-129.

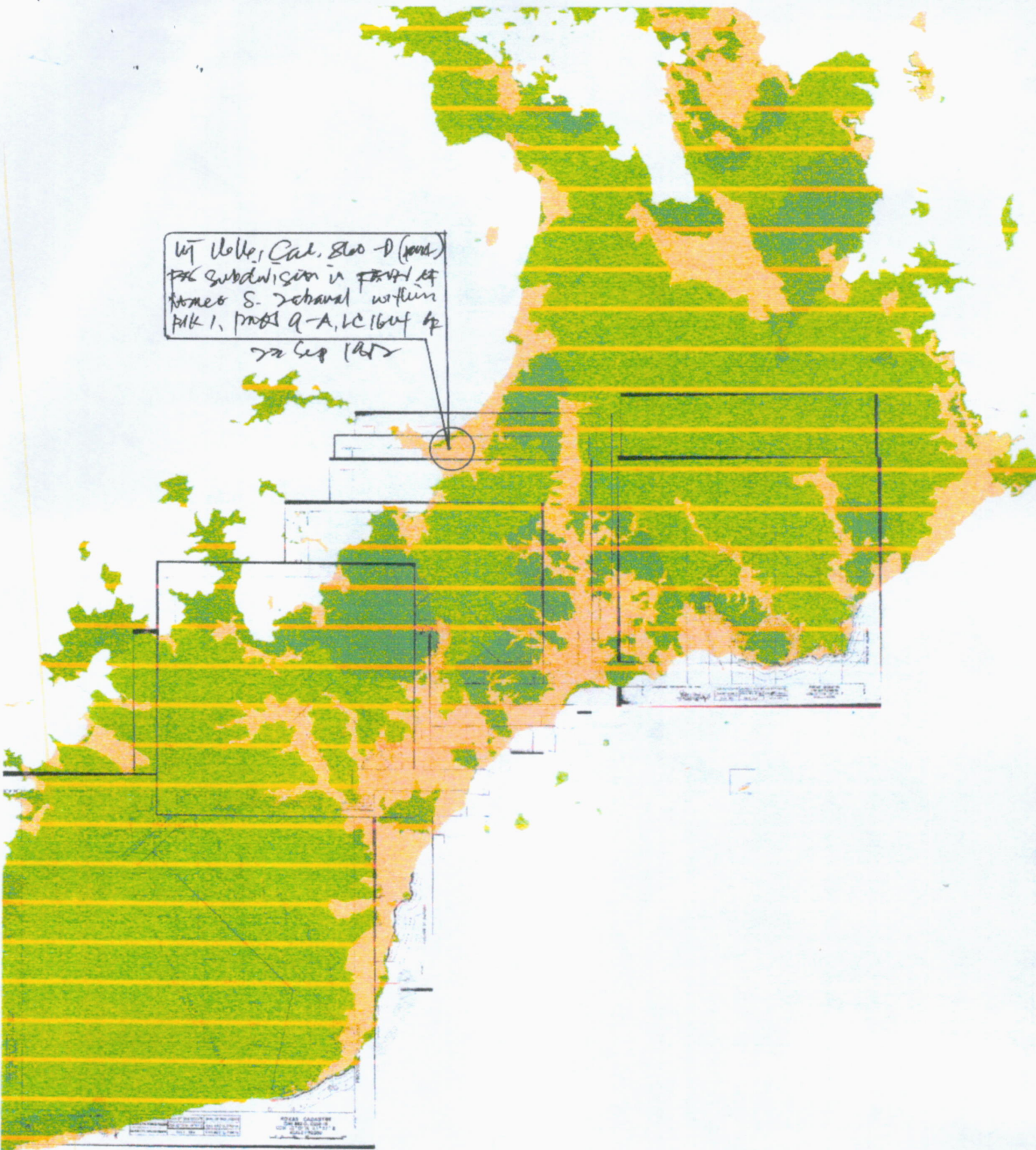
Said land is not covered by GSS covering areas which are within timberland.

Issued this 15th day of November 2022.


PABLO L. CRUZ
CENRO

Copy: file

Wt Valle, Cal. 800-1 (road)
Subdivision in front of
James S. Zehner within
Plk 1, Plots A-A, LC 1604 &
20 Sep 1972





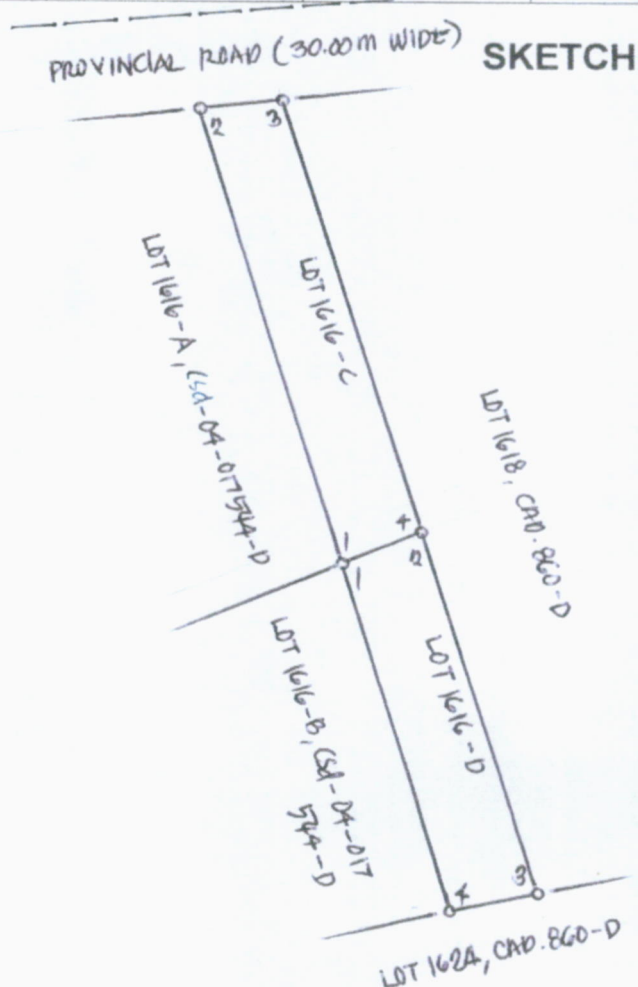
Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. _____ Applicant ROMEO S. ZABANAL
Lot No. 1616-C & D, Csd-04-017544-D Ident. To Lot No. _____
Portion of Lot No. 1616, Cad. 860-D Surveyed for: Epifanio Zabanal Et.al.
Date of Original Survey: 10/5/87 – 11/21/88 Surveyed by: _____
Area 6,522 & 998 sq. meters Date of Survey Sept. 21, 1997
Location: New Agutaya, San Vicente, Palawan Date Approved: August 21, 1988

TECHNICAL DESCRIPTION

TIE LINE: N. 01- 48 W. 1609.62 M. from BLLM 1, CAD. 860-D, SAN VICENTE CADASTRE

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
LOT 1616-C			LOT 1616-D		
1 - 2	N. 42 - 10 W.	334.18 M.	1 - 2	N. 37 - 21 E.	20.06 M.
2 - 3	N. 58 - 01 E.	20.06 M.	2 - 3	S. 42 - 10 E.	256.69 M.
3 - 4	S. 42 - 10 E.	326.99 M.	3 - 4	S. 46 - 46 W.	11.53 M.
4 - 1	S. 37 - 21 W.	20.06 M.	4 - 1	N. 49 - 13 W.	254.76 M.



N
DRAWN NOT TO SCALE
BEARINGS GRID

T.D. Researched by: _____ Date: _____
T.D. Sketched by: ALBERT A. ABOROT Date: november 2022
T.D. Checked by: _____ Date: _____



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

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer
FROM : The Investigating Officer
SUBJECT : **INVESTIGATION REPORT**
DATE : November 15, 2022

I am submitting this report in compliance with your instruction to conduct an investigation on this application for Survey Authority.

SUBJECT LOT

The subject land of this investigation is Lot 1616-C and 1616-D of Csd-04-017544-D, located in Bgy. New Agutaya, San Vicente, Palawan, with combined area of 7,510 square meters.

CLAIMANT

The claimant is Mr. Romeo Zabanal, 65 years old, male, and a resident of Barangay New Agutaya, San Vicente, Palawan.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Surveys and Mapping Division (SMD) has overlaid the LC maps; by the Records Officer of the disposition status thereof, and prepared the LC certification based on the findings.
2. Conduct inspection and took some geo-photos within the area of subject lot.

FINDINGS/ RECOMMENDATION

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

1. The subject area is within Agricultural lands (alienable or disposable) per LC map 1614, Project No. 9-A dated September 23, 1952. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
2. Mr. Romeo Zabanal and his siblings were the actual occupant and possessor of the land.
3. No adverse claim, no boundary conflict, and the occupant's possession is peaceful and exclusive.

I therefore recommend the approval of the application for survey authority. Attached are Geo-tagged photographs of the subject lot.

ALBERTA ABOROT
Investigating Officer




Photos of lot 1616-C & 1616-D, Csd-04-017544-D, subject lots of survey
Authority applied by Romeo Zabanal in New Agutaya, San Vicente, Pal

Republic of the Philippines
4th Judicial Region
MUNICIPAL CIRCUIT TRIAL COURT OF TAYTAY-SAN VICENTE
Taytay, Palawan

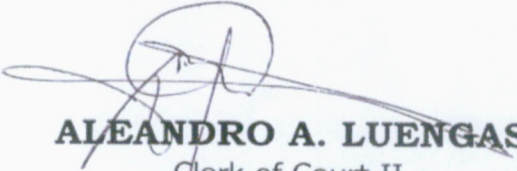
C E R T I F I C A T I O N

TO WHOM THIS MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available in this Court, there is NO Criminal or Civil Case filed nor pending or disposed of against JUSTINIANA ZABANAL married to EPIFANIO ZABANAL, a resident of New Agutaya, San Vicente, Palawan relative to Lot No. 1616-C, CSD-04-014544 with Tax Declaration No. 18-21-005-2468 consisting of 6,522.00 sq.m. located at New Agutaya, San Vicente, Palawan.

 Issued upon request of Romeo S. Zabanal for whatever legal purpose it may serve best.

At Taytay, Palawan. October 20, 2022.


ALEANDRO A. LUENGAS
Clerk of Court II

Res. Cert. No. 07950501
Issued 02-10-22
At San Vicente, Palawan

O.R. No. UPLC NO. 3584331
Issued on 10-20-22
At Taytay, Palawan



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

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

JOINT AFFIDAVIT

We, MAURA H. NANGIT, and PEREGRINA R. DAÑO, residents of Bgy. New Agutaya, Municipality of San Vicente, Province of Palawan after having been sworn, hereby depose and state:

1. That we personally know Romeo Zabanal who aims for survey of Lot 1616-C and 1616-D, Csd-04-017544-D containing a combined area of 7,520 sq.m.
2. That we are actual residents of Bgy. New Agutaya, in the Municipality of San Vicente, Palawan.
3. That we are aware of the fact that Romeo Zabanal is one of the actual occupant and or possessor of the subject land.
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 ____th day of October 2022 in the place above first written.

MAURA H. NANGIT
Affiant
CTC No. 19422743
Issued on OCTOBER 20, 2022
Issued at San Vicente, Palawan


PEREGRINA R. DAÑO
Affiant
CTC No. 19322903
Issued on FEBRUARY 21, 2022
Issued at San Vicente, Palawan

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

ALBERTA ABOROT
Officer Authorized to Administer Oath
LMO I/ DPLI
(Position/Designation)



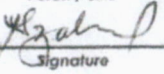
Republic of the Philippines
Municipality of San Vicente
Barangay New Agutaya



ID NO.: 04247-E360

ROMEO S. ZABANAL
Name

Bagong Sikat
Purok / Sitio


Signature

AGU-ZABROM-04737
Family Number

Household Number
AGU-ZABROM-04247



Contact No.:
9462869921

Date of Birth:
October 11, 1957

Blood Type: "A"

IN CASE OF EMERGENCY PLEASE CONTACT:

Name:
MARLENE O. ZABANAL

Contact No.:
09481085455


NORLITA C. ZABALO
Punong Barangay

Department of Environment and Natural Resources
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES
Roxas, Palawan

Subject: Survey Authority for tract
Of Public Land in Bgry. _____

Date _____
S.A. # _____

ALDRIC G. ECO
New Agutaya, San Vicente, Palawan

Sir/:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of _____ 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 G. ECO**
Geodetic Engineer

PRC No. 8171

Date: 10-17-07

(3.) **PABLO L. CRUZ**
CENR Officer

Above stated request confirmed:

Issuance of Survey Order recommended:

(1.) _____
Claimant

Address

(2.) **ALBERT A. ARONOT**
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.

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



**NORLITA C.
ZABALO**



**LUCILITA
D. CASAGA**



**MARK ANTHONY
LADIER**



LEO P. LAURENTE



ELSA B. MORAL



JOCELYN F. ABELA



**RUTHELIA T.
IBARRA**



NORIE A. ADIER



WELMARK V. SALCEDO



ARLYN A. APOLINARIO



RUBY A. LIBUTAN



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

OFFICE OF THE PUNONG BARANGAY

CERTIFICATE TO SURVEY

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **HEIRS. OF JUSTINIANA S. ZABANAL** married to **EPIFANIO ZABANAL**, is the actual occupant/possession of a certain parcel of land identified as Lot No. 1616-C, containing an area of 6,522 sq. m. and Lot No. 1616-D, containing an area of 998 sq. m. located at Purok Bagong Sikat, New Agutaya, San Vicente, Palawan, granted/permited their request to survey for purpose of subdivision plan to the heirs.

This certification is being issued upon request of the heirs for survey purposes.

Issued this 11th day of October 2022 at New Agutaya, San Vicente, Palawan.

NORLITA C. ZABALO
Punong Barangay

Paid under O.R No. 5941930

Amount paid: 150.00

Issued on: October 11, 2022

Issued at: BTO< New Agutaya, San Vicente