



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 : June 21, 2023

Forwarded is the memorandum dated June 14, 2023 of CENRO Roxas, Province of Palawan pertaining on the request for issuance of Survey Authority covering Lot Lot 4009-E and 4009-F of CSD-4B-001728-D applied by Julius Falcunaya Et. Al located at Brgy. Barbacan, Mun of Roxas, 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;

- a. That the subject area applied for subdivision was ascertained as Lots No. 4009-E and 4009-F; CSD-4B-001728-D with an approximate area of 20,331 Sq. meters.
- b. That the subject lots falls within **ALIENABLE AND DISPOSABLE LAND** per Land Classification Map No.889, Project No. 1-A, Block II certified on May 29, 1931.
- c. That subject tract of land was plotted and evaluated based on the attached technical description (V-37). Hence, subject for issuance of clearance by the Regional Office and actual ground survey to ascertained the relative position of the said area.
- d. 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.


FELIZARDO B. CAYATOC

Copy Furnish:
Reference No. 2022-5465
CENRO Quezon
Surveys

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**
By 
Date: 29 JUN 2023 2023-1752



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

CERTIFICATION


This is to certify that Lot No. 4009-E and 4009-F, CSD-4B-001728-D was verified falls within **ALIENABLE AND DISPOSABLE LAND** per LC Map No. 889, Project No. 1-A, Block II certified on May 29, 1931.

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

Issued on the 21st of June 2023, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENR Officer

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 29 JUN 2023 CN 2023-1752



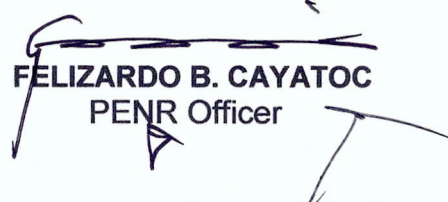
Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA REGION
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE
Province of Palawan

CERTIFICATION

This is to certify that Lot No. 4009-E and 4009-F, CSD-4B-001728-D was verified falls within **ALIENABLE AND DISPOSABLE LAND** per LC Map No. 889, Project No. 1-A, Block II certified on May 29, 1931.


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

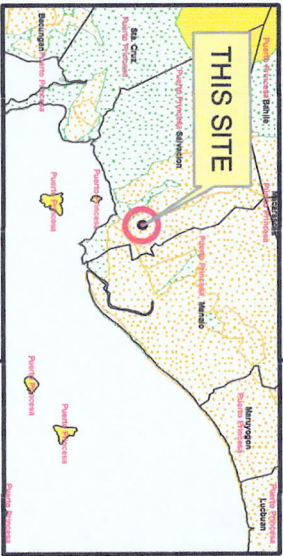
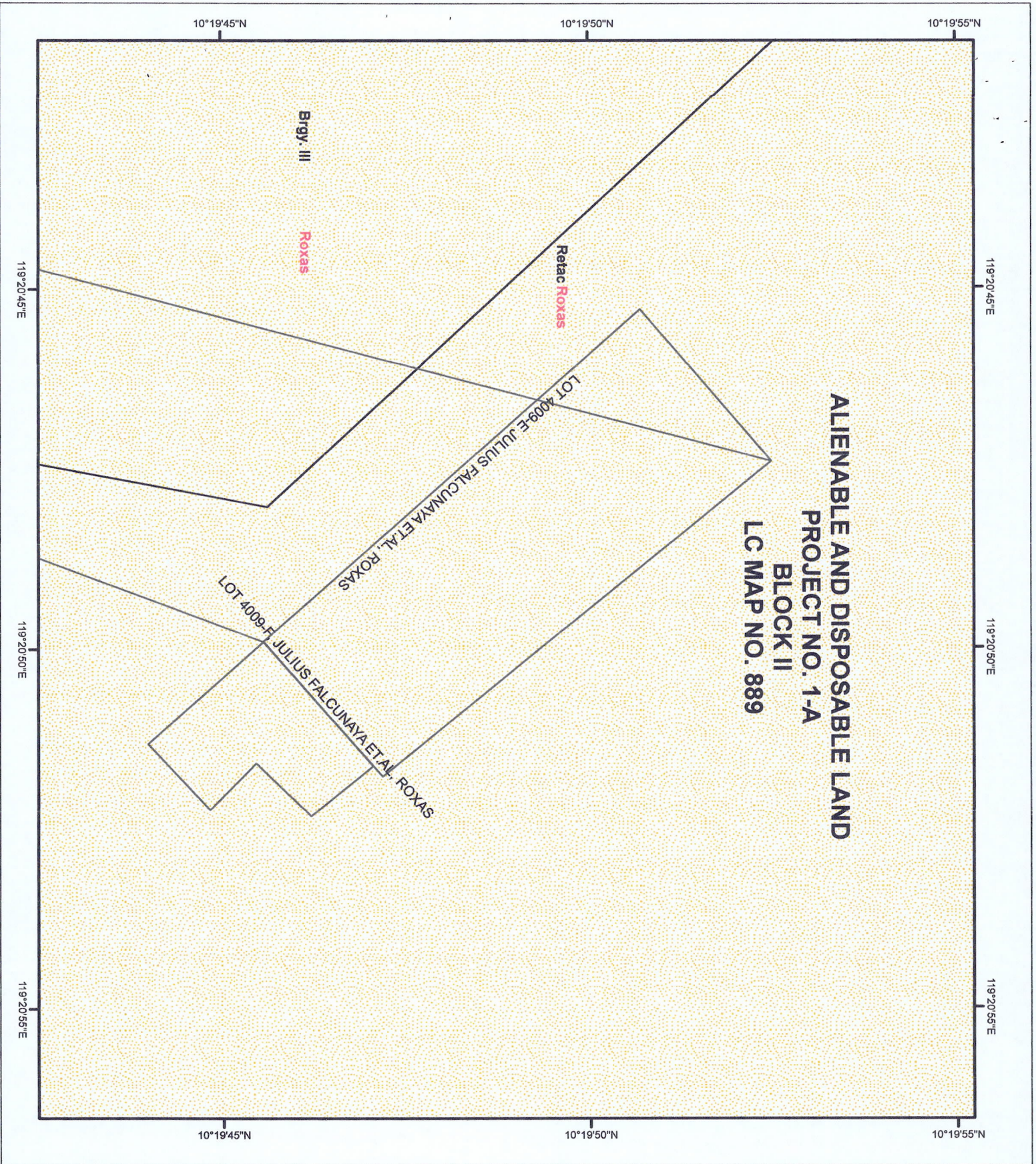
Issued on the 21st of June 2023, subject for confirmatory verification of the Regional Office.


FELIZARDO B. CAYATOC
PENR Officer

Note:

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By 
Date: 29 JUN 2023 CN 2023-1752



LOCATION MAP SCALE 1:700,000



MAP SHOWING

THE RELATIVE LOCATION OF LOT 4009-E; 4009-F
FOR SURVEY AUTHORITY APPLIED BY
JULIUS U. FALCUNAYA, ET. AL

Located at Brgy. New Barbacan
Mun of Roxas
Province of Palawan
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

SCALE 1:2000

Legend

LC STATUS

 Alienable & Disposable

 No Data

 Communal Forest

 UPF



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 Provincial Environment and
Natural resources Officer
PENRO, Puerto Princesa City

FROM : The Community Environment and
Natural resources Officer
CENRO, Roxas, Palawan

SUBJECT : **TRANSMITTAL OF REPORT**

DATE : June 14, 2023

**DENR PENRL
PALAWAN RECORDS
RECEIVED**

BY:
DATE: 17-19-2023 CN 22-5465

I am submitting the investigation report conducted on the application for Survey Authority involving consolidation-subdivision of Lots 4009-E and 4009-F of CSD-4B-001728-D identical to Lots 13105 and 13106 of Cad. 862-D in Bgy. New Barbacan, Roxas, Palawan.

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

- a. The respective portions referred to of the lots subject thereof are within the agricultural (alienable/disposable) land/timberland/national park/protection area).
- b. The same appear peacefully occupied/possessed by Julius Falcunaya, et al., the actual occupants to the exclusion of adverse others

Hence, I recommend confirmation of the LC findings arrived at. Attached are geo-photographs of the subject lot.

PABLO L. CRUZ

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

The Claimants

file

**DENR-CENRO ROXAS
RELEASED**
DATE: JUN 15 2023
BY:
DOC. NO. 2023 06-0862



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 4009-E and 4009-F of CSD-4B-001728-D is within Agricultural (alienable/disposable) lands per LC Map No. 889, Project No. 1-A dated May 29, 1931, under FAO/DAO No. _____.

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

Issued on 14th day of June 20, 2023.

PABLO L. CRUZ

Community Environment and
Natural Resources Officer



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 : 14 June 2023

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

SUBJECT LOT

The subject of this investigation are Lots 4009-E and 4009-F of CSD-4B-001728-D, located in Barangay New Barbacan, Roxas, Palawan, with a combined area of 20,331 square meters.

CLAIMANT

The claimant is Julius Falcunaya, 45 years old, male, a resident of Barangay New Barbacan, Roxas, 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 Survey and Mapping Division has overlaid the LC maps, by the Records Officer of the disposition thereof, and prepared the LC certification based on the findings.
2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site and took some photographs apt for geo-tagging.

FINDINGS/RECOMMENDATION

Verifications disclosed the following:

1. The lots involved are within the agricultural (alienable/disposable) lands. 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. The claimants' stay in the land is generally peaceful and exclusive. .

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


ALBERT A. ABOROT
LMO I/ Investigating Officer

The Community Environment
and Natural Resources Officer
Roxas, Palawan

20 March 2023

Sir:



May have the honor to request a Survey Authority to subdivide the remaining Portion of Lot No. 193, Pls-232, now equivalent to Lot No. 4009, Cad-862-D;

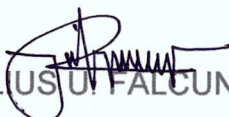
A portion of the above-described Lot now identified as Lot No. 4009-A, was already segregated in favor of the Palawan State University, Roxas, Palawan;

The remaining portions of which are identified as Lot No. 4009-E, and Lot No. 4009-F are the Lots subject of this request for Survey Authority to subdivide the said lots in accordance with our respective boundaries and occupancy;

That we have been an occupant of the said land for more than 30 years since 1987 to date;

We hope and pray for your consideration and approval.

Very truly yours,


JULIUS U. FALCUNAYA, ET. AL.



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

SUBJECT: Survey Authority for tract of

Public land located in NEW KANBACAN

ROXAS, PALAWAN

LOT 4009 - E and 4009 - F of CSD-415-001728-D

Survey Authority No. _____

Date _____

ENGR. GEORGE P. CASTILLO

Brgy. San Miguel,

Puerto Princesa City

Madam/Sir :

Pursuant to DENR Administrative order No.38 and upon evaluation of the request of JULIUS U. FALCUNATA et al to avail of your services, authority is hereby granted to you to execute the survey hereof subject to relevant provision of the manual of lands surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid condition 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 DENR Secretary:

Condition accepted:

(4) GEORGE P. CASTILLO

Geodetic Engineer

PRC Reg# 3700 (08-26-91)

LIC # 1769023 (01-10-23)

(3) PABLO L. CRUZ

CENRO

Above stated request confirmed:

(1) JULIUS U. FALCUNATA

(Signature/Name of claimant)

BGY. NEW KANBACAN, ROXAS, PAL.

(Address)

Issuance of Survey Authority
Recommended:

(2) AUBERT A. ABONOT

(Signature/Name)

LMD I

(Position/Designation)

Ref _____

Cad Cost of P _____ paid

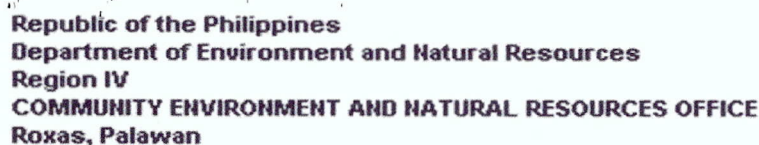
Under O.R. No. _____

Dated _____

Ref.Insp./Inves./Report

Date _____

Note: For this survey Authority to be valid, the four (4) required signatures must be present



No. Applicant : Julius U. Falcunaya, et al

Lot No. 4009-E & 4009-F, Csd-4B-001728-D Ident.To Lot No. 193, PLS-232

Portion of Lot No. 193, PLS-232 Surveyed for:

Date of Original Survey : 1931 Surveyed by : REGINA R. PEÑAMORA

Area (sq. m.) 20,331 Date of Survey: JANUARY 8, 2014

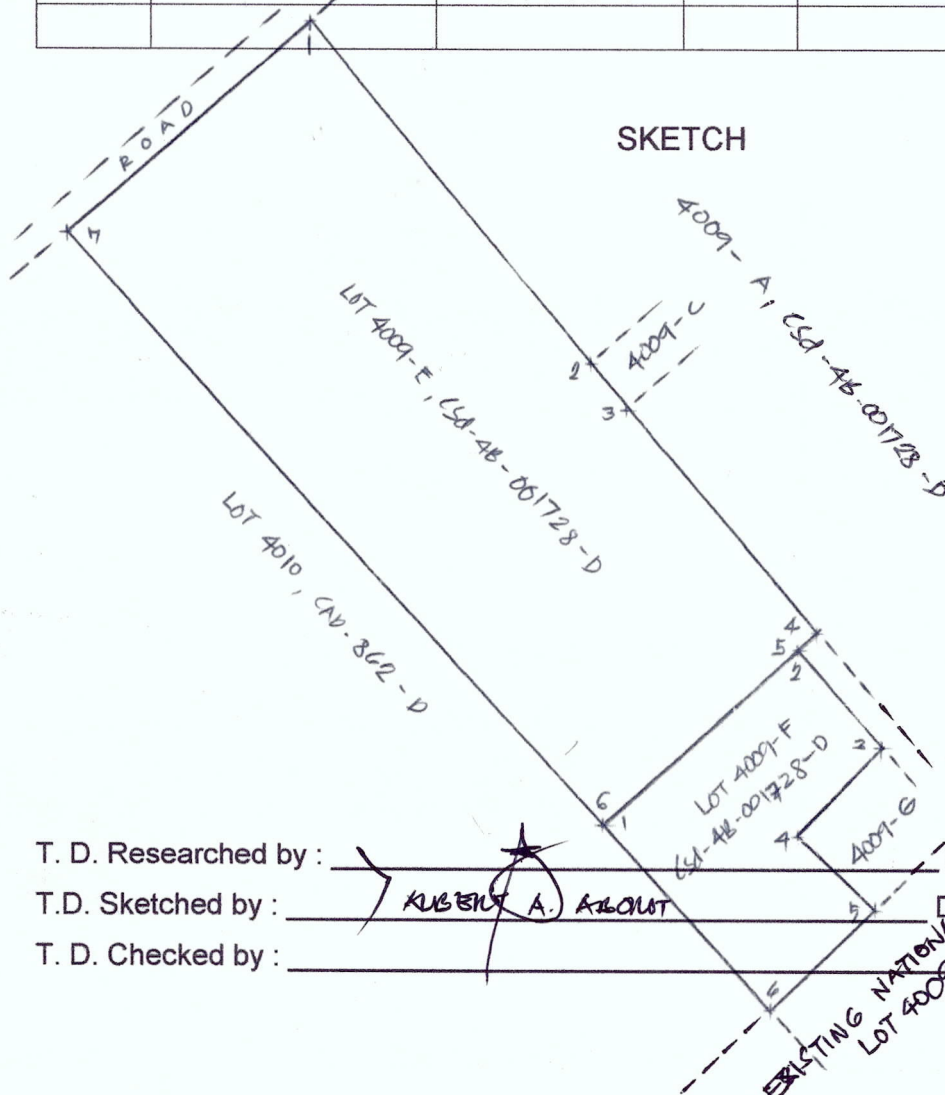
Location : Bgy. New Barbacan, Roxas, Palawan Date Approved: JUNE 15, 2014

TECHNICAL DESCRIPTION

TIE LINE: N 14-43 E 1,447.06 m / N 20-36 E 1,267.60 m from BLLM #1, CNO. 862-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
	LOT 4009-E, Csd 48-001728-D			LOT 4009-F, Csd-48-001728-D	
1-2	S 39-17 E	117.29 m.	1-2	N 48-50 E	69.62 m.
2-3	S 39-17 E	14.74 m.	2-3	S 39-17 E	33.48 m.
3-4	S 39-17 E	78.17 m.	3-4	S 44-19 W	32.12 m.
4-5	S 48-50 W	6.00 m.	4-5	S 45-41 E	27.73 m.
5-6	S 48-50 W	69.62 m.	5-6	S 47-13 W	38.14 m.
6-7	N 41-40 W	211.13 m.	6-1	N 41-40 W	64.69 m.
7-1	N 49-32/E	84.36 m.			

SKETCH



SCALE 1: 2000

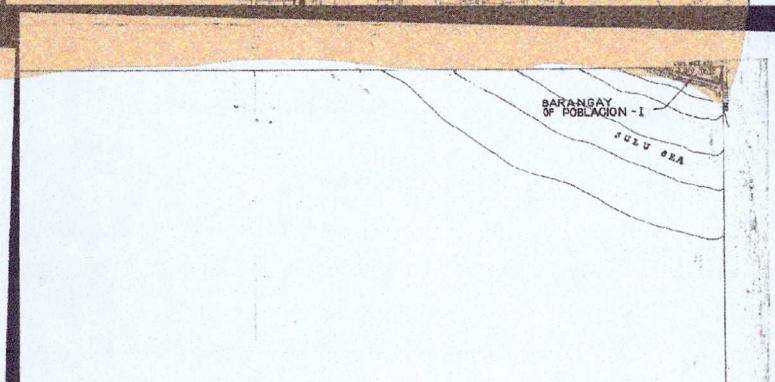
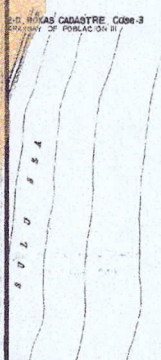
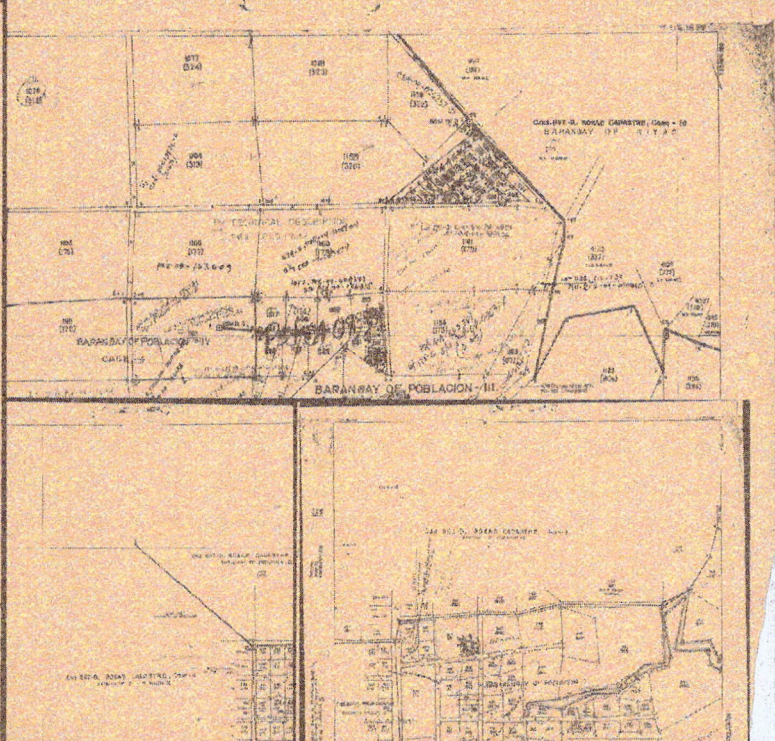
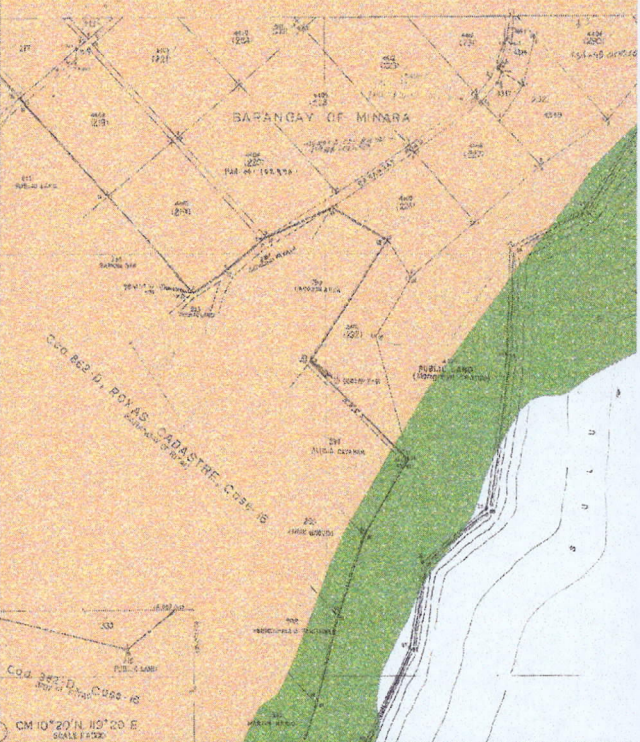
T. D. Researched by : _____ Date _____

T.D. Sketched by: KUBERT A. ALBOUT Date: JUN 5 2023

T. D. Checked by : _____ Date : _____

4422

W/S 4004 E & F, Ccd. 413-001722-D
for consolidation subst. to
Severina Falconay, et al.



NOVEMBER 10, 1988

COD 862-D, CASE-3	SULU SEA	SULU SEA
CM 10° 19' 19" 21" E	CM 10° 19' 19" 21" E	SULU SEA
CM 10° 19' 19" 21" E	SULU SEA	SULU SEA

ROXAS CADASTRE
Cod 862-D, CASE-3
CM 10° 19' 19" 21" E
SCALE 1:4000



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 OF DISINTERESTED PARTY

We, Asuncion T. Bacero, and Roseann V. Paduga, residents of
Barangay New Barbacan, Municipality of Roxas, Province of Palawan after
having been sworn, hereby depose and state:

1. That we personally know Mr./Ms. Julius U. Falcunaya who has intent for
subdivision survey of Lot 4009-F containing an area of _____ square
meters.
2. That we are actual residents of Barangay New Barbacan, Municipality of Roxas,
Palawan.
3. That we are aware of the fact that Mr. Julius U. Falcunaya is an 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 27 th day of
March 2023 in the place above first written.

Asuncion T. Bacero
Affiant

CTC No. 10752869
Issued on March 27/2023
Issued at: Roxas, Palawan

Roseann V. Paduga
Affiant

CTC No. 10752868
Issued on March 27, 2023
Issued at: Roxas, Palawan

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

ALBERT A. ABOROT
Officer Authorized to Administer Oath

LMO 1/ DPLI



BARANGAY OFFICIALS

SY 2018-2020

HON. REBECCA R. LOSBAÑES

PUNONG BARANGAY

HON. NICOLAS Z. PACHO

COMM. ON ENVIRONMENT

HON. ELEONOR O. LARROSA

COMM. ON EDUCATION

HON. ROGELIO A. BACOMO

COMM. ON PEACE AND ORDER

HON. DYLAN L. SABANDO

COMM. ON INFRASTRUCTURE

HON. CHERYL T. PADRONES

COMM. ON APPROPRIATION

HON. RODRIGO V. NABLEA

COMM. ON HEALTH / SOCIAL SERVICES

HON. JAY-R N. PANAGSAGAN

COMM. ON AGRICULTURE/LIVELIHOOD

HON. NORBERT T. RABUYA

SK CHAIRMAN/COMM. ON SPORTS

MS. MA. LUCY F. TAN

BGY. SECRETARY

Mr. Benito D. Lim

BGY. TREASURER

MS. FE C. SEBATNA

LOCAL LEGISLATIVE EMPLOYEE

Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay **New Barbacan**

OFFICE OF THE PUNONG BARANGAY

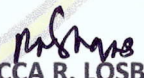
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **Julius U. Falcunaya**, of legal age, married, Filipino Citizen and presently residing at Purok 3, this barangay, is a bonafide resident of Bgy. New Barbacan, Roxas, Palawan.

This certification is issued upon request of Julius U. Falcunaya for whatever legal purpose/s it may serve him best.

Issued on this 27th day of March, 2023 at Bgy. New Barbacan, Roxas, Palawan.


REBECCA R. LOSBAÑES
Punong Barangay

Cert. fee Php 100.00

O.R. No. 0946300

Date Issued: 03/27/23

Issued at: Bgy. New Barbacan, Roxas, Palawan



Geo-photos on portion of Lot 193, PLS-232 identical to Lot 4009-F, Csd-4B-001728-D
 Subject for issuance of Survey Authority
 Applicant : Mr. Julius U. Falcunaya
 Investigator : Albert A. Aborot



Geo-photos on portion of Lot 193, PLS-232 identical to Lot 4009-E of Csd-4B-001728-D subject for issuance of survey authority
 Applicant: Mr. Julius U. Falcunaya
 Inspector: Albert A. Aborot



POLICE

PHILIPPINE NATIONAL POLICE



JULIUS URANI FALCUNAYA
Police Senior Master Sergeant
136341

DATE ISSUED : February 08, 2023
EXPIRATION DATE : July 23, 2026
ID CARD NUMBER : 23B0800034




ROBERT T. RODRIGUEZ
Police Major General
The Director for Personnel
and Records Management



Weight (kg) : 90
Height (cm) : 175
Eyes : BROWN
Hair : BLACK
Blood Type : A

Birth Date : 07/23/1977
TIN No : 929-211-140
Phil-Health No. : 090000675015
Pag-Ibig No. : 147001069028
FA Serial No. : PNP14608

CONTACT PERSON : DELIA GABO FALCUNAYA
ADDRESS : BRGY. NEW BARBACAN, ROXAS, PALAWAN
CONTACT NO. : 09129880238



RIGHT THUMBPRINT

E18

WARNING
Unauthorized use of this card is a criminal offense. If found, promptly return to the nearest police station, to the contact person or to ID and Badge Section, RMD, DPRM, NHQ PNP, Camp Rafael T Crame, Quezon City 2001 at telephone number 8537 4500 loc 6970.

Republic of the Philippines
**REGIONAL TRIAL COURT OF PALAWAN
AND PUERTO PRINCESA CITY**

Fourth Judicial Region
Email Address: rtc1prpccc@judiciary.gov.ph
Hotline Number: 09289352669

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

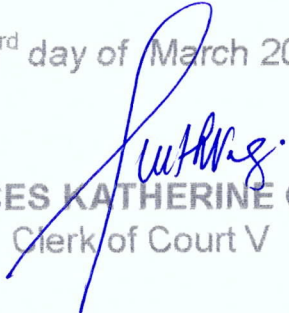
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Julius U. Falcunaya, et.al. Lot No. 193 (port.), equiv. to Lot No. 4009, Cad 862-D located at Bgy. New Barbacan, Roxas, Palawan.

This Certification is being issued upon the request of Albert A. Aborot for survey authority for subdivision.

At Puerto Princesa City, this 23rd day of March 2023.


ATTY. PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 0677596/0682462/4135215
Dated: March 23, 2023
Sion/

Deputy

TD No. **18-20-019-0288**Property Identification No. **066-20-019-08-050**Owner: **JULIUS U. FALCUNAYA**

TIN: _____

Address: **BGY. RETAC, ROXAS, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

RETAC**ROXAS, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **TC-04-000001**

CCT: _____

Lot No. **15**

Date: _____

Bk. No. _____

Boundaries:

North: **ROAD**South: **ALN 049**East: **ALN 051**West: **ROAD****KIND OF PROPERTY ASSESSED:**☒ **LAND**☐ **MACHINERY**☐ **BUILDING**

Brief Description: _____

No. of Storeys: _____

☐ **Others:**

Specify: _____

Brief Description: _____

Classification	Area	Unit	Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
RESIDENTIAL (R-4)	792.00 sq.m.	270	Php	213,840.00	RESIDENTIAL	10 %	Php 21,380.00	TAXABLE
Total	792.00 sq.m.		Php	213,840.00			Php 21,380.00	

Total Assessed Value **TWENTY-ONE THOUSAND THREE HUNDRED EIGHTY PESOS**
(Amount in Words)Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor: •

ELPIDIO D. BATUL, JR, REA
MUNICIPAL ASSESSOR**6/21/2018**
DateThis declaration cancels TD No. **20-019-0180**

Previous A.V. Php

7,920.00

Previous PIN

066-20-019-08-050Previous Owner: **JULIUS U. FALCUNAYA**Previous Area: **792 sq.m.**

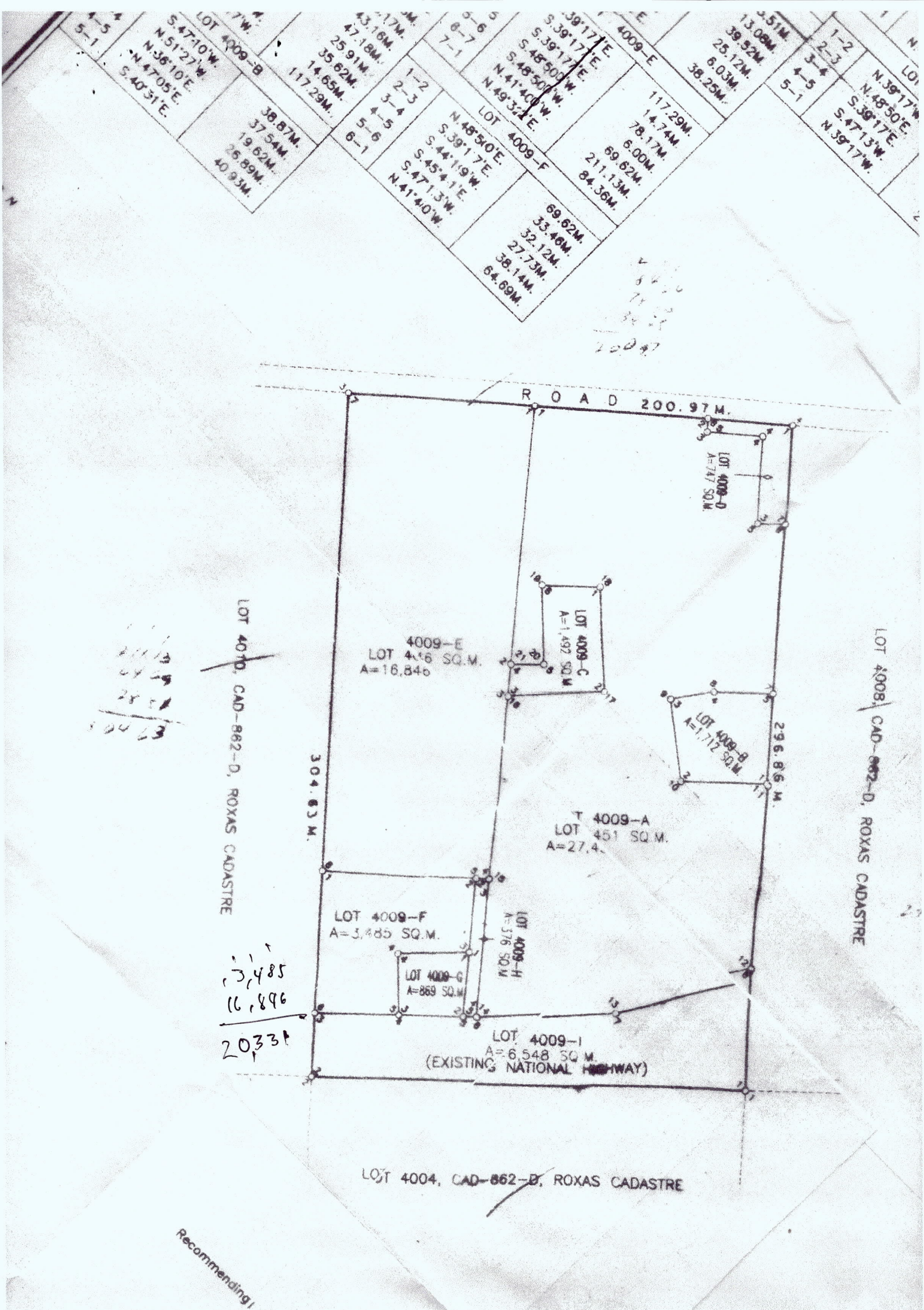
Memoranda:

REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.

Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:

SWORN STATEMENT Date:



13105, CAD-862-D

CAD-4B-001728-D

DS - 1/8/2014

PA - 6/15/14

RECEIVED T. RODRIGUEZ



R4B PENRO Palawan <penropalawan@denr.gov.ph>

TRANSMITTAL OF REPORT OF LOT 4009-E AND 4009-F OF CSD-4B-001728 IDENTICAL TO LOT 13105 AND 13106 OF CAD. 862-D IN BGY. NEW BARBACAN, ROXAS, PALAWAN - JULIUS FALCUNAYA, ET AL.

R4B CENRO Roxas Palawan <cenroroxaspalawan@denr.gov.ph>

Fri, Jun 16, 2023 at 4:54 PM

To: R4B PENRO Palawan <penropalawan@denr.gov.ph>

Cc: DENR Mimaropa Region <mimaroparegion@denr.gov.ph>, ARDTS MIMAROPA <ardts.mimaropa@gmail.com>, smd records <recordssmd@gmail.com>, Surveys and Mapping MIMAROPA <smdmimaropa@gmail.com>, Surveys Division <surveys_mimaropa@yahoo.com>, Donna Belle Luengo <surveysandmappingunit@gmail.com>

Sir/Madam,

Good day!

Please see attached file and kindly acknowledge receipt of this email.

Thank you and God bless.

—
PABLO L. CRUZ
CENRO

DENR PENRO
PALAWAN RECORDS
RECEIVED
BY: _____
DATE: 06/19/2023 09:23:54

.....
DENR-CENRO Roxas, Palawan
Sandoval Street, Bgy. III,
Roxas, Palawan 5308
PHILIPPINES

Email: cenroroxaspalawan@denr.gov.ph

Contact Number:
Telephone: 048-717-0892

 **TRANSMITTAL OF REPORT OF LOT 4009-E AND 4009-F OF CSD-4B-001728 IDENTICAL TO LOT 13105 AND 13106 OF CAD. 862-D IN BGY. NEW BARBACAN, ROXAS, PALAWAN - JULIUS FALCUNAYA, ET AL..pdf**
2863K

DENR-PENRO PALAWAN
RELEASED
THROUGH E-MAIL
EMAILED TO: PENRO SMU
E-MAILED BY: _____
DATE: 9 JUN 2023 TIME: _____



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 Provincial Environment and
Natural resources Officer
PENRO, Puerto Princesa City

FROM : The Community Environment and
Natural resources Officer
CENRO, Roxas, Palawan

SUBJECT : **TRANSMITTAL OF REPORT**

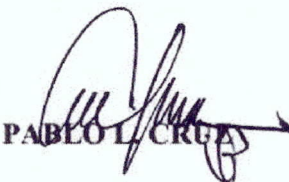
DATE : June 14, 2023

I am submitting the investigation report conducted on the application for Survey Authority involving consolidation-subdivision of Lots 4009-E and 4009-F of CSD-4B-001728-D identical to Lots 13105 and 13106 of Cad. 862-D in Bgy. New Barbacan, Roxas, Palawan.

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

- The respective portions referred to of the lots subject thereof are within the agricultural (alienable/disposable) land/timberland/national park/protection area).
- The same appear peacefully occupied/possessed by Julius Falcunaya, et al., the actual occupants to the exclusion of adverse others

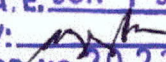
Hence, I recommend confirmation of the LC findings arrived at. Attached are geo-photographs of the subject lot.


PABLO L. CRUZ

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

The Claimants

file

DENR-CENRO ROXAS
RELEASED
DATE: JUN 15 2023
BY: 
DOC. NO. 2023 06-0862



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 4009-E and 4009-F of CSD-4B-001728-D is within Agricultural (alienable/disposable) lands per LC Map No. 889, Project No. 1-A dated May 29, 1931, under FAO/DAO No. _____.

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

Issued on 14th day of June 20, 2023.



PABLO L. CRUZ

Community Environment and
Natural Resources Officer



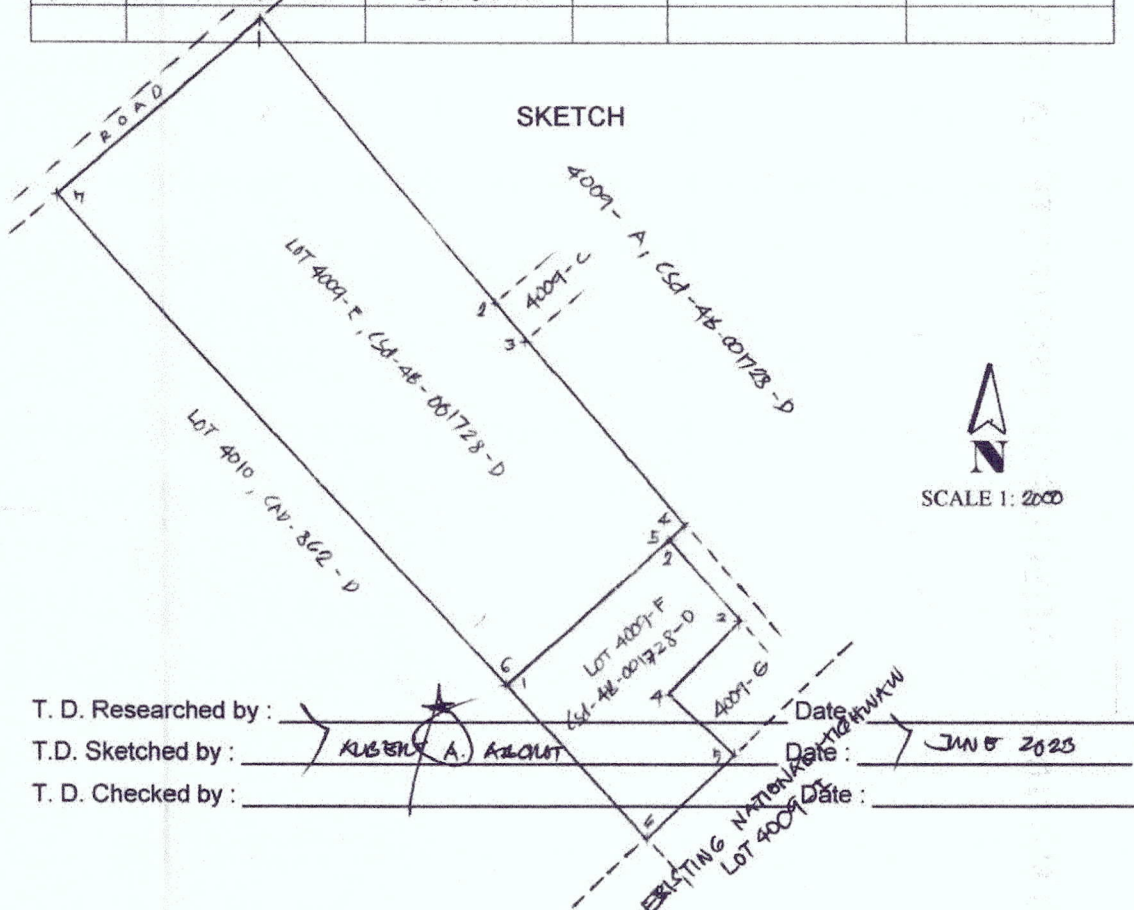
Republic of the Philippines
Department of Environment and Natural Resources
Region IV
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
Roxas, Palawan

No. CLAIMANT Applicant: JULIUS U. Falcunaya, et al.
Lot No. 4009-E & 4009-F, Csd-4B-001728-D Ident. To Lot No. 193, PLS-232
Portion of Lot No. 193, PLS-232 Surveyed for: _____
Date of Original Survey: 1931 Surveyed by: REGINA R. PENAMORA
Area (sq. m.) 20,331 Date of Survey: JANUARY 8, 2014
Location: Bgy. New Barbacan, Roxas, Palawan Date Approved: JUNE 15, 2014

TECHNICAL DESCRIPTION

TIE LINE: N 14-48 E 1,447.86 m / N 20-36 E 1,267.68 m from KLLM #1, CND-362-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
	LOT 4009-E, Csd-4B-001728-D			LOT 4009-F, Csd-4B-001728-D	
1-2	S 39-17 E	117.29 m.	1-2	N 48-50 E	69.62 m.
2-3	S 39-17 E	14.74 m.	2-3	S 39-17 E	33.48 m.
3-4	S 39-17 E	78.17 m.	3-4	S 44-19 W	32.12 m.
4-5	S 48-50 W	6.00 m.	4-5	S 45-41 E	27.73 m.
5-6	S 48-50 W	69.62 m.	5-6	S 47-13 W	38.14 m.
6-7	N 41-40 W	211.13 m.	6-1	N 41-40 W	69.69 m.
7-1	N 49-32 E	84.36 m.			



4422

AWAN

W/S 4004-E & F, CCL. 413-101722-D
for consolidation Sub Th
Severina Falcunaya, of el.



BARANGAY OF MINARA

CM 0°20'N 102°00'E
SCALE 1:50,000

CHURCH & HALL COMPLEX, CCL. 13

BARANGAY OF POBLACION-1

BARANGAY OF POBLACION-1

DATE OF DRAWING	DATE OF SURVEY	DATE OF SALE
1958	1958	1958

ROXAS CADASTRE
CORRECTION NO. 1
CM 10°19'N 119°21'E
SCALE 1:50,000

REMARKS

4422



DEPARTMENT OF AGRARIAN REFORM AND COOPERATIVE DEVELOPMENT
OFFICE OF THE SECRETARY
Roxas Cadastre
CORRECTION NO. 1
CM 10°19'N 119°21'E
SCALE 1:50,000



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 : 14 June 2023

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

SUBJECT LOT

The subject of this investigation are Lots 4009-E and 4009-F of CSD-4B-001728-D, located in Barangay New Barbacan, Roxas, Palawan, with a combined area of 20,331 square meters.

CLAIMANT

The claimant is Julius Falcunaya, 45 years old, male, a resident of Barangay New Barbacan, Roxas, Palawan.

PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

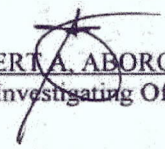
1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Survey and Mapping Division has overlaid the LC maps, by the Records Officer of the disposition thereof, and prepared the LC certification based on the findings.
2. The joint affidavit executed in support thereof by two disinterested persons, was validated on site and took some photographs apt for geo-tagging.

FINDINGS/RECOMMENDATION

Verifications disclosed the following:

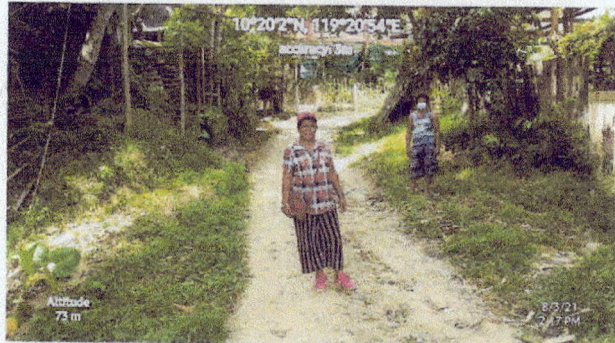
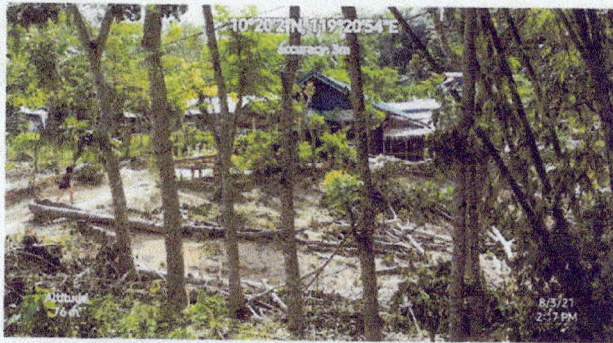
1. The lots involved are within the agricultural (alienable/disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
2. The claimants' stay in the land is generally peaceful and exclusive.

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


ALBERT A. ABOROT
LMO I/ Investigating Officer



Geo-photos on portion of Lot 193, PLS-232 identical to Lot 4009-F, Csd-4B-001728-D
 Subject for issuance of Survey Authority
 Applicant : Mr. Julius U. Falcunaya
 Investigator : Albert A. Aborot



Geo-photos on portion of Lot 193, PLS-232 identical to Lot 4009-E of
Csd-4B-001728-D subject for issuance of survey authority
Applicant: Mr. Julius U. Falcunaya
Inspector: Albert A. Aborot

Republic of the Philippines
**REGIONAL TRIAL COURT OF PALAWAN
AND PUERTO PRINCESA CITY**

Fourth Judicial Region
Email Address: rtc1prpccc@judiciary.gov.ph
Hotline Number: 09289352669

OFFICE OF THE CLERK OF COURT
Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

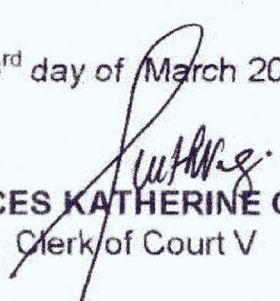
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of a pending land registration case before any branches of this court involving applicant Julius U. Falcunaya, et.al. Lot No. 193 (port.), equiv. to Lot No. 4009, Cad 862-D located at Bgy. New Barbacan, Roxas, Palawan.

This Certification is being issued upon the request of Albert A. Aborot for survey authority for subdivision.

At Puerto Princesa City, this 23rd day of March 2023.


ATTY. PRINCES KATHERINE C. VERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 0677596/0682462/4135215
Dated: March 23, 2023
Ston/

TD No. **18-20-019-0288**Property Identification No. **066-20-019-08-050**Owner **JULIUS U. FALCUNAYA**

TIN: _____

Address: **BGY RETAC, ROXAS, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property:

(Number and Street)

RETAC

(Barangay/District)

ROXAS, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **TC-04-000001**

CCT: _____

Lot No. **15**

Date: _____

Bik. No. _____

Boundaries:

North: **ROAD**South: **ALN 049**East: **ALN 051**West: **ROAD****KIND OF PROPERTY ASSESSED:****LAND****BUILDING**

No. of Storeys: _____

Brief Description: _____

**MACHINERY**

Brief Description: _____

**Others:**

Specify: _____

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
RESIDENTIAL (R-4)	792.00 sq.m.	270	Php 213,840.00	RESIDENTIAL	10 %	Php 21,380.00	TAXABLE
Total	792.00 sq.m.		Php 213,840.00			Php 21,380.00	

Total Assessed Value **TWENTY-ONE THOUSAND THREE HUNDRED EIGHTY PESOS**
(Amount in Words)Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2019

Year

Approved by: By Authority of the Provincial Assessor:

ELPIDIO D. BATUL, JR, REA
MUNICIPAL ASSESSOR**6/21/2018**

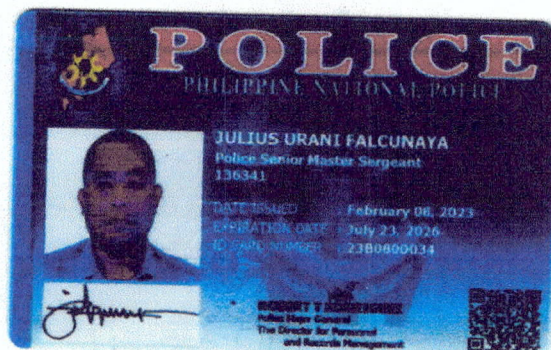
Date

This declaration cancels TD No. **20-019-0180**Previous A.V. Php **7,920.00**Previous PIN **066-20-019-08-050**Previous Owner: **JULIUS U. FALCUNAYA**Previous Area: **792 sq.m.****Memoranda:****REVISED PURSUANT TO SECTION 219 OF R.A. 7160 AND SECTION 24 OF PROVINCIAL ORDINANCE NO. 1914-2018, SERIES OF 2018.****Note:**

This declaration is for real property taxation purposes only and the valuation indicated herein are based on the schedule of unit market values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 26, 2018. It does not and cannot by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:

SWORN STATEMENT Date:



Weight (kg) :	90	Birth Date :	07/23/1977
Height (cm) :	175	TIN No :	929-211-140
Eyes :	BROWN	Phil-Health No. :	090000675015
Hair :	BLACK	Pag-Ibig No. :	147001069028
Blood Type :	A	FA Serial No. :	PMP14608

CONTACT PERSON : DELIA GABO FALCUNAYA
ADDRESS : BRGY. NEW BARBACAN, ROXAS, PALAWAN
CONTACT NO. : 09129680238

E18

WARNING
Unauthorized use of this card is a criminal offense. If found, promptly return to the nearest police station, to the contact person or to ID and Badge Section, RMD, DPM, NHO PNP, Camp Rafael T. Crano, Quzon City 2001 at telephone number 8537-4500 loc 6970.

Republic of the Philippines
Province of Palawan
Municipality of Roxas
Barangay New Barbacan



BARANGAY OFFICIALS

SY 2018-2020

HON. REBECCA R. LOSBAÑES

PUNONG BARANGAY

HON. NICOLAS Z. PACHO

COMM. ON ENVIRONMENT

HON. ELEONOR O. LARROSA

COMM. ON EDUCATION

HON. ROGELIO A. BACOMO

COMM. ON PEACE AND ORDER

HON. DYLAN L. SABANDO

COMM. ON INFRASTRUCTURE

HON. CHERYL T. PADRONES

COMM. ON APPROPRIATION

HON. RODRIGO V. NABLEA

COMM. ON HEALTH / SOCIAL SERVICES

HON. JAY-R N. PANAGSAGAN

COMM. ON AGRICULTURE/LIVELIHOOD

HON. NORBERT T. RABUYA

SK CHAIRMAN/COMM. ON SPORTS

MS. MA. LUCY F. TAN

BGY. SECRETARY

Mr. Benito D. Lim

BGY. TREASURER

MS. FE C. SEBATNA

LOCAL LEGISLATIVE EMPLOYEE

OFFICE OF THE PUNONG BARANGAY

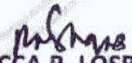
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that **Julius U. Falcunaya**, of legal age, married, Filipino Citizen and presently residing at Purok 3, this barangay, is a bonafide resident of Bgy. New Barbacan, Roxas, Palawan.

This certification is issued upon request of Julius U. Falcunaya for whatever legal purpose/s it may serve him best.

Issued on this 27th day of March, 2023 at Bgy. New Barbacan, Roxas, Palawan.


REBECCA R. LOSBAÑES
Punong Barangay

Cert. fee Php 100.00

O.R. No. 0946300

Date Issued: 03/27/23

Issued at: Bgy. New Barbacan, Roxas, Palawan



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

JOINT AFFIDAVIT OF DISINTERESTED PARTY

We, Asuncion T. Balero, and Roseann V. Paduga, residents of
Barangay New Barbacan, Municipality of Roxas, Province of Palawan after
having been sworn, hereby depose and state:

1. That we personally know Mr./Ms Julius U. Falcunaya who has intent for
subdivision survey of Lot 4009-F containing an area of _____ square
meters.
2. That we are actual residents of Barangay New Barbacan, Municipality of Roxas,
Palawan.
3. That we are aware of the fact that Mr. Julius U. Falcunaya is an 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 27 th day of
March 2023 in the place above first written.

Asuncion T. Balero
Affiant

CTC No. 10752869
Issued on March 27/2023
Issued at: Roxas, Palawan

Roseann V. Paduga
Affiant

CTC No. 10752868
Issued on March 27, 2023
Issued at: Roxas, Palawan

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

ALBERT A. ABOROT
Officer Authorized to Administer Oath

LMO I/ DPLI



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

SUBJECT: Survey Authority for tract of

Public land located in NEW BARBACAN

ROXAS, PALAWAN

LOT 4009 - E and 4009 - F of CSA-415-001728-D

Survey Authority No. _____

Date _____

ENGR. GEORGE P. CASTILLO

Brgy. San Miguel,

Puerto Princesa City

Madam/Sir :

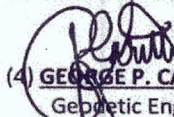
Pursuant to DENR Administrative order No.38 and upon evaluation of the request of JULIUS W. PALCUNATA et al to avail of your services, authority is hereby granted to you to execute the survey hereof subject to relevant provision of the manual of lands surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violations of any of the aforesaid condition 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 DENR Secretary:

Condition accepted:



(4) GEORGE P. CASTILLO

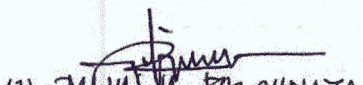
Geometric Engineer

PRC Reg# 3700 (08-26-91)

LIC # 1769023 (01-10-23)

Above stated request confirmed:

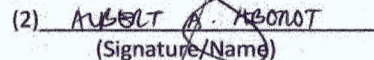
(3) PABLO L. CRUZ
CENRO

(1) 
(Signature/Name of claimant)

BGY. NEW BARBACAN, ROXAS, PAL
(Address)

Ref _____
Cad Cost of P _____ paid
Under O.R. No. _____
Dated _____

Issuance of Survey Authority
Recommended:

(2) 
(Signature/Name)

LMD I
(Position/Designation)

Ref.Insp./Inves./Report
Date _____

Note: For this survey Authority to be valid, the four (4) required signatures must be present

The Community Environment
and Natural Resources Officer
Roxas, Palawan

20 March 2023

Sir:

May have the honor to request a Survey Authority to subdivide the remaining Portion of Lot No. 193, Pls-232, now equivalent to Lot No. 4009, Cad-862-D;

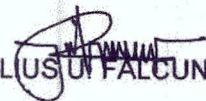
A portion of the above-described Lot now identified as Lot No. 4009-A, was already segregated in favor of the Palawan State University, Roxas, Palawan;

The remaining portions of which are identified as Lot No. 4009-E, and Lot No. 4009-F are the Lots subject of this request for Survey Authority to subdivide the said lots in accordance with our respective boundaries and occupancy;

That we have been an occupant of the said land for more than 30 years since 1987 to date;

We hope and pray for your consideration and approval.

Very truly yours,


JULIUS U. FALCUNAYA, ET. AL.

