



PRepublic of the Philippines  
**Department of Environment and Natural Resources**  
MIMAROPA Region  
PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Brgy. Sta. Monica, Puerto Princesa City, Palawan  
Telfax No. (048) 434 - 8791

Email Add: [penropalawan@denr.gov.ph](mailto:penropalawan@denr.gov.ph)

DENR MIMAROPA RECORDS SECTION <b>RECEIVED</b>	
JUN 01 2023	
<input type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATE NO. _____
TIME: _____	

May 11, 2023

**MEMORANDUM**

FOR : The Assistant Regional Director for Technical Services

FROM : DMO IV/OIC Chief, TSD  
In-Charge, Office of the PENRO

SUBJECT : TRANSMITTAL OF THE REPORT

Forwarded is the memorandum of CENRO Roxas, Palawan with the investigation report categorical recommendation on the application for Survey Authority of Lot 294, Pls-606-D, situated at Brgy. Malcampo, Roxas, Palawan.

After evaluation, this office found out the following:

- a. That Lot 294 falls within Alienable and Disposable Land per Land Classification Map 2184, Project No. 14-B, Block XIII, duly certified on March 21, 1958.
- b.
- c. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Roxas.
- d. That the subject lot consist of forty four (4) corners covering an area of 78, 132 sq.m.
- e. Attached are the geo-tagged photographs of the area and sketch map showing relative position of the subject lot overlaid in land classification map.

Relative hereto, issuance of survey authority is strongly recommended.

Reference No. 2023-4000  
RPSFiles/Memo/RO/Lot294  
AAP

  
RONIE B. GANDEZA

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By \_\_\_\_\_  
Date: 15 MAY 2023 1337



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](mailto:penropalawan@denr.gov.ph)

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**ANNEX "B"**


**CERTIFICATION**

This is to certify that **Lot 294, Pls-606-D**, is within **Alienable and Disposable Land** per LC Map No. 2184, Project No. 14-B, Block XIII, duly certified on March 21, 1958.

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

Issued on 11<sup>th</sup> day of May 2023 for confirmatory verification of the Regional office.

**For the PENRO:**

  
**RONIE B. GANDEZA**  
DMO IV/OIC Chief, TSD  
In-Charge, Office of the PENRO

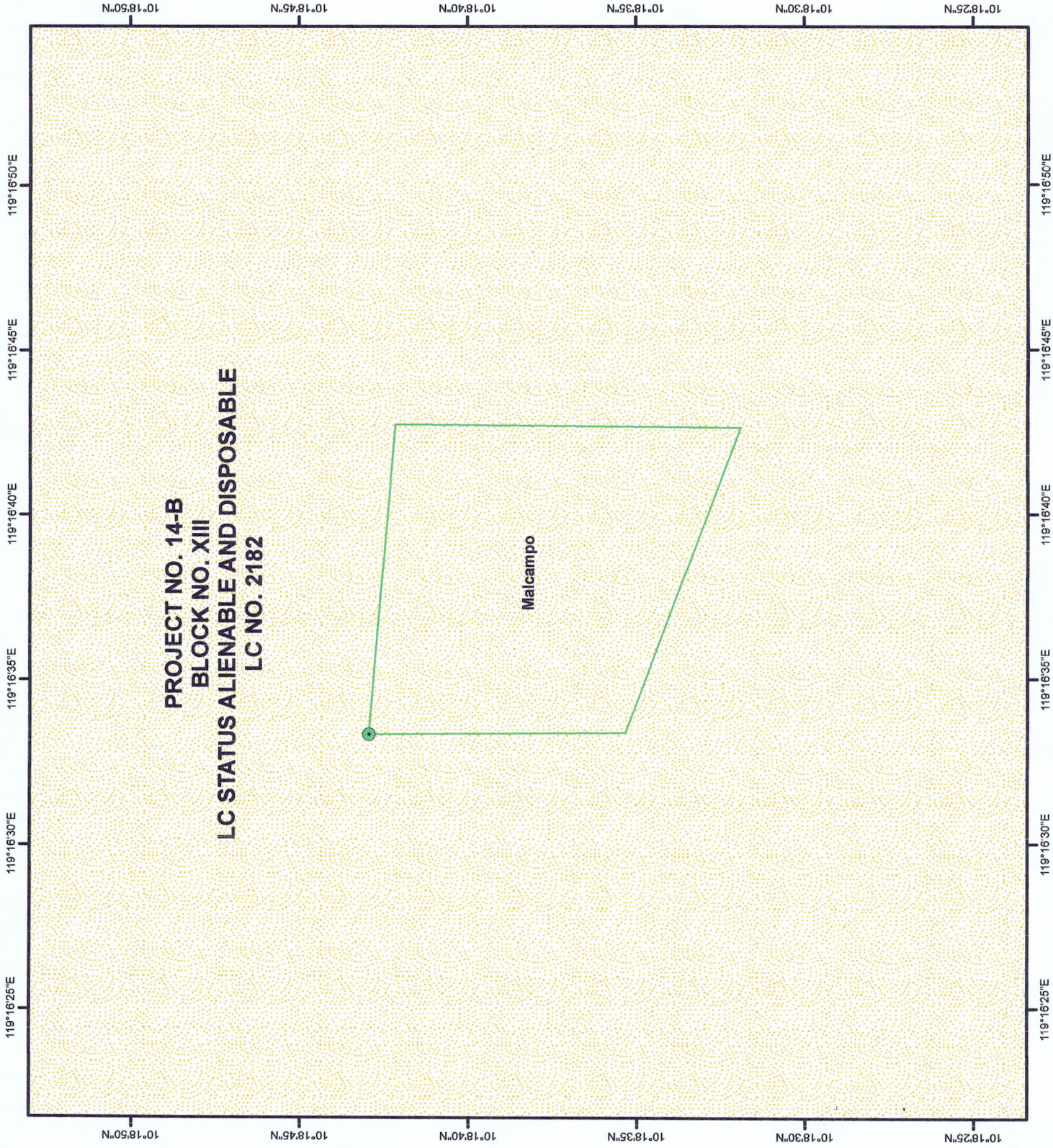
Note:  
Reference used was based on the rectified LC map  
provided and projected by the Regional Office

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**

By \_\_\_\_\_  
Date: \_\_\_\_\_ CN \_\_\_\_\_

**19 MAY 2023**





LOCATION MAP      SCALE: 1:1,000,000



**MAP SHOWING**  
**THE RELATIVE LOCATION OF LOT294, PLS 606**  
**FOR LC CERTIFICATION APPLIED BY**  
**ELIZABETH TORREFIEL**

Located at Brgy. Malcampo  
Municipality of Roxas  
Province of Palawan  
Coordinate System: UTM  
Projection: Transverse Mercator  
Datum: Luzon 1911

Legend      SCALE: 1:5000

- LOT 294
- Land Classification**
- Alienable & Disposable
- Communal Forest
- Forestland
- No Data
- UPF

Prepared by: **ALMA-ALMONTE-PADILLA**  
EA I

**DONNA BELLE E. LUENGO**  
Engineer II





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

**MEMORANDUM**

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

**FROM** : The CENRO Officer

**SUBJECT** : **APPLICATION FOR SURVEY AUTHORITY  
COVERING LOT 294, PLS-606-D IN BARANGAY MALCAMPO,  
ROXAS, PALAWAN**

**DATE** : 26 April 2023

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**

BY:   
DATE: 05/08/2023 23-41000

Herewith for clearance confirming LC findings as required in the processing and issuance of survey authority pursuant to DMC 2019-10, is land classification certification of Lot 294, PLS-606-D which is found to be within the agricultural (alienable or disposable) land.

Attached in support hereof as required by the Surveys and Mapping Division (SMD) are the technical description thereof and a print of the corresponding projection map recently provided this office also by the SMD.

Thank you for considering this matter.

  
**PABLO L. CRUZ**

Copy: The PENRO  
File

**DENR-CENRO ROXAS  
RELEASED**  
DATE: APR 27 2023  
BY:   
OFF. NO. 2023 04-0645





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](mailto:cenroroxaspalawan@denr.gov.ph)


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**CERTIFICATION**

**THIS IS TO CERTIFY** that Lot 294, PLS 606-D is within alienable and disposable lands per LC Map No. 2184, Project No. 14-B dated March 21, 1958, under FAO No. N/A.

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

Issued on 25<sup>th</sup> day of April, 2023.

  
**PABLO L. CRUZ**  
Community Environment and  
Natural Resources Officer





Date: APRIL 11, 2023

**PABLO L. CRUZ**

Community Environment and Natural  
Resources Officer  
Roxas, Palawan

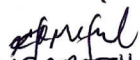
Sir:

I/We have the honor to request for a survey authority to survey/segregate for us a piece of Agricultural area of Lot No. 294, PLS-606, located at Barangay, Malcampo, Roxas, Palawan.

I/We intend to hire Geodetic Engineer Arsenio D. Tamayao Jr. to execute the said survey and should this request be granted.

Appreciating so much your favorable action on this matter.

Respectfully yours,

  
ELIZABETH C. TUMBALLES

**Owner**



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

SUBJECT: Survey Authority for a tract  
of LOT NO. 294, PLS-606  
Malcampo, Roxas, Palawan

\_\_\_\_\_  
Date

Engr. Arsenio D. Tamayao Jr.  
Kalikasan Homes, San Pedro,  
Puerto Princesa City, Palawan

Sir

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of ELIZABETH C. TORREDEL claimant 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.

Violation of any 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 Order of the  
Secretary of DENR:

Conditions accepted:

(4) ARSENIO D. TAMAYAO JR.  
8659  
(License No.)

(3) PABLO L. CRUZ  
CENRO Officer

-----  
Above stated request confirmed:

(1) ELIZABETH C. TORREDEL  
Signature / Name of Claimant

(Address)

Issuance of Survey Order  
Recommended

(2) ALBERT A. ARONOT  
Signature / Name

Lands Management Officer (LMO)  
(Position or Designation)

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

Ref. Insp./Invest./Report  
Dated \_\_\_\_\_

Note:

For this Survey Authority to be valid, the four (4) required signatures must be present.





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](mailto:cenroroxaspalawan@denr.gov.ph)

**MEMORANDUM**

**FOR** : The Community Environment and  
Natural Resources Officer

**FROM** : The Investigating Officer

**SUBJECT** : **INVESTIGATION REPORT**

**DATE** : 25 April 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 is Lot 294, PLS 606-D, located in Bgy. Malcampo, Roxas, Palawan, with an area of 78,132 square meters.

**CLAIMANT**

The claimant is Elizabeth C. Torrefiel, 65 years old, female, a resident of Barangay Malcampo, 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. Conduct inspection and took some geo-photos within the subject lot.

**FINDINGS/RECOMMENDATION**

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

1. The subject is within Agricultural (alienable and 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 applicant is one of heirs of late Telesforo Cayaban which is the original/legal claimant of land.
3. Their possession and cultivation is open and
4. The land is free from claims and conflict.

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





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

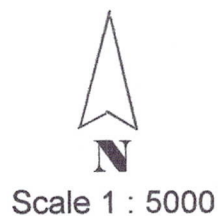
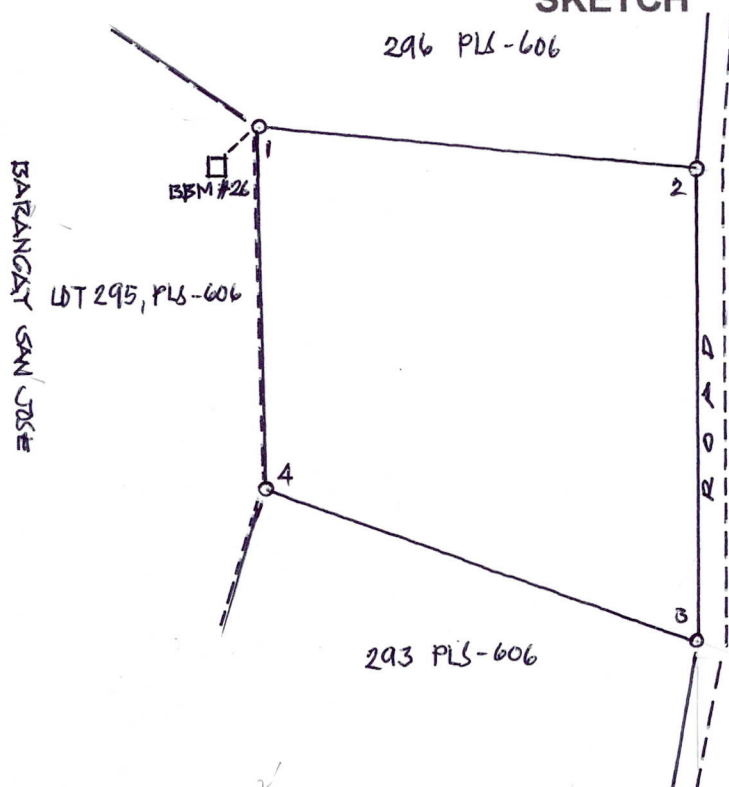
No. \_\_\_\_\_ Applicant ELIZABETH C. TORREFIEL  
Lot No. 294, PLS-606 Ident.To Lot No. N/A  
Portion of Lot No. N/A Surveyed for: N/A  
Date of Original Survey: Jan-June 1987 Surveyed by: Nestor Falcotelo  
Area (sq. m.) 78,132 Date Approved: Nov. 10, 1988  
Location: Bgy. Malcampo, Roxas, Palawan C. M. : 10° 18' N 119° 16' E

**TECHNICAL DESCRIPTION**

TIE LINE: S. 84° 07' 21" W. 7,394.846 m. from BLLM 1, CAD. 862-D, ROXAS CADASTRE

LINE	BEARINGS	DISTANCE			
1 - 2	S 85 - 13 E	287.53 m.			
2 - 3	S 00 - 28 W	315.06 m.			
3 - 4	N 69 - 36 W	301.36 m.			
4 - 1	N 00 - 22 W	234.00 m.			

**SKETCH**



T.D. Researched by: \_\_\_\_\_ Date: \_\_\_\_\_  
T.D. Sketched by: albert a. aborot Date: april 2023  
T.D. Checked by: \_\_\_\_\_ Date: \_\_\_\_\_



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

### JOINT AFFIDAVIT OF DISINTERESTED PARTY

We, Rosalinda F. Gabuco, and Anita G. Tabangay, residents of Barangay Malcampo, Municipality of Roxas, Province of Palawan after having been sworn, hereby deposited and state:

1. That we personally know Mr./Ms Elizabeth C. Torrefiel who desires for subdivision survey of Lot 294, PLS-606 containing an area of 78,132 square meters.
2. That we are actual residents of Barangay Malcampo, Municipality of Roxas, Palawan.
3. That we are aware of the fact that Mrs. Elisabeth C. Torrefiel 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 4 th day of April 2023 in the place above first written.

Rosalinda F. Gabuco  
ROSALINDA F. GABUCO

Affiant

CTC No. 10670018  
Issued on 4/5/23  
Issued at Roxas, Palawan

Anita G. Tabangay  
ANITA G. TABANGAY

Affiant



CTC No. 10669919  
Issued on 4/4/23  
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  
(Position/Designation)



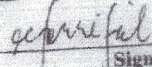

**Republic of the Philippines**  
**Office for Senior Citizen Affairs (OSCA)**  
**Municipality of Roxas**


**ID No. 060251**

**Name:** ELIZABETH CAYABAN TORREFIEL  
**Sex:** Female **Age:** 62  
**Date of Birth:** January 1, 1958  
**Address::** Bgy. Malcampo, Roxas, Palawan  
**Date Issued:** September 22, 2020  
**Place of Issued:** Roxas, Palawan



**RIGHT THUMB MARK**

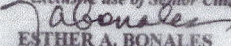

**Signature**


This Card is non-transferable & valid anywhere in the country


**Benefits and Privileges under RA 9994**

- Free Medical/dental, diagnostic & laboratory service in all government facilities
- 20% discount for medicines
- 20% discount in hotels, restaurants, recreation centers
- 20% discount in theaters, cinema houses & concert halls
- 20% discount in medical/dental, diagnostic & laboratory fees in private facilities
- 20% discount in fare for domestic air, sea travel & public land transportation
- 5% discount in basic necessities & prime commodities
- 12% VAT exemption on the purchase of goods & services which are entitled
- 5% discount for the monthly utilization of water & electricity, provided that the water and electricity meter bases are under the name of the senior citizens

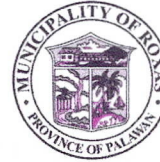
Persons and Corporations violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens; abuse of privilege is punishable by law.

  
**ESTHER A. BONALES**  
 OSCA Head

  
**DENNIS M. SABANDO**  
 Municipal Mayor



Republic of the Philippines  
Province of Palawan  
Municipality of Roxas  
Barangay Malcampo



OFFICE OF THE PUNONG BARANGAY

SANGGUNIANG BARANGAY



**HON. FRANKLIN C. REYES**  
Punong Barangay

**HON. RICH MON S. DAGOMBOY**  
Barangay Kagawad

**HON. TOLENTINO B. FORTES JR.**  
Barangay Kagawad

**HON. SHERYL R. CONDE**  
Barangay Kagawad

**HON. ROGER S. GRANADA**  
Barangay Kagawad

**HON. VITALIANO D. BACOMO**  
Barangay Kagawad

**HON. PEPITA G. GARCIA**  
Barangay Kagawad

**HON. LOVELITA V. ALBOS**  
Barangay Kagawad

**HON. ALBERT R. BACOMO**  
SK Chairman

**MRS. MELANIE M. GAPUZ**  
Barangay Secretary

**MR. PASCUAL B. FAVILA**  
Barangay Treasurer

BARANGAY CLEARANCE

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that ELIZABETH C. TORREFIEL of legal age. MARRIED Filipino, a bonified resident of Purok GAWA, Barangay Malcampo, Roxas, Palawan and has no pending case in the katarungang Pambarangay.

HE/SHE is known to the undersigned to be of good moral character and law-abiding citizen of the barangay.

THIS BARANGAY CLEARANCE is issued upon the request of ELIZABETH C. TORREFIEL In Connection Securing Driving Authority and whatever legal purposes/intent it may serve him best.

Issued this 5th day of APRIL 2023 at Barangay Malcampo, Roxas, Palawan.

[Signature]  
Signature of Applicant

**HON. FRANKLIN C. REYES**  
Punong Barangay

Cert. Fee.....P100.00

O.R. No. \_\_\_\_\_

Issued On \_\_\_\_\_

Issued At \_\_\_\_\_





**MUNICIPAL CIRCUIT TRIAL COURT FOR ROXAS  
AND CAGAYANCILLO**

Mabini Street, Barangay 2

Roxas, Palawan

[6thmctcroxascagayancillo@gmail.com](mailto:6thmctcroxascagayancillo@gmail.com)

Telephone No.: (048)717-5563

**CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

THIS IS TO CERTIFY that according to the records now available at this Court, there is no criminal or civil case filed, pending or disposed of against **ELIZABETH F. TORREFIEL**, pertaining to Lot 294, PLS-606 located at Barangay Malcampo, Roxas, Palawan containing 78,132 square meters.

This Certification is issued upon request of Mr. ALBERT A. ABOROT, Land Management officer I of DENR-CENRO, Roxas, Palawan, for lawful purposes.

This 5<sup>th</sup> day of April, 2023 at Roxas, Palawan, Philippines.

**FOR:**

**ROGER M. SERATUBIAS**

Clerk of Court II

  
**MIRRIAM D. MANGA**

Comm. Tax Cert.: 10666577

Issued on: 01/30/23

Issued at Roxas, Palawan

O.R. (local): 0950639

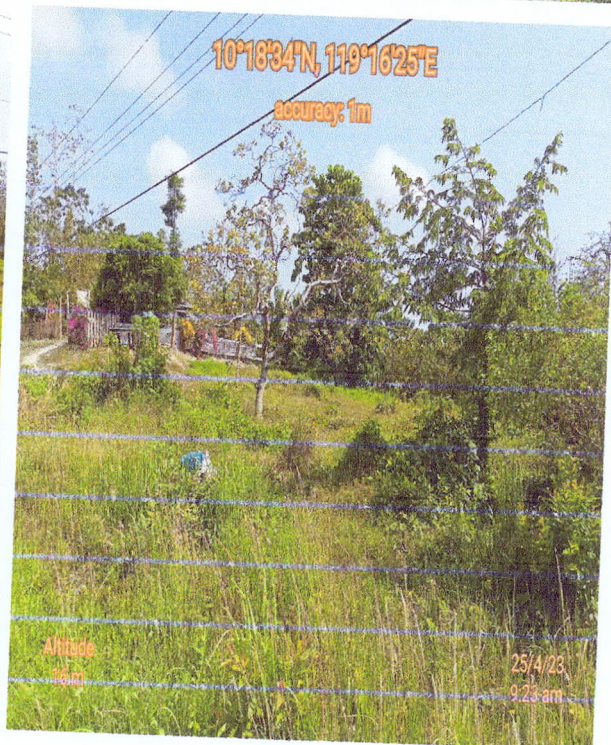
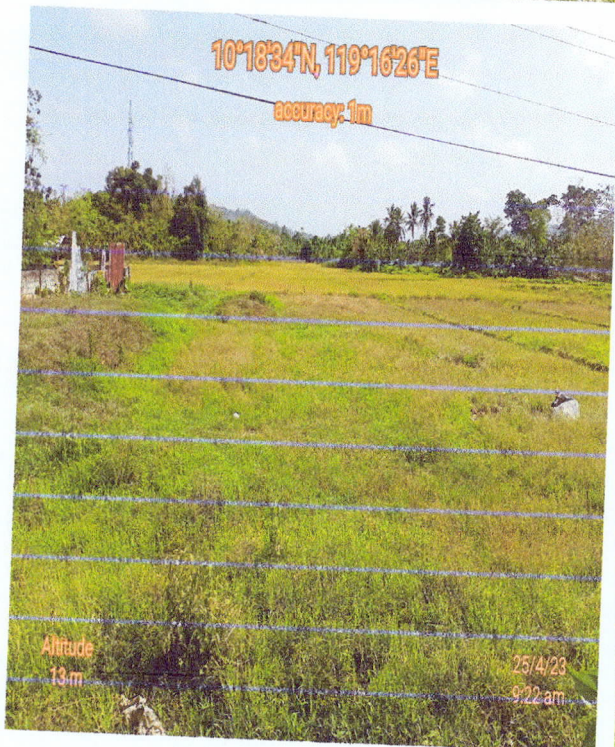
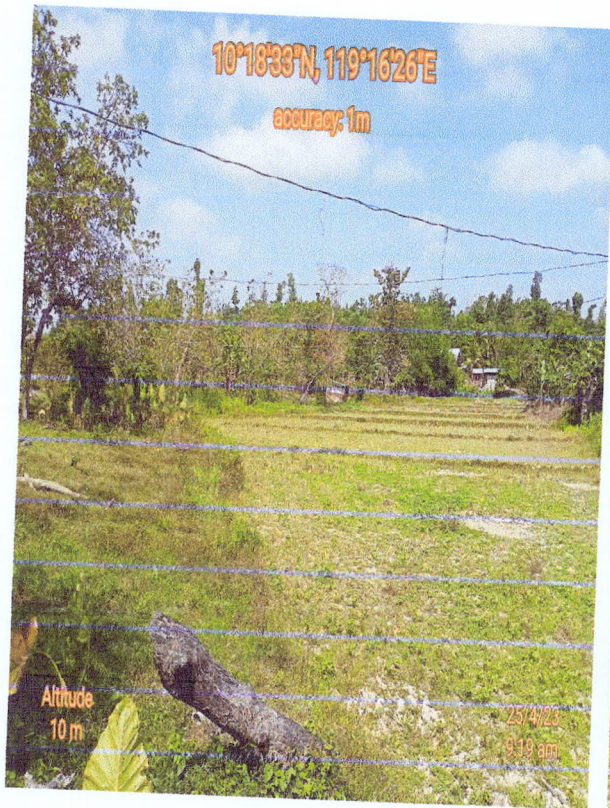
Issued on: 04/5/23

O.R. (JDF/SAJ): 0132134/0130127/2315963

Issued on: 04/5/23

Issued at: Roxas, Palawan





Photos taken within the portions of Lot 294, PLS-606-D in Bgy. Malcampo, Roxas, Palawan subject of Survey Authority applied by Elizabeth Torrefiel



**TAX DECLARATION OF REAL PROPERTY****MA'S COPY**TD No. **18-20-014-0152**Property Identification No. **066-20-014-09-005**Owner: **TELESFORO O. CAYABAN, SR.**

TIN: \_\_\_\_\_

Address: **BARANGAY IV, ROXAS, PALAWAN**

Telephone No. \_\_\_\_\_

Administrator/Beneficial User: \_\_\_\_\_

TIN: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No. \_\_\_\_\_

Location of Property: \_\_\_\_\_

**MALCAMPO****ROXAS, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality &amp; Province)

OCT/TCT/CLOA No. \_\_\_\_\_

Survey No. **PLS-606-D**

CCT: \_\_\_\_\_

Lot No. **294 (PART)**

Date: \_\_\_\_\_

Blk. No. \_\_\_\_\_

Boundaries: \_\_\_\_\_

North: **NATIONAL HIGHWAY**South: **ALN 006 OF SEC. 14**East: **ROAD, ALN 004 OF SEC. 14**West: **ALN 019****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
AGRICULTURAL (CASHE2-ML)	2.0000 ha.	150,000	Php	324,000.00	AGRICULTURAL (Cashew Land)	16 %	Php 51,840.00	TAXABLE
AGRICULTURAL (RICLW2-ML)	2.0000 ha.	170,000	Php	367,200.00	AGRICULTURAL (Un-Irrigated R/L)	16 %	Php 58,750.00	TAXABLE
AGRICULTURAL (RICUP2-ML)	2.9385 ha.	70,000	Php	222,150.60	AGRICULTURAL (Upland R/L)	16 %	Php 35,540.00	TAXABLE
AGRICULTURAL			Php	16,286.40	AGRICULTURAL (Plants/Trees)	16 %	Php 2,610.00	TAXABLE
<b>Total</b>	<b>69,385.00 sq.m.</b>		<b>Php</b>	<b>929,637.00</b>			<b>Php 148,740.00</b>	

Total Assessed Value **ONE HUNDRED FORTY-EIGHT THOUSAND SEVEN HUNDRED FORTY PESOS**

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: \_\_\_\_\_

**2019**  
Year

Approved by: By Authority of the Provincial Assessor: \_\_\_\_\_

**ELPIDIO D. BATUL, JR.**  
MUNICIPAL ASSESSOR**6/6/2018**  
DateThis declaration cancels TD No. **20-014-0769**Previous A.V. Php **81,400.00**Previous PIN **066-20-014-09-005**Previous Owner: **TELESFORO O. CAYABAN, SR.**Previous Area: **69385 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:

Machine Validation: Printed by Donald L. Ventura/ 4:24:36 PM

CERTIFIED PHOTOCOPY FROM OFFICE FILE

**SEC. FEE****OR #****DATED****ROXAS, PALAWAN****ELPIDIO D. BATUL, JR., REA**  
MUNICIPAL ASSESSOR**2019**  
**2319190 F**  
**9-25-20**



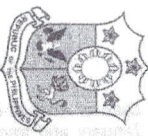
OFFICIAL RECEIPT OF THE REPUBLIC OF THE PHILIPPINES

No 7369735 Y

Municipality/Province

CITY

DATE \_\_\_\_\_



Received from Ms. ELIZABETH TURETTE the sum of two thousand six hundred pesos (P 2,600.00) upon property described March 27, 2013  
 Philippine Currency, in full or as installment payment of REAL PROPERTY TAX for the Calendar Year 2013  
☐ Basic Tax ☒ Special Education Fund  
 in the Assessment Rolls as follows:

[illegible]

Total taxes paid by Money Order, Treasury Warrant or Check No

dated \_\_\_\_\_, 20\_\_\_\_

\* Payment without penalty may be made within the periods stated below if by installment.

1st installment -	January 1 to March 31, of the year
2nd installment -	April 1 to June 30, of the year
3rd installment -	July 1 to Sept. 30, of the year
4th installment -	October 1 to Dec. 31, of the year

ELINO P. MONDRAGON  
Provincial Treasurer  
ELSA B. PEDREZ  
Municipal Treasurer  
Deputy

Deputy