



Republic 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

DENR MIMAROPA RECORDS SECTION RECEIVED	
MAY 09 2023	
<input checked="" type="checkbox"/> INCOMING	<input type="checkbox"/> OUTGOING
BY: _____	DATS NO. _____
TIME: _____	

24 APR 2023

MEMORANDUM

FOR : The Assistant Regional Director for Technical Services

FROM : The Provincial Environment and Natural Resources Officer

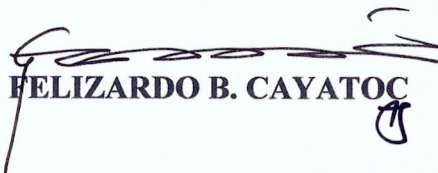
SUBJECT : **TRANSMITTAL OF THE REPORT**

Forwarded is the memorandum of CENRO Taytay, Palawan with the investigation report categorical recommendation on the application for Survey Authority of the subject Lot No. 266, Pls-31, portion of Lot 3613, Cad 1037-D, situated at Brgy. Sibaltan, El Nido, Palawan applied by Engracio Cabiguen represented by Emma Cabiguen-Garcia.

After evaluation, this office found out the following:

- a. That Lot 266 falls within Alienable and Disposable Land per Land Classification Map No. 1467, Project No. 5-B and Block XII, duly certified on September 16, 1941.
- b. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Taytay.
- c. That the subject lot consist of eight (8) corners covering an area of 60, 810 sq. meters.
- d. 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.


FELIZARDO B. CAYATOC

Reference No. 2023-2599
RPSFiles/Memo/RO/Lot266
AAP

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 27 APR 2023
Date: 27 APR 2023 CN 22-1142



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 266, Pls-31, identical to portion of Lot 3613, Cad 1037-D,** is within **Alienable and Disposable Land** per LC Map No. 1467, Project No. 5-B, Block No. XII, duly certified on September 16, 1941.

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

Issued on 19th day of April 2023 for confirmatory verification of the Regional office.

FELIZARDO B. CAYATOC
PENRO

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

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: 27 APR 2023 *Joe*
Date: 27 APR 2023 CN 53-1142

119°33'30"E

119°33'40"E

119°33'50"E

Alienable and Disposable
Project No. 5-B
Block No. XII
LC No. 1467

Sibatan

blcm #1, sibatan

N.05.91.11

N.091.11



119°33'30"E

119°33'40"E

119°33'50"E



MAP SHOWING
Lot 266, Pls 31
Applied by: Emma Garcia

Situated at
Barangay Sibaltan
Municipality of El Nido
Province of Palawan

Projection UTM
Area 60,810 sq.m

Legend

• BLM_PRS92

266, pls 31

Barangay Bndry_Cad_PRS92

Land Classification Map_PRS92

LC_STATUS

Alienable & Disposable

Communal Forest

Forestland

No Data

UPF



Republic of the Philippines
Department of Environment and Natural Resources
Region IV – MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

Application No. _____
HRS. OF ENGRACIO CABIGUEN
REP. BY EMMA CABIGUEN-GARCIA
_____d for _____
_____d by _____
Survey _____

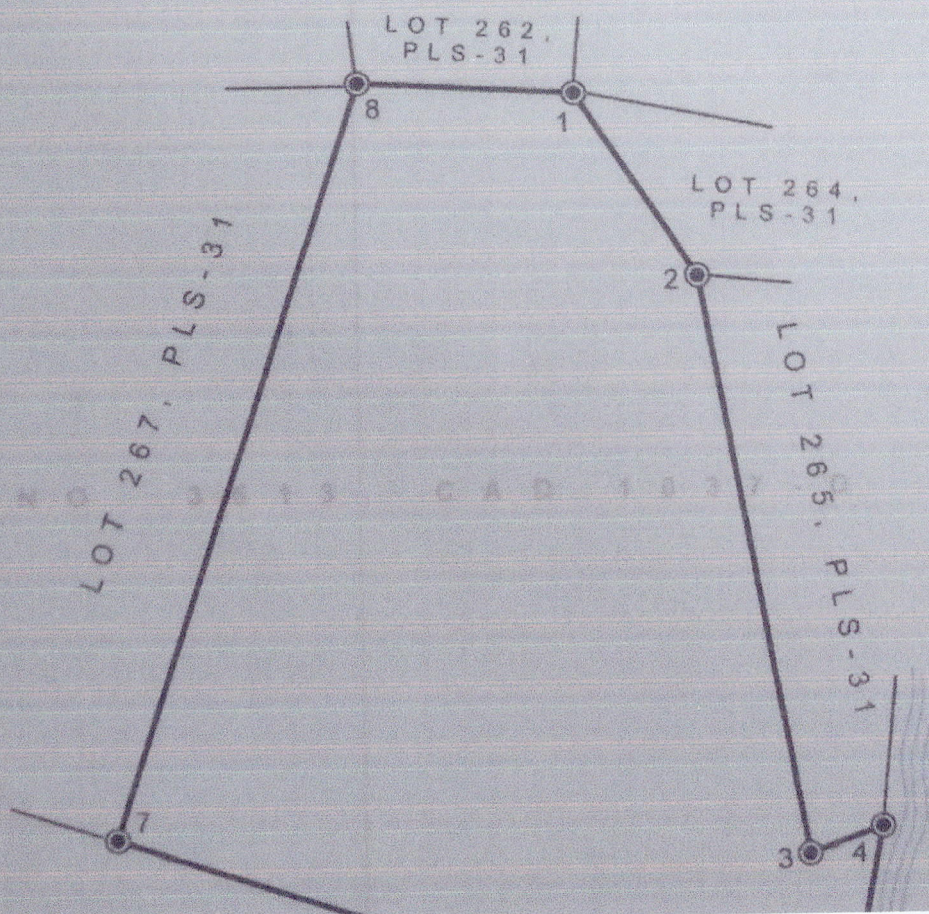
Survey No. PLS-31 / CAD 1037-D
Lot No. 266 / 3613(PORTION)
Area: 60,810 SQUARE METERS
Location BRGY. SIBALTAN, EL NIDO, PALAWAN
Cad Map No. _____
Date Approved NOVEMBER 10, 1955

TECHNICAL DESCRIPTION

LINE : N 36-31 W, 243.10 M FROM BLLM NO.1, PLS-31

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	S 32-17 E	81.2	8-1	S 86-36 E	80.04
2-3	S 9-16 E	216.87			
3-4	N 70-35 E	28.51			
4-5	S 11-40 W	77.99			
5-6	N 85-14 W	49.22			
6-7	N 71-27 W	225.8			
7-8	N 18-43 E	293.9			

SKETCH





Republic of the Philippines
Department of Environment and Natural Resources
MIMAROPA Region
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan


CERTIFICATION

TO WHOM IT MAY CONCERN:


THIS IS TO CERTIFY that based on available records in our Office, the tract of land in Barangay Sibaltan, Municipality of El Nido, Province of Palawan, containing an area of Sixty Thousand Eight Hundred Ten (60,810) square meters identified as Lot 266 Pls-31, as applied by HEIRS OF ENGRACIO CABIGUEN REPRESENTED BY EMMA CABIGUEN-GARCIA was verified to be within **Agricultural Land (Alienable and Disposable)** as per Block XII, Project No. 5-B, LC Map No. 1467 certified on September 16, 1941.

Issued this April 13, 2023 at CENR Office.


Projected by:


TIMOTEO B. MAGNAYE JR.
Forest Technician I

Checked and Verified by:


DAVID F. DALINO
LMO III/Chief, RPS

Attested by:


CONRADO M. CORPUZ
CENRO

by the National Highway, Poblacion, Taytay, Palawan 5312
email add: cenrtaytay@denr.gov.ph



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

March 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Bldg.,
Roxas Blvd., Brgy. 668, Ermita, Manila

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City


FROM : The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ENGRACIO CABIGUEN REPRESENTED BY
EMMA CABIGUEN-GARCIA OF LOT 266, PLS-31 PORTION
OF LOT 3613, CAD 1037-D SITUATED AT BRGY. SIBALTAN,
EL NIDO, PALAWAN**

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: 03-23-2023 23:2599

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

BY: 
DAY: MAR 16 2023 C... 1041

Respectfully forwarding is the memorandum dated February 27, 2023 of Special Investigator I Jones Manoel Y. Lafuente recommending the issuance of Survey Authority for the above-mentioned lot.

This Office has no objection to his recommendation. Hence, it is recommended for issuance of clearance.

Attach here with are the complete requirements submitted by the representative of the applicant for perusal.

Thank you.


CONRADO M. CORPUZ



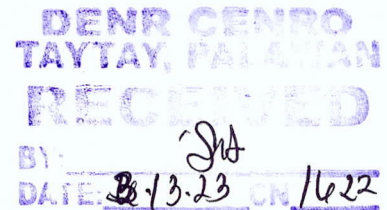
MEMORANDUM

FOR : The Community Environment and Natural Resources Officer

FROM : Special Investigator I

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY APPLIED ENGRACIO CABIGUEN REPRESENTED BY EMMA CABIGUEN-GARCIA OF LOT NO. 266, PLS-31 PORTION OF LOT 3613, CAD 1037-D SITUATED AT BRGY. SIBALTAN, EL NIDO, PALAWAN**

DATE : February 27, 2023



Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application of Engracio Cabiguen who died intestate on December 2022 represented by Emma Cabiguen-Garcia for Survey Authority.

SUBJECT LOT

The subject lot of this investigation is **Lot No. 266, Pls-31 Portion of Lot 3613, Cad 1037-D**, located in **Barangay Sibaltan, El Nido, Palawan**, with an area of **Sixty Thousand Eight Hundred Ten (60,810) square meters**.

CLAIMANT

The claimant of the subject lot is listed to none during the Public Land Subdivision Pls-31 Survey which was approved on November 10, 1955.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted actual investigation on the subject lot. The following were undertaken:

1. On February 1, 2023, the undersigned had made coordination with Emma C. Garcia an authorized representative of Engracio Cabiguen by virtue of *Special Power of Attorney* (SPA) on the date of the investigation and advising her to include the two witnesses in the conduct of investigation that could justify their occupation and claims.
2. On February 9, 2023, the undersigned together with the children of the applicant had made coordination with the Punong Barangay of Sibaltan who happens to be the witness of the said inspection.
3. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant, and documented the existing improvements introduced therein.

FINDINGS/RECOMMENDATION

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

1. The subject lot was originally surveyed under Bacuit Public Land Subdivision Pls-31 approved on November 10, 1955, and identified as Lot 266, Pls-31 covering an area of **Sixty Thousand Eight Hundred Ten (60,810) square meters** situated in Brgy. Sibaltan, El Nido, Palawan. In addition, the said lot has two subsisting applications: Lot 266-A, Pls-31 was applied by Ramon Alcantara dated May 31, 1961 under FPA-2-649 covering an area of Two Thousand Two Hundred Fifty (2,250) square meters, and Lot 266-B, Pls-31 was by the National Highway, Poblacion, Taytay, Palawan 5312
emailad: cenrotaytaypal@yahoo.com.ph

applied by Engracio Cabiguen dated November 6, 1964 under HA-(IV-14) 1506 covering an area of Fifty-five Thousand Eight Hundred Eight (55,808) square meters. However, the said lots has no approved subdivision plan;

2. That during the Cadastral Survey, Lot 266, Pls-31 was not specifically reflected on El Nido Cadastre. Thus, it was part/portion of a big lot particularly Lot 3613, Cad 1037-D however, there is no Technical Description and Listed Claimant on Records;
3. The occupation and cultivation of Engracio Cabiguen being the claimant of 266, Pls-31 as far I have been able to ascertain since 1958 is **continuous, peaceful, exclusive, and unmolested**. It was originally cultivated by the said claimant;
4. The certification issued dated September 23, 2022 by the Punong Barangay of Sibaltan signed by Hon. Arvin Q. Gabayan affirms that Engracio b. Cabiguen, personally appeared to secure a barangay certification towards her parcel of land. The same had been verified during the actual investigation that Engracio B. Cabiguen is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266, PLS-31 located at Sitio Tapik, Barangay Sibaltan, El Nido, Palawan;
5. The subject lot was undulated to hilly in slope, improvements found thereon are **banana trees, cashew trees and a residential house**;
6. The purpose of the request is to subdivide the subject lot into six (6) resultant lots including the road-right-of-way and claimed lot of Alcantara adjacent to shoreline. In addition, the said claim of Alcantara covering 2,250 square meters was also claimed by Trinitas Cabiguen (heir of Emiliano Cabiguen, claimant of Lot 264, Pls-31) since accordingly, the claim of Alcantara on Lot 266-A falls within their claim on Lot 264, Pls-31;
7. That based on records, Lot No. 266, Pls-31 identical to portion of Lot 3613, Cad 1037-D **falls within Agricultural Land (Alienable & Disposable)** as per Land Classification No. 1467, Block XII, and Project 5-B certified on September 16, 1941. Sixty Thousand Eight Hundred Ten (60,810) square meters; listed to None with Tie Line: S 36-31 W, 243.10 m from BLLM # 1, Pls-31;
8. The subject lot is **outside military reservation and El Nido-Taytay Managed Resource Protected Area (ENTMRPA)** per Presidential Proclamation No. 32, dated October 8, 1998;
9. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated November 3, 2022 (copy attached); and
10. Based on the certification dated July 19, 2022 issued by the Land Registration Authority (LRA), **Lot No. 3613, B.L. Cad 1037-D, Case 11, El Nido Cadastre, Municipality of El Nido, Province of Palawan, has no records in cadastral proceedings** (copy attached).

In view of the above-mentioned circumstances, **the undersigned recommends the issuance of survey authority subdividing Lot No. 266, Pls-31 identical to portion of Lot 3613, Cad 1037-D into six (6) resultant lots** in favor of the Hrs. of Engracio Cabiguen including the road-right-of-way and the conflicting claims of Hrs. of Ramon Alcantara and Hrs. of Emiliano Cabiguen be listed as Hrs. of Ramon Alcantara vs. Hrs. of Emiliano Cabiguen. Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated February 9, 2023.


JONES MANOEL Y. LAFUENTE

Geo-tagged photos showing the conducted investigation/inspection on the area subject for issuance of Survey Authority at Barangay Sibaltan, El Nido, Palawan.

Hon. Arvin Q. Gabayan



Salvador L. Dande, Sr.

Emma C. Garcia

Coordination made with the Punong Barangay Arvin Q. Gabayan



Handwritten signature or mark.



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

DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: **2022-6499**

Date and Time received

11/09/2022 11:14:56 AM

From: Emma Cabiguen-Garcia

Document Type: Letters

Bgy. Sibaltan, El Nido Palawan

Subject: Letter/Re: Request for Survey Authority of lot no. 266, Pls. 31 at Sibaltan, El Nido, Pal.

JANUARY 27, 2023

Attachment(s): No attachment(s)

Earmarked As :

Date: 11-10-22 8:41 AM	From: DMMN (DA 2022-19, page 3)	To: nps
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in 7 days or shorter
		Remarks: - inform the applicant of the progress of action herein Signature:
Date: 11-11	From: Chro + kms	To: Sila Junte
Action Recommended/Required: <input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in 7 days or shorter
		Signature:
Date:	From:	To:
Action Recommended/Required: <input type="checkbox"/> For Action <input type="checkbox"/> For Approval <input type="checkbox"/> For Disbursement/ Payment <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> For Official Release <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Signature <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> Others		Processing Time: <input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex ____ w/in 7 days ____ w/in 20 days or shorter W/in ____ days or shorter
		Signature:

Printed on 11/09/2022 11:15:03AM Received at: OFFICE OF THE CENRO Received by: ALLADO, JEANETTE

p LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: Emma Cabiguen-Garcia
Present Address: Sibaltan, El Nido, Palawan

Date: Oct. 4, 2022

**The Community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: lmc
DATE: NOV 09 2022 6999

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☐ Subdivide ☒ Segregate our occupation and improvements over which we have
interest on:

Lot No. 266, PLS-31

Survey No. _____

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. 3613, CMO-1037-D

Survey No. _____

Area: 55,808 SQ.M.

Location of the land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land
Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer
NONITO T. LACHICA to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: Emma Garcia

Contact No: 09758525932

GEODETIC ENGINEER'S COMMITMENT

I, NONITO T. LACHICA, a registered and licensed Geodetic Engineer, hereby commit to
abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land
and to personally follow-up the issuance thereof.

Geodetic Engineer

Licensed No. 09002728550 (G580)

Contact No. 09998767085

Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☒ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☒ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing
title;
- ☒ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☒ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is
located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☒ 9. Community Tax Certificate (CEDULA);
- ☒ 10. Special Power of Attorney (if applicable); and
- ☒ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS (c/o CENRO)



**LACHICA SURVEYING
AND TECHNICAL SERVICES**
Brgy. Villa Libertad El Nido, Palawan
Email: lachica_surveying@yahoo.com
TIN: 180-978-169

04 October 2022

The CENR Officer

Thru: The Land Management Officer
Community Environment and
Natural Resources Office
Poblacion, Taytay, Palawan

Sir:


May I request for confirmatory survey authority of LOT 266, PLS-31, Bacuit Public Land Subdivision being a portion of LOT 3613, CAD. 1037-D surveyed for Engracio B. Cabiguen, et-al located in Brgy. Sibaltan, El Nido, Palawan.

Survey returns was submitted sometime in October 2012 at the Regional Office, MIMAROPA for verification and approval but still pending due to our moratorium.

At present, the survey returns was rejected to resubmit for evaluation.

Attached are the LRA Clearance, Barangay Certification, Tax Declaration and Proposed Segregation Plan for final review.

Very truly yours,


NONITO T. LACHICA
Geodetic Engineer

Note:

Lot 26, PLS-21

is portion of Lot 2613, CAD. 1037-D

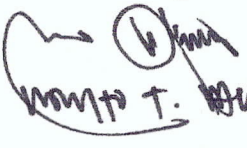
Attached is LRA certification

: For Survey Authority

Separation plan (portion of Lot 2613, CAD. 1037-D)

Lot 26, PLS-21 is to be projected

for Sir Jun Liang

for Eng.  Wong T. Hui



OFFICIAL RECEIPT

Republic of the Philippines

Judiciary



RTC - PRC
Court and Station

Fund

ACCOUNTABLE FORM No. 51
REVISED JANUARY, 1992

(ORIGINAL)

DATE

11/3/22

Nº 8982579 D

PAYOR

Mariano Lilang Jr

NATURE OF COLLECTION

AMOUNT

lot clearance

P 35 -

TOTAL ▶

P 35 -

AMOUNT IN WORDS

Thirty Five Pesos Only

Received

- ☒ Cash
- ☐ Treasury Warrant
- ☐ Check
- ☐ Money Order

Received the amount stated above.

Treasury Warrant, Check, Money
Order Number

Date of Treasury Warrant, Check
Money Order

PRINCES KATHERINE C. VERGARA
Clerk of Court V

COLLECTING OFFICER

NOTE: Write the number and date of this receipt on the back of treasury warrant, check or money order received.



OFFICIAL RECEIPT

Republic of the Philippines
Judiciary



Court and Station

Fund

ACCOUNTABLE FORM No. 51
REVISED JANUARY, 1992

(ORIGINAL)

DATE

11/3/22

Nº 8978481 D

PAYOR

Mariano Hilang Jr

NATURE OF COLLECTION

AMOUNT

lot clearance

P

15

-

TOTAL ▶

P

15

-

AMOUNT IN WORDS

Fifteen pesos only

Received

- ☒ Cash
- ☐ Treasury Warrant
- ☐ Check
- ☐ Money Order

Treasury Warrant, Check, Money
Order Number

Date of Treasury Warrant, Check,
Money Order

Received the amount stated above.

PRINCESS KATHERINE C. VERGARA
Clerk of Court V

COLLECTING OFFICER

NOTE: Write the number and date of this receipt on the back of
treasury warrant, check or money order received.



OFFICIAL RECEIPT
Republic of the Philippines
University of the Philippines
Law Center / Complex



Accountable Form No. 51
Revised January, 1992

ORIGINAL

DATE

11/3/22

NO. **UPLC** 3711220

PAYOR

Mariano Lilang Jr

NATURE OF COLLECTION	FUND AND ACCOUNT CODE	AMOUNT	
LEGAL RESEARCH FUND	187	P 10	-
lot clearance			
		P 10	-

AMOUNT IN WORDS

Ten Pesos Only

Received

- ☒ Cash
☐ Treasury Warrant
☐ Check
☐ Money Order

Treasury Warrant, Check,
Money Order Number

Date of Treasury Warrant, Check,
Money Order

Received the Amount Stated
Above.

PRINCES KATHERINE C. VERGARA
Clerk of Court V

Collecting Officer

Note: Write the number and date of this receipt on the back of treasury warrant, check or money order received.

TAX DECLARATION OF REAL PROPERTY

TD No. **18-13-015-0364**Property Identification No. **066-13-015-26-016**Owner: **ENGRACIO CABIGUEN**

TIN: _____

Address: **SIBALTAN, EL NIDO, PALAWAN**

Telephone No. _____

Administrator/Beneficial User: _____

TIN: _____

Address: _____

Telephone No. _____

Location of Property: _____

SIBALTAN**EL NIDO, PALAWAN**

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No. _____

Survey No. **PLS-31**

CCT: _____

Lot No. **266**

Date: _____

Blk. No. _____

Boundaries:

North: **ALN 035, 052 OF SECTION 20**South: **ALN 020, 021**East: **ALN 017, 020**West: **ALN 015, 035 OF SECTION 20****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 (A-3)	5.5000 ha.	147,600	Php 135,000.00	AGRICULTURAL (Agri. Land)	16 %	Php 21,600.00	TAXABLE
Total	55,000.00 sq.m.		Php 135,000.00			Php 21,600.00	
Total Assessed Value TWENTY-ONE THOUSAND SIX HUNDRED PESOS							

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment:

2019

Year

Approved by: By Authority of the Provincial Assessor:

[Signature]
MA. CRESENCIA A. FERNANDEZ, REA
MUNICIPAL ASSESSOR

07/13/2018

Date

This declaration cancels TD No. **13-015-0319**

Previous A.V. Php

105,470.00

Previous PIN

066-13-015-26-016Previous Owner: **ENGRACIO CABIGUEN**Previous Area : **55000 sq.m.**

Memoranda:

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

CERTIFIED PHOTOCOPY FROM
AUTHENTICATED COPY ON FILE

[Signature]
GERALDINE T. TAN, REA
MUNICIPAL ASSESSOR

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 Rommel A Aguilar/ 1:59:00 PM

AMOUNT PAID: ₱ 60.00**O.R NO. : 5680792****DATE ISSUED : July 15, 2021****AT: EL NIDO, PALAWAN**

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Puerto Princesa City

Email Address: rte1prpocc@judiciary.gov.ph

Hotline Number: 09289352669

OFFICE OF THE CLERK OF COURT

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

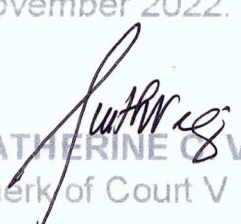
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Emma Cabiguen Garcia covering Lot No. 266, Pls-31 portion of Lot 3613, Cad 1037-D located at Barangay Sibaltan, El Nido, Palawan.

This Certification is being issued upon the request of Mariano P. Lilang, Jr. for whatever legal purpose it may serve.

At Puerto Princesa City, this 3rd day of November 2022.


PRINCES KATHERINE OVERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00

O.R. No. 8978481/8982579/3711220

Dated: November 3, 2022

zrn



Republic of the Philippines
Province of Palawan
Municipality of EL Nido
Barangay Sibaltan



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

February 4, 2022

To whom it may concern:

THIS IS TO CERTIFY that **ENGRACIO B. CABIGUEN**, of legal age, widow, Filipino, a resident of Barangay Sibaltan, El Nido, Palawan, is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266 survey no. PLS-31 located at Sitio Tapik Barangay Sibaltan, El Nido, Palawan.

This **CERTIFIES FURTHER** that the subject parcel of land is agricultural land.

This **CERTIFICATION** is being issued upon request of Mrs. Emma Cabiguen-Garcia for whatever legally purposes it may serve her best.

Issued this 4th day of February 2022 at Barangay Sibaltan, El Nido, Palawan.

Hon. ARVIN Q. GABAYAN
Punong Barangay

Paid Under:

O.R. No. 0780011-H

Amount Paid: Php. 100.00

Date Issued: 02/04/2022





Republic of the Philippines
Province of Palawan
Municipality of EL Nido
Barangay Sibaltan



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

September 23, 2022

To whom it may concern:

THIS IS TO CERTIFY that **ENGRACIO B. CABIGUEN**, of legal age, widow, Filipino, a resident of Barangay Sibaltan, El Nido, Palawan, is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266 survey no. PLS-31 located at Sitio Tapik Barangay Sibaltan, El Nido, Palawan.



This **CERTIFIES FURTHER** that the subject parcel of land is agricultural land.

This **CERTIFICATION** is being issued upon request of Mrs. Emma Cabiguen-Garcia for whatever legally purposes it may serve her best.

Issued this 23rd day of September 2022 at Barangay Sibaltan, El Nido, Palawan.

Hon. ARVIN Q. GABAYAN
Punong Barangay





 Republic of the Philippines
 Province of Palawan
 Municipality of El Nido
Sibaltan


BARANGAY IDENTIFICATION CARD

Right Thumbmark

2021-0212
I.D. No.



GARCIA, EMMA CABIGUEN
Name


PUROK 1B, SIBALTAN, EL NIDO, PALAWAN
Address

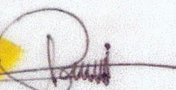
Em Garcia
Signature

Birthdate: **JULY 15, 1976**
 Birthplace: **SIBALTAN, EL NIDO, PALAWAN**
 Nationality: **FILIPINO**
 Civil Status: **MARRIED** Blood Type: **AB**
 Sex: **F** Height: **5'2"** Weight: **85KLS.**
 Precinct Number: **70B**
 Purok President: **EMMA C. GARCIA**
 in case of emergency, please contact:
RODERICK L. GARCIA
 Name
09568327557
 Contact Number

This card is issued by the Barangay of Sibaltan and is non-transferable. If lost, please return to the office of the Barangay.


Valid until the end term of the Punong Barangay.





HON. ARVIN Q. GABAYAN
Punong Barangay

BIR FORM 0016 (DECEMBER, 2014)

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 10969349	
YEAR 20 22	PLACE OF ISSUE (City / Mun. / Prov.) EL NIDO, PALAWAN	DATE ISSUED 10 06 22		
NAME (SURNAME) (FIRST) (MIDDLE) CABIGUBH, ENGRACIO BADANG		TIN (If Any): [] [] [] [] [] [] [] [] [] []		
ADDRESS SIBALTAN, EL NIDO, PALAWAN		SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE		
CITIZENSHIP FIL.	ICR NO. (If an Alien)	PLACE OF BIRTH EL NIDO, PALAWAN	HEIGHT 5'4	
CIVIL STATUS <input type="checkbox"/> 1 Single <input checked="" type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widow/Widower/Legally Separated <input type="checkbox"/> 4 Divorced		DATE OF BIRTH APRIL 10, 1946	WEIGHT 60 Kgs	
PROFESSION / OCCUPATION / BUSINESS		TAXABLE AMOUNT	COMMUNITY TAX DUE	
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)			P 5.00	
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)		P		
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)				
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)				
Right Thumb Print 	TAXPAYER'S SIGNATURE	TOTAL	P 5.00	
	MAXIMO S. ARDOÑA MUNICIPAL TREASURER MUNICIPAL / CITY TREASURER	INTEREST		
		TOTAL AMOUNT PAID	P 5.00	
		(In words):	Five pesos &	

DOP: 09.17.2020

Republic of the Philippines
Office of the Senior Citizen Affairs (OSCA)
El Nido, Palawan

ENGRACIO BADANG CABIGUEN

Name: _____

Address: Bgy. Sibaltan

El Nido, Palawan

4/10/1940 Male

Date of Birth Sex

5/1/2000 6021

Date issued Control No.

Signature / Thumbmark


THIS CARD IS NON-TRANSFERABLE




Benefits and Privileges under RA 9994



- Free Medical/dental, diagnostic & Laboratory service, in all government facilities.
- 20% discount for medicines.
- 20% discount for hotel, restaurants, recreation centers, funeral and burial services
- 20% discount in theaters, cinema houses & concert halls.
- 20% discount in medical / dental services, 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 to the 20% discount.
- 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 Corporation violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens, abuse of privileges is punishable by law.


BARILYN Z. VALDEZ
OSCA Head


HON. EDNA C. SANT-UM
Municipal Mayor




Republic of the Philippines
Office of the Senior Citizen Affairs (OSCA)
El Nido, Palawan


ENGRACIO BADANG CABIGUAN

Name: _____
 Address: BSY. Sibaltan
El Nido, Palawan
4/10/1940 Male
 Date of Birth Sex
 _____ 5/11/2000
 _____ Date Issued
 _____ Control No. **6021**
 Signature / Thumbmark

THIS CARD IS NON-TRANSFERABLE

Benefits and Privileges under RA 9994

- Free Medical/dental, diagnostic & Laboratory service, in all government facilities.
 - 20% discount for medicines.
 - 20% discount for hotel, restaurants, recreation centers, funeral and burial services.
 - 20% discount in theaters, cinema houses & concert halls.
 - 20% discount in medical / dental services, 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 to the 20% discount.
 - 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 Corporation violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens, abuse of privileges is punishable by law.


RABRYN Z. VALDEZ
 OSCA Head


NON EDNA VALDEZ-LIM
 Municipal Mayor

SPECIAL POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:


That I, **ENGRACIO B. CABIGUEN**, of legal age, Filipino, widower and a resident of Brgy. Sibaltan, El Nido, Palawan, do by these presents hereby NAME, CONSTITUTE and APPOINT my daughter, **EMMA C. GARCIA**, of legal age, Filipino, married and a resident of Brgy. Sibaltan, El Nido, Palawan, to be my true and lawful ATTORNEY-IN-FACT, for me and in my name, place, and stead, to do and perform the following acts and things, namely:

- 1. To transact, process, follow up, sign, claim and receive any document/s from Municipal/City/Provincial Assessor, DENR, DAR, BIR, Registry of Deeds and other related government agencies, to be issued in favor of a parcel of land embraced and covered by **Tax Declaration No. 18-13-015-0364** with **PIN 066-13-015-26-016**, designated as **Lot No. 266, Pls-31**, containing an area of **55,000 Square Meters**, located at **Brgy. Sibaltan, El Nido, Palawan**; and
- 2. To perform such acts necessary for and in relation to the accomplishment of the above-mentioned authority.

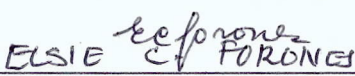
HEREBY GIVING AND GRANTING unto my said Attorney-In-Fact full power and authority as are necessary requisite and proper to carry out the objectives of this instrument, as fully to all intents and purposes as I might or could lawfully do if and when present in person, and HEREBY CONFIRMING AND RATIFYING all that my said Attorney-In-Fact shall do or cause to be done under and by virtue of these presents.


IN WITNESS WHEREOF, I have hereunto set my hand at El Nido, Palawan, Philippines, on this 19th day of October 2022.


ENGRACIO B. CABIGUEN
Principal


EMMA C. GARCIA
Attorney-in-fact

Signed in the presence of:


ELSIE C. FORONES


ENRICO M. CABIGUEN

ACKNOWLEDGMENT


Republic of the Philippines)
Province of Palawan) s.s.
Municipality of El Nido)
x-----x

Personally came and appeared before me: **ENGRACIO B. CABIGUEN** with OSCA ID No. 6021, issued on May 4, 2020, known to me to be the same persons who executed the foregoing instrument, and acknowledged that the same is his/her free act and voluntary deed.

WITNESS MY HAND AND SEAL on the date and place first above written.

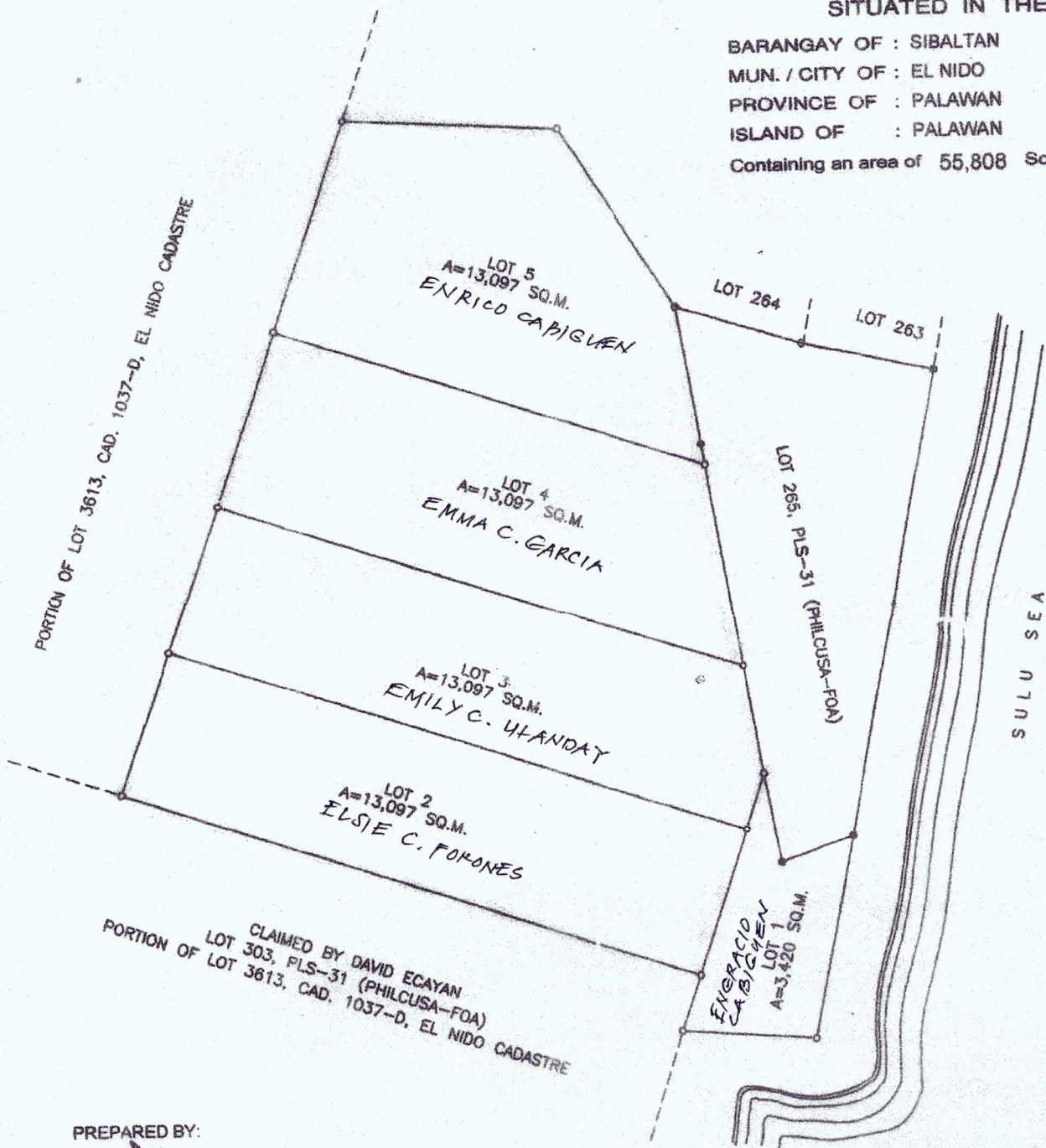
Doc. No. 519;
Page No. 05;
Book No. 78;
Series of 2022.




ATTY. RONELO C. CALUGAS
Notary Public
FOR THE PROVINCE OF PALAWAN
COMM. REG. NO.: NPL #2019-07
Valid Until December 31, 2022
ROLL No. 65659
PTR No. 2333610, 11/05/20
IBP No. 131992, 11/05/20
MCLE Comp. No. VI-0010273

SEGREGATION
PLAN OF LAND
LOT 3613 (PORTION)
CAD. 1037-D, EL NIDO CADASTRE
AS SURVEYED FOR
SPS. ENGRACIO CABIGUEN
and MARIA CABIGUEN
SITUATED IN THE

BARANGAY OF : SIBALTAN
MUN. / CITY OF : EL NIDO
PROVINCE OF : PALAWAN
ISLAND OF : PALAWAN
Containing an area of 55,808 Sq. M.



PREPARED BY:

NONITO T. LACHICA
Geodetic Engineer



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our available records, it was found that Lot No. 3613, B.L. Cad. 1037-D, Case 11, El Nido Cadastre, Municipality of El Nido, Province of Palawan, has no records in cadastral proceedings

When the technical description was plotted thru its tie line by the Land Projection Section, this Authority, it was found that several lot plans, covered by Certificate of Titles are inside the subject lot, i.e. as follows:

Sgs-4-B-000055-D; Psd-4-B-002366; (LRA)Psd-E-2021007075, Lot 299 (Philcusa-FAO) Pls-31 with OCT-P-5561; Lot 307, Pls-31, OCT-P-5397 and Lot 638, with OCT-P-11038 as verified and confirmed by the said Section.

This certification is issued upon request of Engr. Nonito Lachica of El Nido, Palawan, for reference purposes only.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 19th day of July 2022.

Verified by:

ANGELITO E. DELGADO
Examiner

FOR THE ADMINISTRATOR

RICARDO R. NILO
Chief
Cadastral Decree Section

EPEB No.: E-CCV-2022-029998
Fees Paid: PHP 190.97
OR No: 1027715702
Date: Jul 08, 2022



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
By the National Highway, Poblacion, Taytay, Palawan 5312
Contact Nos. 0912 171 3889 (S)/0926 505 9335 (G)
e-mail ad: cenrotaytay@denr.gov.ph

March 16, 2023

MEMORANDUM

FOR : The Regional Executive Director
1515 DENR by the Bay Bldg.,
Roxas Blvd., Brgy. 668, Ermita, Manila

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: [Signature]
DATE: 03.23.2023 BN 23-2599

THRU : The Provincial Environment and
Natural Resources Officer – Palawan
Sta. Monica, Puert Princesa City

**DENR CENRO
TAYTAY, PALAWAN
RELEASED**

FROM : The Community Environment and
Natural Resources Officer
Taytay-El Nido, Palawan

BY: [Signature]
DATE: MAR 16 2023 C.. 1041

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED BY ENGRACIO CABIGUEN REPRESENTED BY
EMMA CABIGUEN-GARCIA OF LOT 266, PLS-31 PORTION
OF LOT 3613, CAD 1037-D SITUATED AT BRGY. SIBALTAN,
EL NIDO, PALAWAN**

Respectfully forwarding is the memorandum dated February 27, 2023 of Special Investigator I Jones Manoel Y. Lafuente recommending the issuance of Survey Authority for the above-mentioned lot.

This Office has no objection to his recommendation. Hence, it is recommended for issuance of clearance.

Attach here with are the complete requirements submitted by the representative of the applicant for perusal.

Thank you.

CONRADO M. CORPUZ



Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE
5312 Taytay, Palawan

ORIGINAL COPIES

MEMORANDUM

FOR : The Community Environment and
Natural Resources Officer

FROM : Special Investigator I

SUBJECT : **INVESTIGATION REPORT FOR SURVEY AUTHORITY
APPLIED ENGRACIO CABIGUEN REPRESENTED BY EMMA
CABIGUEN-GARCIA OF LOT NO. 266, PLS-31 PORTION OF LOT 3613,
CAD 1037-D SITUATED AT BRGY. SIBALTAN, EL NIDO, PALAWAN**

DATE : February 27, 2023

DENR CENRO
TAYTAY, PALAWAN
RECEIVED
BY: Jnt
DATE: 2/23/23

Respectfully submitting is the investigation report of the undersigned in compliance with your instruction to conduct an investigation pertaining to the application of Engracio Cabiguen who died intestate on December 2022 represented by Emma Cabiguen-Garcia for Survey Authority.

SUBJECT LOT

The subject lot of this investigation is **Lot No. 266, Pls-31 Portion of Lot 3613, Cad 1037-D**, located in **Barangay Sibaltan, El Nido, Palawan**, with an area of **Sixty Thousand Eight Hundred Ten (60,810) square meters**.

CLAIMANT

The claimant of the subject lot is listed to none during the Public Land Subdivision Pls-31 Survey which was approved on November 10, 1955.

PROCEEDING/ACTIVITIES UNDERTAKEN

Upon receipt of your instruction, the undersigned conducted actual investigation on the subject lot. The following were undertaken:

1. On February 1, 2023, the undersigned had made coordination with Emma C. Garcia an authorized representative of Engracio Cabiguen by virtue of *Special Power of Attorney* (SPA) on the date of the investigation and advising her to include the two witnesses in the conduct of investigation that could justify their occupation and claims.
2. On February 9, 2023, the undersigned together with the children of the applicant had made coordination with the Punong Barangay of Sibaltan who happens to be the witness of the said inspection.
3. The undersigned review the attached documents to the request, verify on how the area was acquired by the applicant, and documented the existing improvements introduced therein.

FINDINGS/RECOMMENDATION

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

1. The subject lot was originally surveyed under Bacuit Public Land Subdivision Pls-31 approved on November 10, 1955, and identified as Lot 266, Pls-31 covering an area of **Sixty Thousand Eight Hundred Ten (60,810) square meters** situated in Brgy. Sibaltan, El Nido, Palawan. In addition, the said lot has two subsisting applications: Lot 266-A, Pls-31 was applied by Ramon Alcantara dated May 31, 1961 under FPA-2-649 covering an area of Two Thousand Two Hundred Fifty (2,250) square meters, and Lot 266-B, Pls-31 was by the National Highway, Poblacion, Taytay, Palawan 5312
emailad: cenrotaytaypal@yahoo.com.ph

applied by Engracio Cabiguen dated November 6, 1964 under HA-(IV-14) 1506 covering an area of Fifty-five Thousand Eight Hundred Eight (55,808) square meters. However, the said lots has no approved subdivision plan;

2. That during the Cadastral Survey, Lot 266, Pls-31 was not specifically reflected on El Nido Cadastre. Thus, it was part/portion of a big lot particularly Lot 3613, Cad 1037-D however, there is no Technical Description and Listed Claimant on Records;
3. The occupation and cultivation of Engracio Cabiguen being the claimant of 266, Pls-31 as far I have been able to ascertain since 1958 is **continuous, peaceful, exclusive, and unmolested**. It was originally cultivated by the said claimant;
4. The certification issued dated September 23, 2022 by the Punong Barangay of Sibaltan signed by Hon. Arvin Q. Gabayan affirms that Engracio b. Cabiguen, personally appeared to secure a barangay certification towards her parcel of land. The same had been verified during the actual investigation that Engracio B. Cabiguen is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266, PLS-31 located at Sitio Tapik, Barangay Sibaltan, El Nido, Palawan;
5. The subject lot was undulated to hilly in slope, improvements found thereon are **banana trees, cashew trees and a residential house**;
6. The purpose of the request is to subdivide the subject lot into six (6) resultant lots including the road-right-of-way and claimed lot of Alcantara adjacent to shoreline. In addition, the said claim of Alcantara covering 2,250 square meters was also claimed by Trinitas Cabiguen (heir of Emiliano Cabiguen, claimant of Lot 264, Pls-31) since accordingly, the claim of Alcantara on Lot 266-A falls within their claim on Lot 264, Pls-31;
7. That based on records, Lot No. 266, Pls-31 identical to portion of Lot 3613, Cad 1037-D **falls within Agricultural Land (Alienable & Disposable)** as per Land Classification No. 1467, Block XII, and Project 5-B certified on September 16, 1941. Sixty Thousand Eight Hundred Ten (60,810) square meters; listed to None with Tie Line: S 36-31 W, 243.10 m from BLLM # 1, Pls-31;
8. The subject lot is **outside military reservation and El Nido-Taytay Managed Resource Protected Area (ENTMRPA)** per Presidential Proclamation No. 32, dated October 8, 1998;
9. The subject lot **has no pending case or adverse claim** as per Certification issued by the Regional Trial Court dated November 3, 2022 (copy attached); and
10. Based on the certification dated July 19, 2022 issued by the Land Registration Authority (LRA), **Lot No. 3613, B.L. Cad 1037-D, Case 11, El Nido Cadastre, Municipality of El Nido, Province of Palawan, has no records in cadastral proceedings** (copy attached).

In view of the above-mentioned circumstances, **the undersigned recommends the issuance of survey authority subdividing Lot No. 266, Pls-31 identical to portion of Lot 3613, Cad 1037-D into six (6) resultant lots** in favor of the Hrs. of Engracio Cabiguen including the road-right-of-way and the conflicting claims of Hrs. of Ramon Alcantara and Hrs. of Emiliano Cabiguen be listed as Hrs. of Ramon Alcantara vs. Hrs. of Emiliano Cabiguen. Attached are geo-tagged photographs of the subject lot based on the conducted inspection and investigation dated February 9, 2023.


JONES MANOEL Y. LAFUENTE

Geo-tagged photos showing the conducted investigation/inspection on the area subject for issuance of Survey Authority at Barangay Sibaltan, El Nido, Palawan.

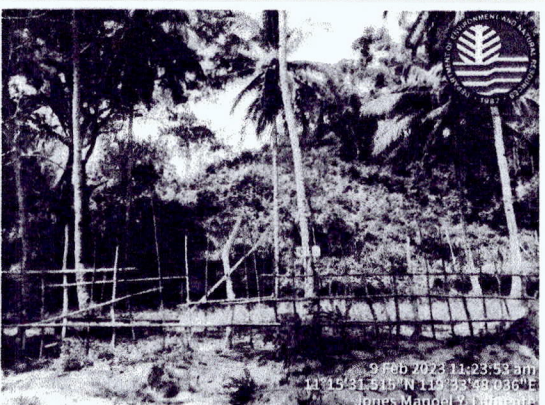
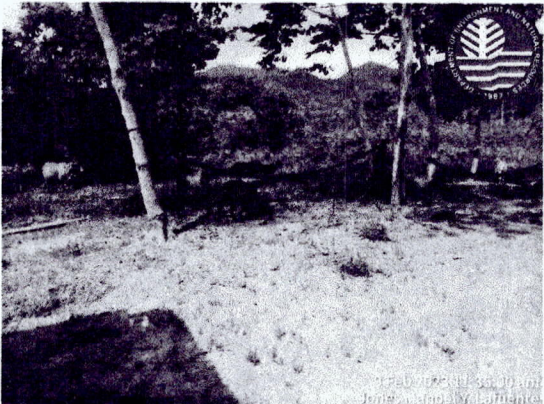
Hon. Arvin Q. Gabayan



Salvador L. Dande, Sr.

Emma C. Garcia

Coordination made with the Punong Barangay Arvin Q. Gabayan



Handwritten signature.



DOCUMENT ACTION INFORMATION FORM

Doc. Ref. No.: 2022-6499 Date and Time received: 11/09/2022 11:14:56 AM

From: Emma Cabiguen-Garcia Document Type: Letters
Bgy. Sibaltan, El Nido Palawan

Subject: Letter/Re: Request for Survey Authority of lot no. 266, Pls. 31 at Sibaltan, El Nido, Pal.

JANUARY 27, 2023

Earmarked As:

Attachment(s): No attachment(s)

Date:	11.10.22/8:41 AM	From:	DMN (DA 2022-11, page 3)	To:	YPS
Action Recommended/Required:		Processing Time:		Remarks:	
<input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Others		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in 7 days or shorter		- inform the applicant of the progress of action herein	
Date:		From:		To:	
11-11		Chio RNS		Silagante	
Action Recommended/Required:		Processing Time:		Signature:	
<input checked="" type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Others		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in 7 days or shorter		D	
Date:		From:		To:	
Action Recommended/Required:		Processing Time:		Signature:	
<input type="checkbox"/> For Action <input type="checkbox"/> For Official Release <input type="checkbox"/> For Approval <input type="checkbox"/> For Review/Recommendation <input type="checkbox"/> For Disbursement/Payment <input type="checkbox"/> For Signature <input type="checkbox"/> For Information, Record and File <input type="checkbox"/> Return to Payee/Sender <input type="checkbox"/> For Indorsement to concerned Party(ies) <input type="checkbox"/> Others		<input type="checkbox"/> Urgent (w/in the day) <input type="checkbox"/> Priority (w/in 3 days) <input type="checkbox"/> Complex w/in 7 days w/in 20 days or shorter W/in ____ days or shorter			

p LETTER REQUEST FOR SURVEY AUTHORITY

Name of Requesting Party: Emma Cabiguen-Garcia

Present Address: Sibaltan, El Nido, Palawan

Date: Oct. 4, 2022

**The Community Environment and
Natural Resources Officer**
Taytay-El Nido, Palawan

**DENR CENRO
TAYTAY, PALAWAN
RECEIVED**
BY: lmc
DATE: NOV 09 2022 6499

Sir,

The undersigned is respectfully requesting in your good Office for Survey Authority to
☐ Subdivide ☒ Segregate our occupation and improvements over which we have

interest on:

Lot No. 266, PLS-31

Survey No. _____

Identical to Lot No. _____

Survey No. _____

Portion of Lot No. 3613, CAO-1037-0

Survey No. _____

Area: 55,808 SA.M.

Location of the land: _____

If the request be granted, we would like to request the service of a Special Investigator/ Land Management Inspector/ DPLI to conduct ground inspection/ investigation and Geodetic Engineer NONITO T. LACHICA to undertake the said subdivision/ segregation survey works.

Thank you very much for your immediate action on this request.

Very truly yours,

Signature: Emma Garcia

Contact No: 09758525932

GEODETIC ENGINEER'S COMMITMENT

I, NONITO T. LACHICA, a registered and licensed Geodetic Engineer, hereby commit to abide with the Land Surveys Regulation of the Philippines in connection with the survey of the above land and to personally follow-up the issuance thereof.

Geodetic Engineer

Licensed No. 0900272850 (G580)

Contact No. 09998767085

Requirements:

- ☒ 1. Accomplished and signed letter request for Survey Authority
- ☒ 2. Waiver of Rights/ Extra-judicial Settlement of Estate (if applicable);
- ☒ 3. Latest/ updated Tax Declaration duly certified by the Municipal Assessor;
- ☒ 4. Land Registration Authority (LRA) certification/ clearance-proof that the area has no existing title;
- ☒ 5. Regional Trial Court (RTC) certification/ clearance (proof that the area has no pending case);
- ☒ 6. Barangay Certification (actual occupant of the area);
- ☒ 7. Sworn affidavit of two (2) disinterested persons (residents of barangay where the land is located);
- ☒ 8. Photo copy of any government-issued Identification Card.
- ☒ 9. Community Tax Certificate (CEDULA);
- ☒ 10. Special Power of Attorney (if applicable); and
- ☒ 11. Certificate of Land Classification duly affirmed and confirmed by SMD and ARDTS (c/o CENRO)



**LACHICA SURVEYING
AND TECHNICAL SERVICES**

Brgy. Villa Libertad El Nido, Palawan

Email: lachica_surveying@yahoo.com

TIN: 180-978-169

04 October 2022

The CENR Officer

Thru: The Land Management Officer
Community Environment and
Natural Resources Office
Poblacion, Taytay, Palawan

Sir:

May I request for confirmatory survey authority of LOT 266, PLS-31, Bacuit Public Land Subdivision being a portion of LOT 3613, CAD. 1037-D surveyed for Engracio B. Cabiguen, et-al located in Brgy. Sibaltan, El Nido, Palawan.

Survey returns was submitted sometime in October 2012 at the Regional Office, MIMAROPA for verification and approval but still pending due to our moratorium.

At present, the survey returns was rejected to resubmit for evaluation.

Attached are the LRA Clearance, Barangay Certification, Tax Declaration and Proposed Segregation Plan for final review.

Very truly yours,

NONITO T. LACHICA
Geodetic Engineer

Note:

Lot 266, PLS-21

is portion of Lot 2613, CAD. 1037-D

Attached is LRA certification

: For Survey Authority

Segregation plan (portion of Lot 2613, CAD. 1037-D)

Lot 266, PLS-21 is to be projected

for Sir Jim Liang

for Eng.  Huanica

TAX DECLARATION OF REAL PROPERTY

TD No. 18-13-015-0364

Property Identification No. 066-13-015-26-016

Owner: ENGRACIO CABIGUEN

TIN:

Address: SIBALTAN, EL NIDO, PALAWAN

Telephone No.

Administrator/Beneficial User:

TIN:

Address:

Telephone No.

Location of Property:

SIBALTAN

EL NIDO, PALAWAN

(Number and Street)

(Barangay/District)

(Municipality & Province)

OCT/TCT/CLOA No.

Survey No. PLS-31

CCT:

Lot No. 266

Date:

Blk. No.

Boundaries:

North: ALN 035, 052 OF SECTION 20

South: ALN 020, 021

East: ALN 017, 020

West: ALN 015, 035 OF SECTION 20

KIND OF PROPERTY ASSESSED:

☒ LAND

☐ MACHINERY

☐ BUILDING

Brief Description:

No. of Storeys:

☐ Others:

Brief Description:

Specify:

Classification	Area	Unit Value	Market Value	Actual Use	Assessment Level	Assessed Value	Taxability
AGRICULTURAL (A-3)	5.5000 ha.	147,600 Php	135,000.00	AGRICULTURAL (Agri. Land)	16 %	21,600.00	TAXABLE
Total	55,000.00 sq.m.	Php	135,000.00		Php	21,600.00	

Total Assessed Value TWENTY-ONE THOUSAND SIX HUNDRED PESOS

(Amount in Words)

Taxable ☒

Exempt ☐

Effectivity of Assessment/Reassessment:

2019
Year

Approved by: By Authority of the Provincial Assessor:

MA. CRESCENCIA A. FERNANDEZ, REA
MUNICIPAL ASSESSOR

07/13/2018
Date

This declaration cancels TD No. 13-015-0319

Previous A.V. Php 105,470.00

Previous PIN 066-13-015-26-016

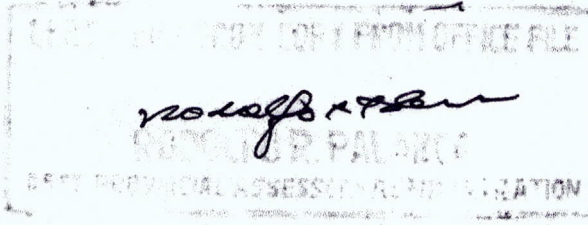
Previous Owner: ENGRACIO CABIGUEN

Previous Area : 55000 sq.m.

Memoranda:

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

CERTIFIED PHOTOCOPY FROM
AUTHENTICATED COPY ON FILE



GERALDINE T. TAN, REA
MUNICIPAL ASSESSOR

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 Rommel A Aguilar/ 1:59:00 PM

AMOUNT PAID: 60.00

O.R NO. : 5680792

DATE ISSUED: July 15, 2021

AT: EL NIDO, PALAWAN

Republic of the Philippines
REGIONAL TRIAL COURT

Fourth Judicial Region

Puerto Princesa City

Email Address: rtc1prpccc@judiciary.gov.ph

Hotline Number: 09289352669

OFFICE OF THE CLERK OF COURT

Hall of Justice, Bgy. Sta. Monica, Puerto Princesa City

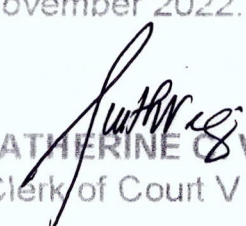
CERTIFICATION

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that this Office has no record of any pending/decided land registration case before any branches of this court involving applicant Emma Cabiguen Garcia covering Lot No. 266, Pls-31 portion of Lot 3613, Cad 1037-D located at Barangay Sibaltan, El Nido, Palawan

This Certification is being issued upon the request of Mariano P. Lilang, Jr. for whatever legal purpose it may serve.

At Puerto Princesa City, this 3rd day of November 2022.


PRINCES KATHERINE OVERGARA
Clerk of Court V

Cert. Fee: P15.00/35.00/10.00
O.R. No. 8978481/8982579/3711220
Dated: November 3, 2022
zm



Republic of the Philippines
Province of Palawan
Municipality of EL Nido
Barangay Sibaltan



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

February 4, 2022

To whom it may concern:

THIS IS TO CERTIFY that **ENGRACIO B. CABIGUEN**, of legal age, widow, Filipino, a resident of Barangay Sibaltan, El Nido, Palawan, is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266 survey no. PLS-31 located at Sitio Tapik Barangay Sibaltan, El Nido, Palawan.

This **CERTIFIES FURTHER** that the subject parcel of land is agricultural land.

This **CERTIFICATION** is being issued upon request of Mrs. Emma Cabiguen-Garcia for whatever legally purposes it may serve her best.

Issued this 4th day of February 2022 at Barangay Sibaltan, El Nido, Palawan.

Hon. ARVIN Q. GABAYAN
Punong Barangay

Paid Under:

O.R. No. 0780011-H

Amount Paid: Php. 100.00

Date Issued: 02/04/2022





Republic of the Philippines
Province of Palawan
Municipality of EL Nido
Barangay Sibaltan



OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

September 23, 2022

To whom it may concern:

THIS IS TO CERTIFY that **ENGRACIO B. CABIGUEN**, of legal age, widow, Filipino, a resident of Barangay Sibaltan, El Nido, Palawan, is the legal occupant of a parcel of land containing an area of 60,810 square meters, covered by Lot No. 266 survey no. PLS-31 located at Sitio Tapik Barangay Sibaltan, El Nido, Palawan.

This **CERTIFIES FURTHER** that the subject parcel of land is agricultural land.


This **CERTIFICATION** is being issued upon request of Mrs. Emma Cabiguen-Garcia for whatever legally purposes it may serve her best.


Issued this 23rd day of September 2022 at Barangay Sibaltan, El Nido, Palawan.


Hon. ARVIN Q. GABAYAN
Punong Barangay



Republic of the Philippines
 Province of Palawan
 Municipality of El Nido
Sibaltan
BARANGAY IDENTIFICATION CARD


 Right Thumbmark
 2021-0212
 I.D. No.
GARCIA, EMMA CABIGUEN
 Name
 Purok 1B, SIBALTAN, EL NIDO, PALAWAN
 Address
Em Garcia
 Signature

Birthdate: JULY 15, 1976
 Birthplace: SIBALTAN, EL NIDO, PALAWAN
 Nationality: FILIPINO
 Civil Status: MARRIED Blood Type: AB
 Sex: F Height: 5'2" Weight: 85KLS
 Precinct Number: 708
 Purok President: *Em Garcia*
 EMMA C. GARCIA
 In case of emergency, please contact:
 RODERICK L. GARCIA
 Name
 09568327557
 Contact Number
 This card is issued by the Barangay of Sibaltan and is non-transferable. If lost, please return to the office of the Barangay.
 Valid until the end term of the Punong Barangay.

Arvin Q. Gabayan
HON. ARVIN Q. GABAYAN
 Punong Barangay

COMMUNITY TAX CERTIFICATE		INDIVIDUAL	CCI2020 10969349	
YEAR 20 22		DATE ISSUED 10 06 22		TAXPAYER'S COPY
NAME (SURNAME) (FIRST) (MIDDLE) CABIGUBH, ENGRACIO BADANG		TIN (if Any):		
ADDRESS SIBALTAN, EL NIDO, PALAWAN		SEX: <input checked="" type="checkbox"/> MALE <input type="checkbox"/> FEMALE		
CITIZENSHIP FIL.	ICR NO. (if an Alien)	PLACE OF BIRTH EL NIDO, PALAWAN	HEIGHT 5'4	
CIVIL STATUS <input type="checkbox"/> 1 Single <input checked="" type="checkbox"/> 2 Married <input type="checkbox"/> 3 Widow/Widower/ Legally Separated <input type="checkbox"/> 4 Divorced	DATE OF BIRTH APRIL 10, 1946		WEIGHT 60 Kgs	
PROFESSION / OCCUPATION / BUSINESS			TAXABLE AMOUNT	COMMUNITY TAX DUE
A. BASIC COMMUNITY TAX (P5.00) Voluntary or Exempted (P1.00)				P 5.00
B. ADDITIONAL COMMUNITY TAX (tax not to exceed P5,000.00)				
1. GROSS RECEIPTS OR EARNINGS DERIVED FROM BUSINESS DURING THE PRECEDING YEAR (P1.00 for every P1,000.00)				
2. SALARIES OR GROSS RECEIPT OR EARNINGS DERIVED FROM EXERCISE OF PROFESSION OR PURSUIT OF ANY OCCUPATION (P1.00 for every P1,000)				
3. INCOME FROM REAL PROPERTY (P1.00 for every P1,000)				
Right Thumb Print 	TAXPAYER'S SIGNATURE MAXIMO S. ARDOÑA MUNICIPAL TREASURER MUNICIPAL / CITY TREASURER		TOTAL	P 5.00
			INTEREST	
			TOTAL AMOUNT PAID	P 5.00
			(In words): Five pesos	

Republic of the Philippines
Office of the Senior Citizen Affairs (OSCA)
El Nido, Palawan

ENGRACIO BADANG CABIGUEN

Name: _____

Address: Bgy. Siboltan
El Nido, Palawan

4/10/1940 Male

Date of Birth Sex

5/1/2020
Date issued

Control No. 6021

Signature / Thumbmark


THIS CARD IS NON-TRANSFERABLE




Benefits and Privileges under RA 9994

- Free Medical/dental, diagnostic & Laboratory service, in all government facilities.
- 20% discount for medicines.
- 20% discount for hotel, restaurants, recreation centers, funeral and burial services
- 20% discount in theaters, cinema houses & concert halls.
- 20% discount in medical / dental services, 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 to the 20% discount.
- 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 Corporation violating RA 9994 shall be penalized. Only for the exclusive use of Senior Citizens, abuse of privileges is punishable by law.


BABY YNIZ VALDEZ
OSCA Head


HON. EDNA MONT-LIM
Municipal Mayor



This micrograph shows a section of normal colonic mucosa. The surface is covered by a simple columnar epithelium, with cells having elongated nuclei and apical mucin production. The underlying lamina propria is composed of loose connective tissue with scattered inflammatory cells. The overall architecture is regular and non-neoplastic.

SPECIAL POWER OF ATTORNEY


KNOW ALL MEN BY THESE PRESENTS:

That I, **ENGRACIO B. CABIGUEN**, of legal age, Filipino, widower and a resident of Brgy. Sibaltan, El Nido, Palawan, do by these presents hereby NAME, CONSTITUTE and APPOINT my daughter, **EMMA C. GARCIA**, of legal age, Filipino, married and a resident of Brgy. Sibaltan, El Nido, Palawan, to be my true and lawful ATTORNEY-IN-FACT, for me and in my name, place, and stead, to do and perform the following acts and things, namely:

- 1. To transact, process, follow up, sign, claim and receive any document/s from Municipal/City/Provincial Assessor, DENR, DAR, BIR, Registry of Deeds and other related government agencies, to be issued in favor of a parcel of land embraced and covered by **Tax Declaration No. 18-13-015-0364** with **PIN 066-13-015-26-016**, designated as **Lot No. 266, Pls-31**, containing an area of **55,000 Square Meters**, located at **Brgy. Sibaltan, El Nido, Palawan**; and
- 2. To perform such acts necessary for and in relation to the accomplishment of the above-mentioned authority.

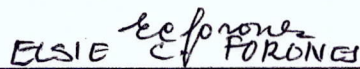
HEREBY GIVING AND GRANTING unto my said Attorney-In-Fact full power and authority as are necessary requisite and proper to carry out the objectives of this instrument, as fully to all intents and purposes as I might or could lawfully do if and when present in person, and HEREBY CONFIRMING AND RATIFYING all that my said Attorney-In-Fact shall do or cause to be done under and by virtue of these presents.

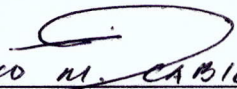
IN WITNESS WHEREOF, I have hereunto set my hand at El Nido, Palawan, Philippines, on this 19th day of October 2022.


ENGRACIO B. CABIGUEN
Principal


EMMA C. GARCIA
Attorney-in-fact

Signed in the presence of:


ELSIE C. FORONES


ENRICO M. CABIGUEN

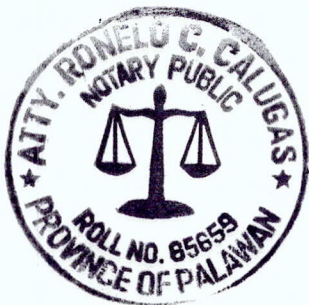
ACKNOWLEDGMENT

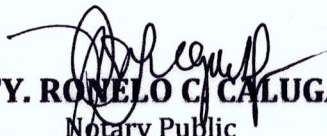
Republic of the Philippines)
Province of Palawan) s.s.
Municipality of El Nido)
x-----x

Personally came and appeared before me: **ENGRACIO B. CABIGUEN** with **OSCA ID No. 6021**, issued on **May 4, 2020**, known to me to be the same persons who executed the foregoing instrument, and acknowledged that the same is his/her free act and voluntary deed.

WITNESS MY HAND AND SEAL on the date and place first above written.

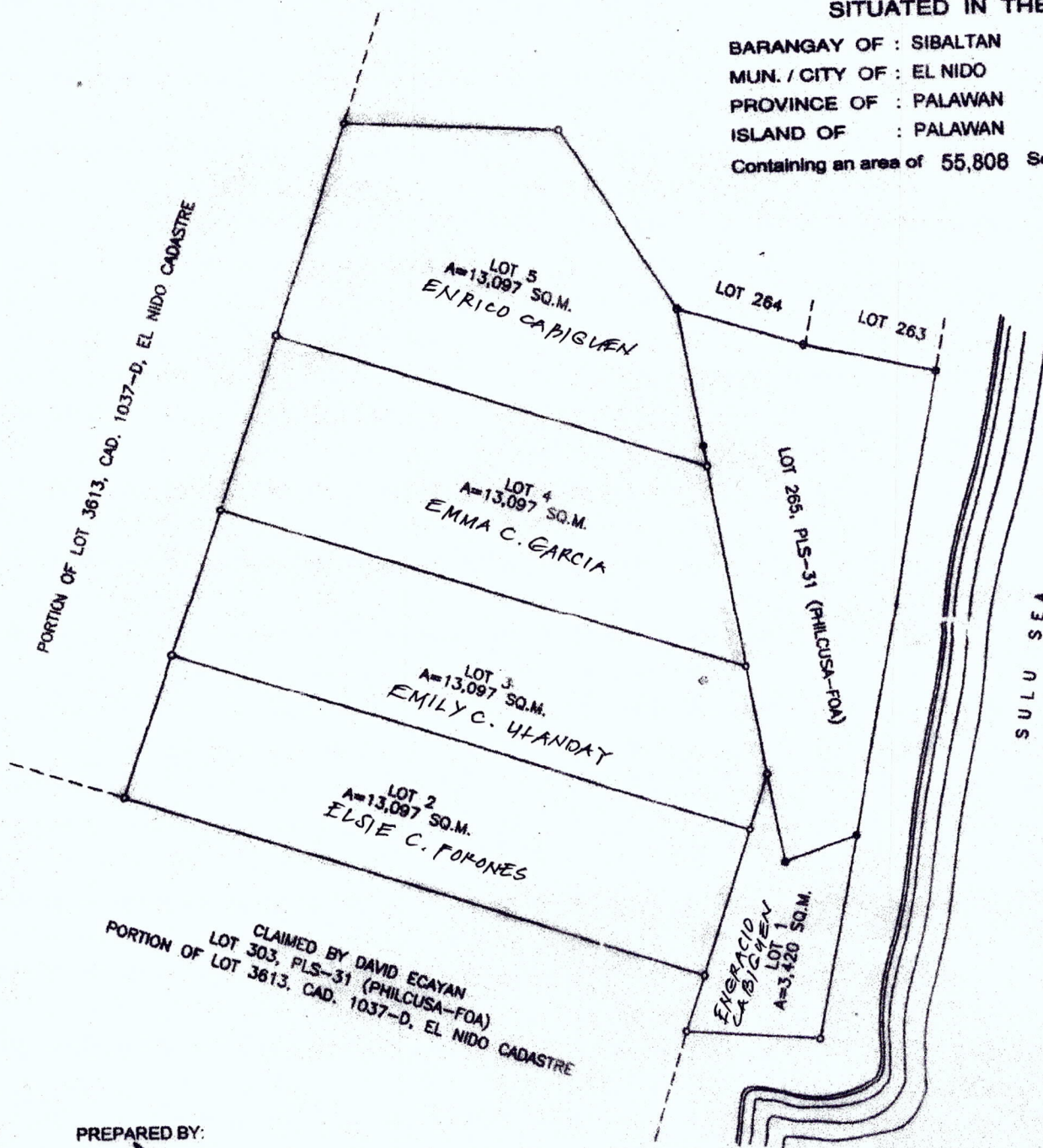
Doc. No. 519;
Page No. 05;
Book No. 78;
Series of 2022.




ATTY. RONELO C. CALUGAS
Notary Public
FOR THE PROVINCE OF PALAWAN
COMM. REG. NO.: NPL #2019-07
Valid Until December 31, 2022
ROLL No. 65659
PTR No. 2333610, 11/05/20
IBP No. 131992, 11/05/20
MCLE Comp. No. VI-0010273

SEGREGATION
PLAN OF LAND
LOT 3613 (PORTION)
CAD. 1037-D, EL NIDO CADASTRE
AS SURVEYED FOR
SPS. ENGRACIO CABIGUEN
and MARIA CABIGUEN
SITUATED IN THE

BARANGAY OF : SIBALTAN
MUN. / CITY OF : EL NIDO
PROVINCE OF : PALAWAN
ISLAND OF : PALAWAN
Containing an area of 55,808 Sq. M.



PREPARED BY:

NONITO T. LACHICA
Geodetic Engineer



REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
(LAND REGISTRATION AUTHORITY)
East Avenue corner N.I.A. Road
Quezon City

CERTIFICATION

TO WHOM IT MAY CONCERN

This is to certify that after due verification of our available records, it was found that Lot No. 3613, B.L. Cad. 1037-D, Case 11, El Nido Cadastre, Municipality of El Nido, Province of Palawan, has no records in cadastral proceedings

When the technical description was plotted thru its tie line by the Land Projection Section, this Authority, it was found that several lot plans, covered by Certificate of Titles are inside the subject lot, i.e. as follows:

Sgs-4-B-000055-D; Psd-4-B-002366; (LRA)Psd-E-2021007075, Lot 299 (Philcusa-FAO) Pls-31 with OCT-P-5561; Lot 307, Pls-31, OCT-P-5397 and Lot 638, with OCT-P-11038 as verified and confirmed by the said Section.

This certification is issued upon request of Engr. Nonito Lachica of El Nido, Palawan, for reference purposes only.

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the seal of this Authority this 19th day of July 2022.

Verified by:

ANGELITO E. DELGADO
Examiner

FOR THE ADMINISTRATOR

RICARDO R. NILO
Chief
Cadastral Decree Section

EPEB No.: E-CCV-2022-029998
Fees Paid: PHP 190.97
OR No: 1027715702
Date: Jul 08, 2022

