



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

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April 27, 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 the subject Lot No. 2968, Cad 860-D, situated at Brgy. San Isidro, San Vicente, Palawan, applied by Carl Geoffrey Co Dy.


After evaluation, this office found out the following:

- a. That Lot 2968 falls within Alienable and Disposable Land per L.C Map No. 1614, Project No. 9-A, Block IV, duly certified on September 23, 1952, under FAO No. 4-129.
- b. That subject lot was plotted and evaluated based on the attached technical description (V-37) from the Office of the CENRO Roxas.
- c. That the subject lot consist of four (4) corners covering an area of 33, 160.41 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.

Reference No. 2023-3713  
RPSFiles/Memo/RO/Lot2968  
AAP

  
RONIE B. GANDEZA

DENR-PALAWAN  
PENRO-RECORDS  
**RELEASED**  
By   
Date: 12 MAY 2023 CN 23-1186



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"**

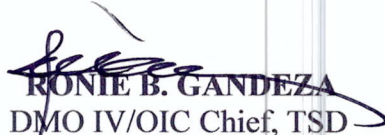
**CERTIFICATION**

This is to certify that **Lot 2698, Cad 860-D**, is within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block IV, duly certified on September 23, 1952, under FAO No. 4-129.

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

Issued on 27<sup>th</sup> day of April, 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: 02 MAY 2023 CN 23-1105



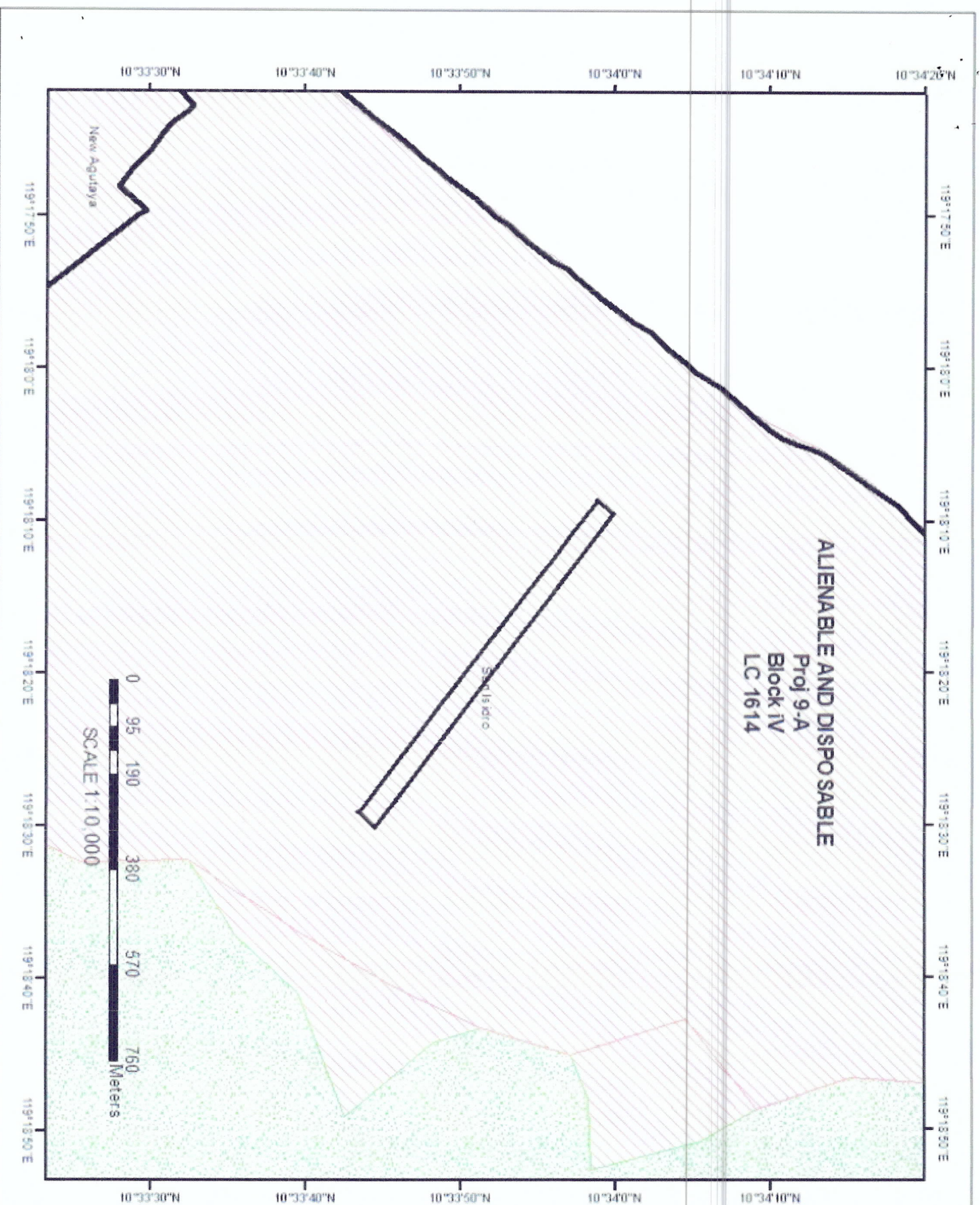


MAP SHOWING  
of Lot 2698 Cad 860-D  
Applied by: Carl Geoffrey Co Dy

Situated at  
Barangay San Isidro  
Municipality of San Vicente  
Province of Palawan

Projection: UTM  
Area: 33,160 sq.m.

- Legend
- BLNM\_PRRS92
  - 2698
  - Barangay Bndry\_Cad\_PRRS92
  - Land Classification Map\_PRRS92
  - LC\_STATUS
  - Alienable & Disposable
  - Communal Forest
  - Forestland
  - No Data
  - UPF







R4B PENRO Palawan &lt;penropalawan@denr.gov.ph&gt;

**TRANSMITTAL OF REPORT OF LOT 2968 OF CAD. 860-D IN BGY. NEW AGUTAYA, SAN VICENTE, PALAWAN (CARL GEOFFREY CO DY)****R4B CENRO Roxas Palawan** <cenroroxaspalawan@denr.gov.ph>

Mon, Apr 24, 2023 at 2:31 PM

To: R4B PENRO Palawan &lt;penropalawan@denr.gov.ph&gt;

Cc: DENR Mimaropa Region &lt;mimaroparegion@denr.gov.ph&gt;, ARDTS MIMAROPA &lt;ardts.mimaropa@gmail.com&gt;, smd records &lt;recordssmd@gmail.com&gt;, Surveys and Mapping MIMAROPA &lt;smdmimaropa@gmail.com&gt;, Surveys Division &lt;surveys\_mimaropa@yahoo.com&gt;, Donna Belle Luengo &lt;surveysandmappingunit@gmail.com&gt;

Good day!

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

Thank you and God bless.

--

**PABLO L. CRUZ**  
CENRO.....  
DENR-CENRO Roxas, Palawan  
Sandoval Street, Bgy. III,  
Roxas, Palawan 5308  
PHILIPPINESEmail: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

Contact Number:

Telephone: 048-717-0892

**DENR PENRO  
PALAWAN RECORDS  
RECEIVED**BY: [Signature]  
DATE: 04.28.2023 23:37/3Virus-free. [www.avast.com](http://www.avast.com) **TRANSMITTAL OF REPORT OF LOT 2968 OF CAD. 860-D IN BGY. NEW AGUTAYA, SAN VICENTE, PALAWAN (CARL GEOFFREY CO DY).pdf**  
2104K





Republic of the Philippines  
Department of Environment and Natural Resources  
**MIMAROPA Region**  
**COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE**  
Barangay Poblacion 3, Roxas, Palawan  
Tel. No. 717-0892  
Email address: [cenroroxaspalawan@denr.gov.ph](mailto:cenroroxaspalawan@denr.gov.ph)

**MEMORANDUM**

FOR : The PENR Officer  
Sta. Monica, Puerto Princesa City

FROM : The CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**

DATE : 20 April 2023

I am submitting the investigation report conducted on the request for survey authority involving Lot 2698 of Cad. 860-D in Bgy. New Agutaya, San Isidro, Palawan.

Evaluating the same, it was ascertained that:

- a. The land subject hereof is within the agricultural (alienable/disposable) lands; and
- b. The same appears peacefully occupied/possessed by Carl Geoffrey Co Dy, the present claimant and occupant/possessor thereof to the exclusion of adverse others.

Hence, confirmation of the LC findings arrived at, is hereby recommended. Attached are geo-photographs showing improvements found introduced thereon.

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

Copy:

The ARD, Technical Services  
C/O the SMD at [surveys\\_mimaropa@yahoo.com](mailto:surveys_mimaropa@yahoo.com)

The Hon. Bgy. Council Members  
San Isidro, San Vicente, Palawan

The Claimant

File

**DENR - CENRO ROXAS**  
**RELEASED**  
DATE: APR 24 2023  
BY: \_\_\_\_\_

**LOG NO 2023-04-0615**



### **CERTIFICATION**

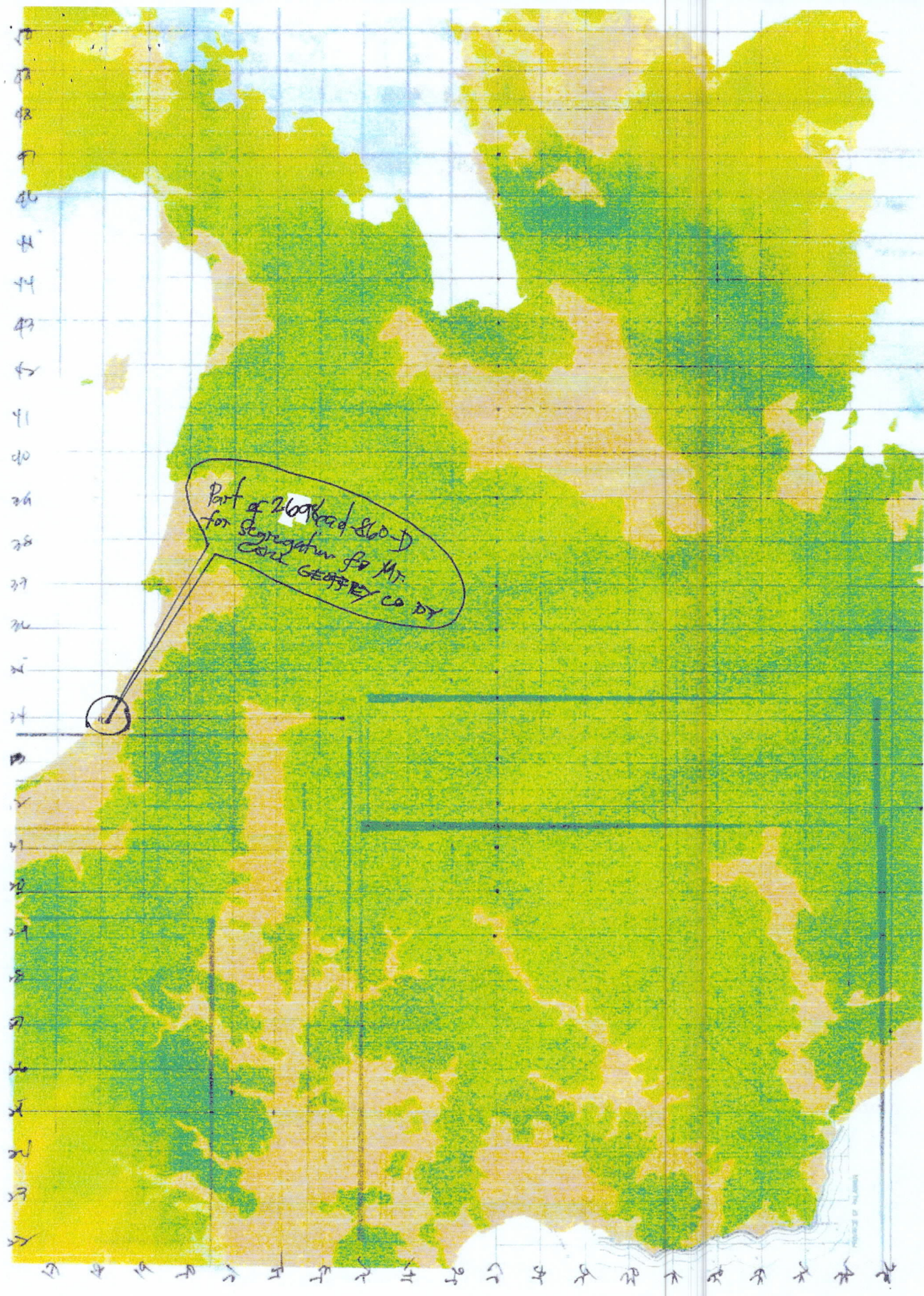
This is to certify that Lot 2698 of Cad. 860-D is within the agricultural (alienable/disposable) lands per LC Map No. 1614, Block 1 of Project No. 9-A dated 23 September 1952, under FAO No. 4-129.

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

Issued this 20<sup>th</sup> day of April 2023.

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





Part of 260000-860-D  
for Segregation for Mr.  
Cora GEORGE CO DY





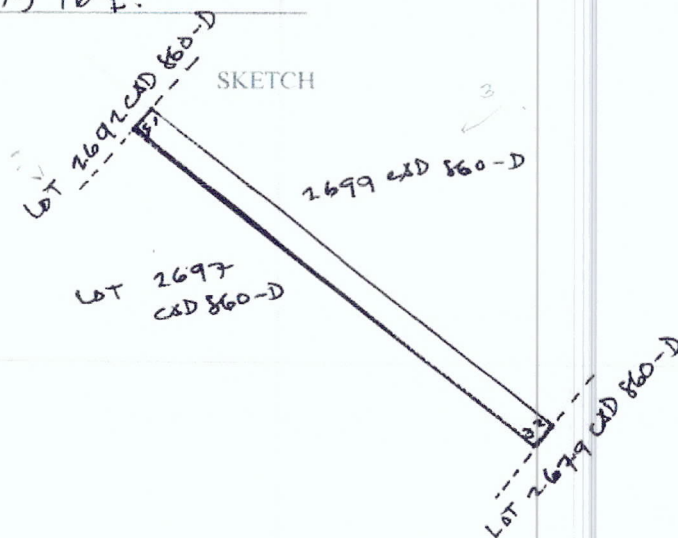
Republic of the Philippines  
Department of Environment and Natural Resources  
Region IV  
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE  
Roxas, Palawan

No. \_\_\_\_\_ Applicant: Carl Geoffrey Co Dy  
Lot No. 2698 CAD 860-D Ident. to Lot No. \_\_\_\_\_  
Portion of Lot No. \_\_\_\_\_ Surveyed for: NINFA CATCHORABA  
Date of Original Survey: July 6 - AUGUST 8 1988 Surveyed by: MARINO V. FLORES  
Area (sq. m.) 33,160.41 Date of Survey: \_\_\_\_\_  
Location: San Isidro, formerly New Abu-taya San Vicente Palawan Date Approved: MAY 23 1989  
TECHNICAL DESCRIPTION  
TIE LINE: N. 41° 21' E. 6235.36 METERS FROM PLUM NO. 1 CAD 860-D

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N. 52° 53' W.	782.06 METERS	1-2	+ 971.93	- 623.62
2-3	N. 38° 09' E.	42.89 do	2-3	+ 33.73	+ 26.50
3-4	S. 52° 49' E.	784.74 do	3-4	- 974.27	+ 625.21
4-1	S. 41° 51' W.	91.91 do	4-1	- 31.22	- 27.96
				<u>0.17</u>	<u>0.12</u>

Note: All corners are marked P.S. cyl. monuments.

CM: 10° 33' N. 119° 16' E.



T.D. Researched by: [Signature]  
T.D. Sketched by: [Signature]  
T.D. Checked by: [Signature]

Date: APR 18 2003  
Date: \_\_\_\_\_  
Date: \_\_\_\_\_





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

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**MEMORANDUM**

For : The Community Environment and  
Natural Resources Officer  
From : The Investigating Officer  
Subject : **INVESTIGATION REPORT**  
Date : 29 March 2023

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

**SUBJECT LAND**

The land subject of this investigation is part of lot 2698 CAD 860-D in barangay San Isidro, San Vicente, Palawan.

**CLAIMANT**

1. The claimant is Carl Geoffrey Co Dy, both claimant and actual occupant/or possessor of the public land subject hereof.
2. That the subject land acquired thru waiver of rights.

**ACTIVITIES UNDERTAKEN**

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

1. Gathered geographic data thereof using GPS, caused verification thereof by the cartographer on the cadastral map over which the Surveys and Mapping Division (SMD) has overlaid the LC Maps, by records officer of the disposition status thereof, and prepared the corresponding LC Certification based on the findings.
2. The affidavit executed in support thereof by two disinterested persons was validated on the site as evidenced by the attached photographs for geo-tagging.

**FINDINGS AND RECOMMENDATION**

Verifications, disclosed the following:

1. The lot involved is within agricultural (alienable/disposable) lands, Project Number 9-A, Block-I, LC-1614 dated September 23, 1952. Attached for further evaluation by the PENR Officer and confirmation by the ARD for Technical Services is a certification prepared to that effect following Annex B of DMC 2019-10.
2. The claimants stay in the land is peaceful and exclusive.

I recommend granting of the Survey Authority desired.

  
**CHRISTOPHER T. PADRONES**  
Forest Ranger

Purok Centro, Barangay III, Roxas, Palawan  
Email Address: [denroxaspal@gmail.com](mailto:denroxaspal@gmail.com)





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

Fourth Judicial Region  
Email Address: [rtc1p/cccc@judiciary.gov.ph](mailto:rtc1p/cccc@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 Carl Geoffrey Co Dy covering Lot No. 2698 Cad 860-D located at Bgy. San Isidro, San Vicente, Palawan.

This Certification is being issued upon the request of Ronnie P. Lilang for issuance of survey authority.

At Puerto Princesa City, this 3<sup>rd</sup> day of February 2023.

  
**ATTY. GLENDA B. JOSOL**  
Clerk of Court V/Officer-in-Charge

Cert. Fee: P15,000/35.00  
O.R. No: 06761510681175  
Dated: February 3, 2023  
siof/

Republic of the Philippines)  
City of Puerto Princesa) S.S.  
Province of Palawan)

### JOINT AFFIDAVIT OF TWO DISINTERESTED PERSONS

That we, **AILENE Z. OBLAN** and MYRA C. BACALLOS, both of legal ages, both Filipino and with both residence and postal addresses at Brgy. San Isidro, San Vicente, Palawan, after having been duly sworn to in accordance with law, do hereby depose and say:

1. That we personally known, CARL GEOFFREY CO DY, who has filed a Free Patent Application No. \_\_\_\_\_ for a tract of land in the Barangay San Isidro, San Vicente, Palawan with Lot No. 2698, Cad. 860-D, with an area of Twenty-eight Thousand Square Meters (28,000.00 Sq. M.) under Tax Declaration No. 18-21-009-1129, Property Identification No. 066-21-009-07-033;
2. That we are actual borderers and actual residents of Barangay San Isidro, San Vicente, Palawan and we know the land applied for very well;
3. That the said Applicant has continuously occupied and cultivated the land himself and or thru his predecessor in-interest has actual resided and continuously possessed and occupied, under or prior thereto and it is free from claims and conflicts;
4. That we are not related to the applicant either consanguinity or by affinity and we are not personally interested in the land applied for in granting of patents; and
5. That to the best of our personal knowledge, belief and information, the applicant is a natural born citizen of the Philippines and is not the owner of more than Twelve (12) hectares of land in the Philippines.

That we are executing this affidavit to attest to the truth and veracity of all the foregoing facts for purposes pf proving the fact of the same.

IN WITNESS WHEREOF, we have hereunto set their hands this JAN 25 2023 at Puerto Princesa City, Island of Palawan, Philippines.

*Ailene Z. Oblan*  
**AILENE Z. OBLAN**  
Affiant  
ID No. 0515137

*Myra C. Bacalos*  
**MYRA C. BACALLOS**  
Affiant  
ID No. 02004-1180

SUBSCRIBED AND SWORN to before me this JAN 25 2023 at Puerto Princesa City, Island of Palawan, Philippines.

Doc. No. 208;  
Page No. 55;  
Book No. 244;  
Series of 2023.



*Atty. Joseph Allen P. Quinon*  
**ATTY. JOSEPH ALLEN P. QUINON**  
NOTARY PUBLIC  
COMMISSIONED UNTIL DECEMBER 31, 2023  
ROLL NO. 47519/TN NO. 223-829-182  
IBP NO. 001817/PTN NO. 2942859  
MCLE NO. VI-0027765





Republic of the Philippines  
Province of Palawan  
Municipality of San Vicente  
Barangay San Isidro

**OFFICE OF THE PUNONG BARANGAY**

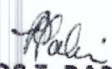
**CERTIFICATION**

**TO WHOM IT MAY CONCERN:**

**THIS IS TO CERTIFY** that **CARL GEOFFREY CO DY**, of legal age, resident of 9<sup>th</sup> St. New Manila, Quezon City is the actual owner of parcel of land containing area of 28,000.00 square meters identified as portion part of Lot No. 2698, Cad 860-D located at Barangay San Isidro, San Vicente, Palawan.

This certification is hereby issued upon request of subject person to support for whatever legal purpose/s it may serve him best.

Issued this 18th day of November, 2022 at Barangay San Isidro, San Vicente, Palawan.

  
**REMEDIOS T. PABLICO**  
Punong Barangay

Paid O. R. No.: 5944193

Date Paid : 11/18/2022

Amount Paid : ₱ 100

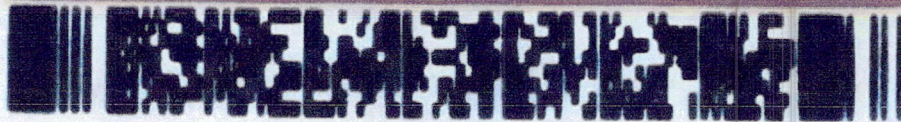


Republic of the Philippines  
**PROFESSIONAL REGULATION COMMISSION**  
PROFESSIONAL IDENTIFICATION CARD



LAST NAME ► **DY**  
FIRST NAME ► **CARL GEOFFREY**  
MIDDLE NAME ► **CO**  
REGISTRATION NO ► **0018347**  
REGISTRATION DATE ► **12/03/2012**  
VALID UNTIL ► **12/24/2023**

**REAL ESTATE BROKER**



REPUBLIC OF THE PHILIPPINES  
DEPARTMENT OF TRANSPORTATION  
LAND TRANSPORTATION OFFICE  
NON-PROFESSIONAL DRIVER'S LICENSE



Last Name First Name Middle Name  
**DY, CARL GEOFFREY CO**

Nationality Sex Date of Birth Weight (kg) Height (m)  
**PHL M 1977/12/24 80 1.73**

Address  
**4 4TH ST NEW MANILA ROLLING HILLS QUEZON CITY**

License No. Expiration Date Agency Code  
**N04-94-324944 2024/12/24 N92**

Blood Type Eyes Color  
**O+ BROWN**

Restrictions Conditions  
**2 A**

Signature of Licensee

*Edgar C. Galante*  
**EDGAR C. GALANTE**  
Assistant Secretary



MARCH 21, 2023

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Sir,

Greetings!



the owner and actual occupant of Lot 2698 CAD E(00 -) located in San Isidro San Vicente Alam, would like to request for the issuance of Survey Authority in favor of Geodetic Engineer ALDRIN C. CABASARES to conduct land survey in my area.

Hoping for our kind consideration hereon. Thank you.

Sincerely yours,


By.



Applicant

#### GEODETIC ENGINEER'S COMMITMENT

I, ALDRIN C. CABASARES, 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.

  
ALDRIN C. CABASARES  
Geodetic Engineer

Licensed No. 8620

*cf. foto paduan*