



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

April 14, 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 Roxas, Palawan with the investigation report categorical recommendation on the application for Survey Authority of Lot 3831, Cad 860-D situated at Brgy. Binga, San Vicente, Palawan.

After evaluation, this office found out the following:

- a. That Lot 3831, Cad 860-D, falls within Alienable and Disposable Land per Land Classification Map No. 1614, Project No. 9-A, Block VIII duly certified on September 23, 1952.
- 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 56, 347 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: 2023-2802
Surveys Docs
AAP


FELIZARDO B. CAYATOC

**DENR-PALAWAN
PENRO-RECORDS
RELEASED**

By 18 APR 2023 Date: 23-1664 CN



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Department of Environment and Natural Resources
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ANNEX "B"

CERTIFICATION

This is to certify that **Lot 3831, Cad 860-D**, is within **Alienable and Disposable Land** per LC Map No. 1614, Project No. 9-A, Block No. VIII, duly certified on September 23, 1952.

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

Issued on 14th 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 
Date: 18 APR 2023 

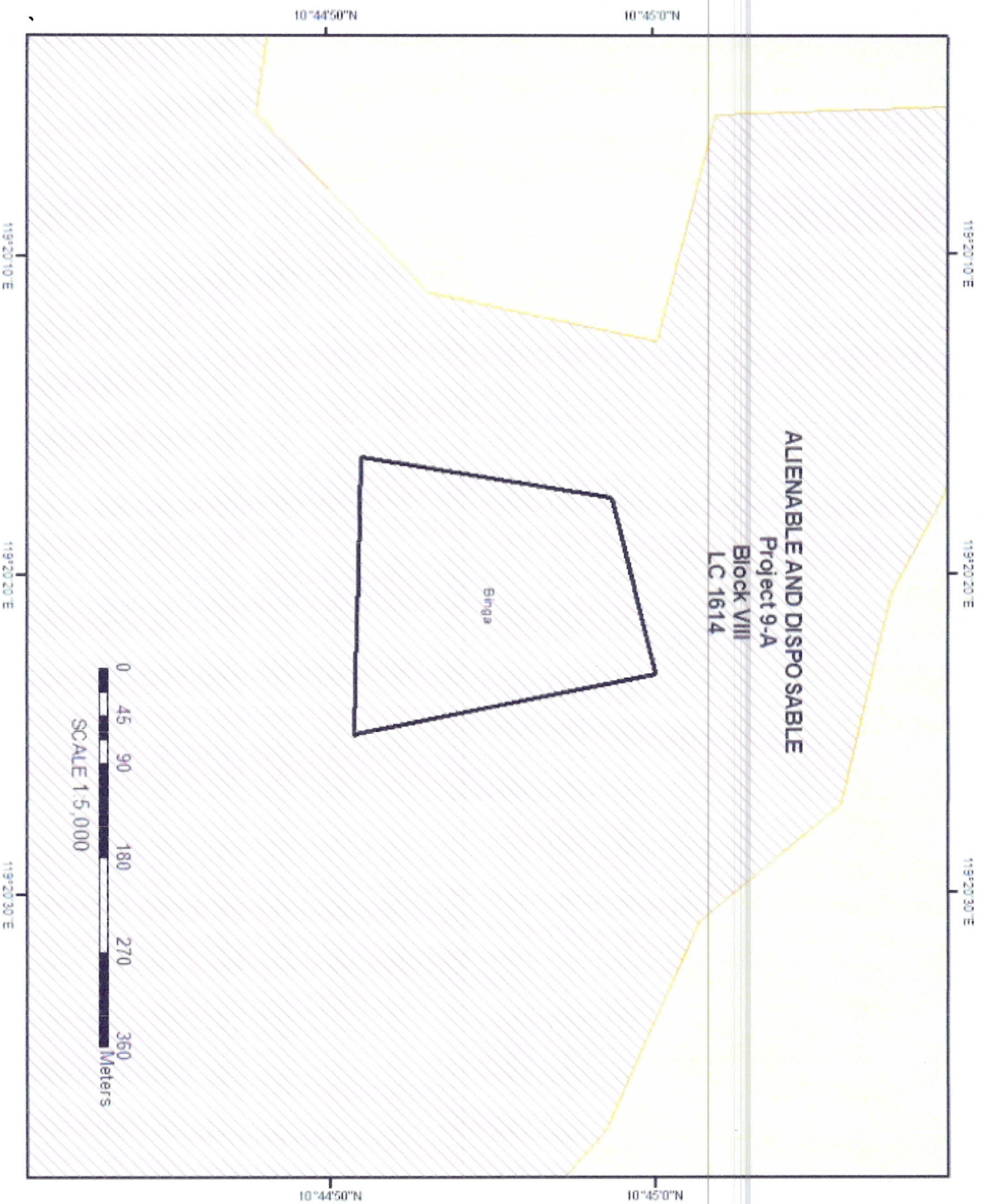


MAP SHOWING
Lot 3831, Cad 860-D
Applied by: Nerie A. Varquez

Situated at
Barangay Binga
Municipality of San Vicente
Province of Palawan

Projection UTM
Area: 56,347 sq.m.

- Legend**
- BLM_PRS92
 - 3831
 - Barangay Bndry_Cad_PRS92
 - Land Classification Map_PRS92
 - LC_STATUS
 - Alienable & Disposable
 - Communal Forest
 - Forest land
 - No Data
 - UPF





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

TRANSMITTAL OF REPORT OF LOT 3831, CAD 860-D AT BGY. BINGA, SAN VICENTE, PALAWAN**R4B CENRO Roxas Palawan** <cenroroxaspalawan@denr.gov.ph>

Tue, Mar 28, 2023 at 4:01 PM

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

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

Good day!

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

Thank you and God bless.

TRANSMITTAL OF REPORT OF LOT 3831, CAD 860-D A...**DENR PENRO
PALAWAN RECORDS
RECEIVED**BY:
DATE: 03-29-2023 JUN-23-202

--
PABLO L. CRUZ
CENRO

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

Email: cenroroxaspalawan@denr.gov.phContact Number:
Telephone: 048-717-0892Virus-free. www.avast.com



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA
COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan
Contact No. 09171606578 / 09175028647
Email address: cenroroxaspalawan@denr.gov.ph

MEMORANDUM

FOR : The Provincial Environment and
Natural Resources Officer

FROM : The CENR Officer

SUBJECT : **TRANSMITTAL OF REPORT**

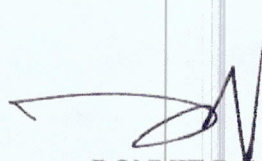
DATE : March 27, 2023

I am submitting the investigation report conducted on the request for survey authority involving subdivision of Lot 3831, Cad 860-D at Bgy. Binga, San Vicente, Palawan.

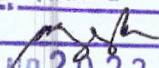
Evaluating the same, I found out that:

- a. The land subject hereof is within the agricultural (alienable/disposable lands; and
- b. The same appears peacefully occupied/possessed by Bgy. of Binga represented by Bgy. Capt. Nerie A. Varquez to the exclusion of adverse others.

Hence, I recommend confirmation of the LC findings arrived at. Attached are photographs showing improvements found introduced thereon and are apt for geotagging.


RONNIE P. LILANG
Office In-Charge

Copy: The ARD, Technical Services
c/o The SMD at surveys_mimaropa@yahoo.com
The Claimant
File

CENR-CENRO ROXAS
RELEASED
DATE: MAR 28 2023
BY: 
2023 03-0506



Republic of the Philippines
Department of Environment and Natural Resources

Region IV- MIMAROPA

COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

Barangay III (Poblacion), Roxas, Palawan

Contact No. 09171606578 / 09175028647

Email address: cenroroxaspalawan@denr.gov.ph

CERTIFICATION

THIS IS TO CERTIFY that Lot/Survey No. 3831, Cad 860-D is within **agricultural and disposable land** per LC Map No. 1614, Project No. 9-A dated September 23, 1952, under FAO/DAO No. DMC-2019-10.

Said lot is not covered by GSS covering areas which are within agricultural and disposable land.

Issued on 27th day of March 2023.

RONNIE P. LILANG

Office In-Charge



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

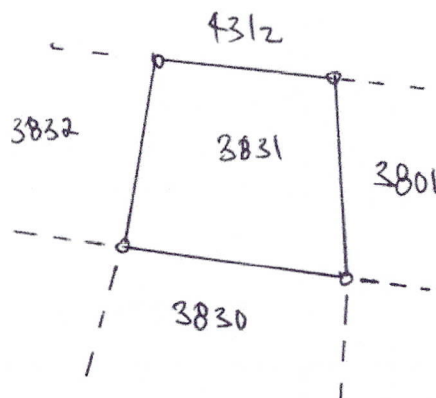
No. _____ Applicant: BGY OF BINGA REP. BY BGY. CAPT. NERIE VARQUEZ
Lot No. 3831, Cad 866-D Ident. To Lot No. _____
Portion of Lot No. _____ Surveyed for: _____
Date of Original Survey: _____ Surveyed by: _____
Area (sq. m.) 56,347 Date of Survey: _____
Location: Bgy. Binga, San Vicente, Pal. Date Approved: _____

TECHNICAL DESCRIPTION

THE LINE: N 16-12 E, 26.24.31 m. From BLLH #1 Cad 866-D to corner 1.

LINE	BEARINGS	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 09-09 E	239.69 m			
2-3	N 75-58 E	172.46			
3-4	S 11-32 E	290.66			
4-1	N 88-37 W	263.65			

SKETCH

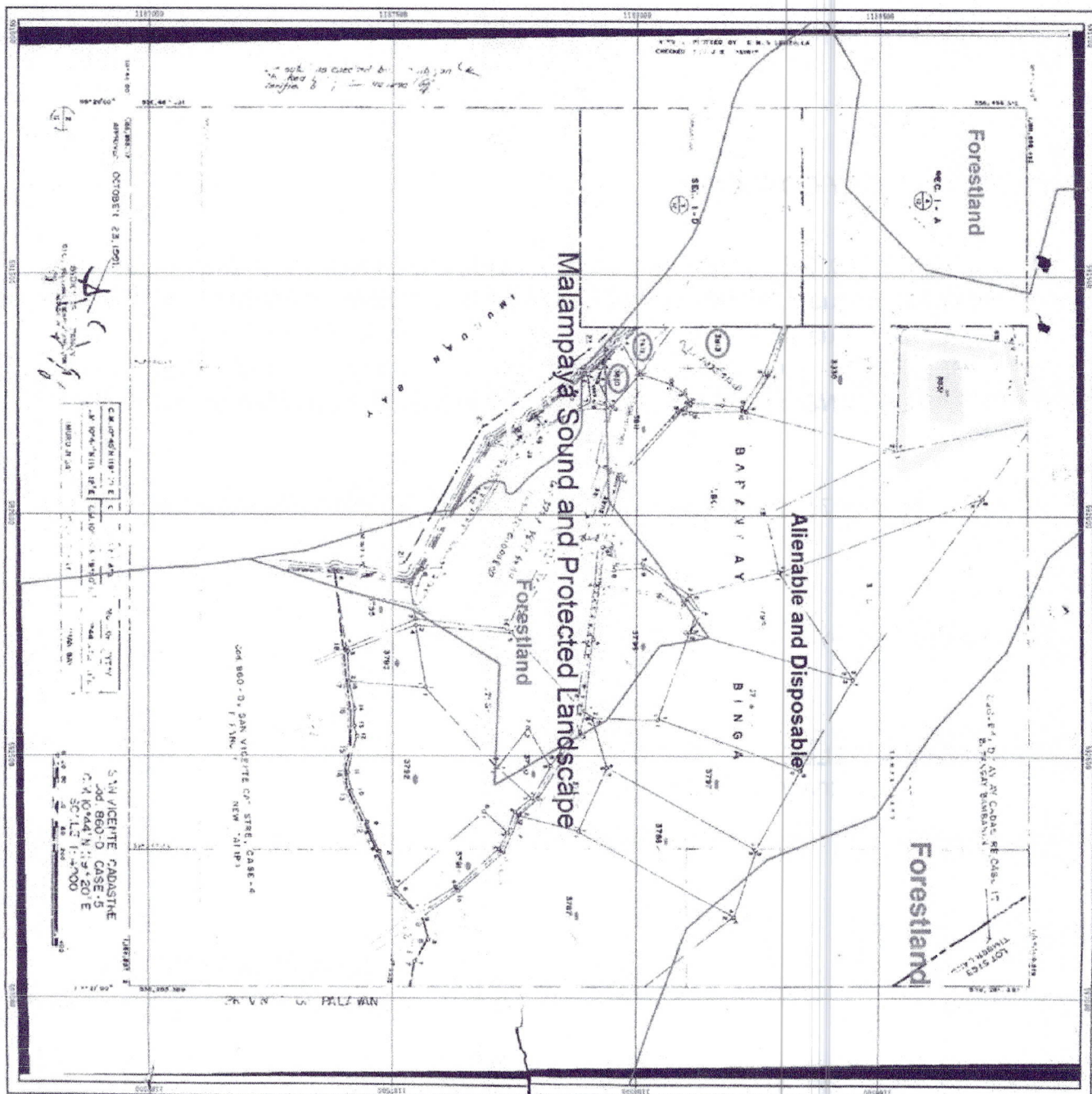


T. D. Researched by: ARNOLD V. GONZALES Date: _____
T. D. Sketched by: _____ Date: _____
T. D. Checked by: _____ Date: _____



THIS SITE
Lot 3831, Cad. B. 116.1

16-44-554
116-20-19.1



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

CERTIFICATION

TO WHOM THIS MAY CONCERN:

THIS IS TO CERTIFY that according to the records now available in this Court, there is NO Criminal or Civil Case filed nor pending or disposed of against GONY R. ARIAP, a resident of Brgy. Binga, San Vicente, Palawan relative to Lot No. 3831[PART], CAD-860-D with Tax Declaration No. 18-21-003-0901 and with an area of 48,718.00 sq. m. located at Binga, San Vicente, Palawan.

Issued upon request of MA. GRACE G. TANAYA for whatever legal purpose it may serve best.

At Taytay, Palawan. July 22, 2022.


ALEANDRO A. LUENGAS
Clerk of Court II

Res. Cert. No. 19323614
Issued on 03/11/22
At Binga, SV, Palawan

O.R. No. UPLC NO. 3584109
Issued on 07-22-22
At Taytay, Palawan



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

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

JOINT AFFIDAVIT

We, GENEVIEVE A. MAARAT, married and RAUPH DAVE TANATA, both residents of Bgy. BINGA, SAN VICENTE, Palawan after having been sworn, hereby depose and state:

BGY OF BINGA

1. That we personally know BGY- CAPT. MERIE VARGUEZ who desires for segregation/subdivision of Lot 3831, Cad 866-D in Bgy. BINGA, SAN VICENTE, Palawan;
2. That we are actual residents of Barangay BINGA, in the Municipality of SAN VICENTE, Palawan;
3. That we are aware of the fact that BGY- OF BINGA is the actual occupant and or possessor of the subject lot; Rep. by Merie Varguez
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 27th day of March 2023 in the place above first written.

GENEVIEVE A. MAARAT

Affiant

CTC No. 19420211

Issued on Apr. 12, 2022

Issued at Bgy. Binga SVP

RAUPH DAVE TANATA

Affiant

CTC No. _____

Issued on _____

Issued at _____

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

ARNOLD V. GONZALES
Officer Authorized to Administer Oath
Land Management Inspector
(Designation)



Barangay Binga Officials



Hon. Nerie A. Varquez
Punong Barangay

Barangay Kagawad



Hon. Mary Grace G. Tanaya



Hon. Jovy O Enao



Hon. Arsenio Z. Martinez Jr.



Hon. Rogelio D. Gonzales Jr.



Hon. Noel V. Maarat



Hon. Neslie I. Maravillas



Hon. Nimfa R. Brioso



Hon. Julius C. Fernandez



Hon. Mark Arnold D. Gabo
Sk Chairman



Analyn L. Casiano
Barangay Secretary



Genevieve A. Maarat
Barangay Treasurer



April Noreen C. Rosales
Barangay Registration Agent

Republic of the Philippines
Province of Palawan
Municipality of San Vicente
Barangay Government of Binga

Office of the Punong Barangay

BARANGAY CERTIFICATION (RESIDENCY)

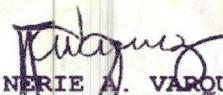
To whom it may concern:

THIS IS TO CERTIFY that **MR. NERIE A. VARQUEZ** of legal age, Married, filipino citizen, a bonafide resident of Purok 2, Sitio Cauban, Barangay Binga, San Vicente Palawan, is personally known by the undersigned to be a person of integrity and law-abiding citizen and has a good moral character in this community as of this date.

This certification is hereby issued upon the request of the subject for whatever legal purposes it may serve her/him best.

Issued this 19th day of July, 2022 at the office of the Punong Barangay, Barangay Binga, San Vicente, Palawan, Philippines.

Certified by:


Hon. NERIE A. VARQUEZ
PUNONG BARANGAY

WAIVER OF RIGHTS OVER A PARCEL OF LAND

KNOW ALL MEN BY THESE PRESENTS:

I, **GONY R. ARIAP** married to Gloria Suplito Ariap of legal age, Filipino and residing at Barangay Binga, San Vicente, Palawan hereinafter called the **WAIVOR**;

For and in consideration of the amount of **THREE MILLION FIVE HUNDRED THOUSAND PESOS (PHP 3,500,000.00)**, Philippine Currency, do hereby WAIVE, CEDE, TRANSFER AND CONVEY, absolutely and unconditionally, unto the **MUNICIPAL GOVERNMENT OF SAN VICENTE** in the Province of Palawan, a local government unit duly constituted and existing by virtue of the laws of the Philippines, represented by its Mayor, **HON. AMY ROA ALVAREZ** ("Waivee"), its successors and assigns, all our rights, interests and participations in a **TWENTY THOUSAND (20,000) SQUARE METER** portion of Lot # 3831, Cad. 860-D, and over all improvements thereon, located at Barangay Binga, San Vicente, Palawan, covered by Tax Declaration Number 18-21-003-0901 (PIN 066-21-003-12-014).

I warrant peaceful possession and title and to defend the same against the lawful claims of any other persons whomsoever.

If and when necessary to give full force and effect to our above waiver of rights, I further bound myself to execute such other document/s and legal paper/s as may be required by the existing laws and regulations for that purpose. Furthermore, I will not interpose nor object now or in the future if the Waivee or its assignee/s legally perfects its rights leading to the issuance of title in its favor the said parcel of land.

In witness whereof, I have hereunto set my hand this NOV 12 2021 at San Vicente, Palawan.

IN WITNESS WHEREOF, I have hereunto affixed my signature this ___ day of NOV 12 2021 at San Vicente, Palawan.

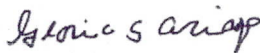
GONY R. ARIAP
Waivor

MUNICIPAL GOVERNMENT OF SAN VICENTE
Waivee

Represented by:


AMY R. ALVAREZ
Municipal Mayor

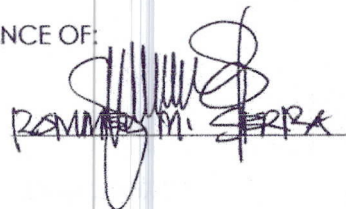
With my Marital Consent:


GLORIA S. ARIAP
Wife

20 21 11 42 05

SIGNED IN THE PRESENCE OF:


CHRISTOPHER R. RIOS


RAMON M. SERRA

TAX DECLARATION OF REAL PROPERTY

T.D. No.: 18-21-003-0901

Property Identification No.: 066-21-003-12-014

Owner: GONY R. ARIAP

Address: BGY. BINGA, SAN VICENTE, PALAWAN

Administrator/Beneficial User:

Address:

Location of Property:

BINGA

(Number and Street)

(Barangay/District)

SAN VICENTE, PALAWAN

(Municipality & Province)

OCT/TCT/CLOA No.:

CCT:

Date:

Survey No. CAD-860-D

Lot No. 3831(PART)

Block No.:

Boundaries: North: ALN 013

South: ALN 015

East: ALN 012

West: ALN 018

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 (RICUP2-ML)	4.0718 ha.	70,000 Php	210,919.24	AGRICULTURAL (Upland R/L)	16 %	Php 33,750.00	TAXABLE
AGRICULTURAL		Php	3,996.00	AGRICULTURAL (Plants/Trees)	16 %	Php 640.00	TAXABLE
Res'l. Lot (R-3)	8,000.00 sq.m	440 Php	3,520,000.00	RESIDENTIAL	10 %	Php 352,000.00	TAXABLE
Total	48,718.00 sq.m	Php	3,734,915.24			Php 386,390.00	

Total Assessed Value THREE HUNDRED EIGHTY-SIX THOUSAND THREE HUNDRED NINETY PESOS

(Amount in Words)

Taxable ☒Exempt ☐

Effectivity of Assessment/Reassessment: 2022 YEAR

Approved by:

EUVICA M. COLBE, REA

PROVINCIAL ASSESSOR

10/21/2021

Date

This declaration cancels TD No. 18-21-003-0568

Previous A.V. Php. 40,600.00

Previous PIN: 066-21-003-12-014

Previous Owner: LUCY LUZARES

Previous Area: 4.8218 ha.

Memoranda:

TRANSFERRED PER DULY NOTARIZED WAIVER OF RIGHTS AND INTEREST ISSUED ON OCTOBER 18, 2021, CENRO CERTIFICATION (A&D) ISSUED ON MARCH 1, 2021, BARANGAY CERTIFICATION ISSUED ON OCTOBER 14, 2021 AND PER SUBMITTED FAAS. TAXES PAID UP TO 2021 PER ATTACHED TAX CLEARANCE CERTIFICATE. SWORN STATEMENT FILED. LATE FILING OF SS: P 100.00, O.R. NO. 5921959 ISSUED ON OCTOBER 18, 2021. TRANSFER TAX: P 1,268.82, O.R. NO. 5921960 ISSUED ON OCTOBER 18, 2021.

CERTIFIED TRUE COPY:

PENNY PENNEL R. MOLO, REA
Municipal Assessor


Official Receipt:

Issued On:


Amount:


Note: This declaration is for real property taxation purposes only and the valuation indicated herein are based on the Schedule of Market Values prepared for the purpose and duly enacted into an Ordinance by the Sangguniang Panlalawigan under Ordinance No. 1914-2018 dated March 20, 2019. The declaration by itself alone confer any ownership or legal title to the property.

SWORN STATEMENT No.:
SWORN STATEMENT Date: 10-18-2021



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





Last Name, First Name, Middle Name
VARQUEZ, NERIE ALAAN

Nationality	Sex	Date of Birth	Weight (kg)	Height (m)
PHL	M	1974/04/17	61	1.72

Address
SAN VICENTE PALAWAN

License No.
D11-16-000645

Blood Type
A+

Restrictions
1,2

Expiration Date
2023/04/17

Eyes Color
BLACK

Conditions
NONE

Agency Code
D11

[Signature]
EDGAR C. GALVANTE
 Assistant Secretary

Signature of Licensee

III. ORGAN DONATION:
 I WILL NOT DONATE ANY ORGAN

IV. IN CASE OF EMERGENCY NOTIFY:
 NAME: ROMELYN VARQUEZ
 ADDRESS: SAN VICENTE PALAWAN
 TEL. NO.: 0955045658

I. RESTRICTIONS:

1. MOTORCYCLES/MOTORIZED TRICYCLES
2. VEHICLE UP TO 4500 KGS G.V.W.
3. VEHICLE ABOVE 4500 KGS G.V.W.
4. AUTOMATIC CLUTCH UP TO 4500 G.V.W.
5. AUTOMATIC CLUTCH ABOVE 4500 G.V.W.
6. ARTICULATED VEHICLE 1600 KGS G.V.W. AND BELOW
7. ARTICULATED VEHICLE 1601 UP TO 4500 G.V.W.
8. ARTICULATED VEHICLE 4501 & ABOVE G.V.W.


II. CONDITIONS:

- A. WEAR EYEGLASSES
- B. DRIVE ONLY W/SPECIAL EQPT FOR UPPER LIMBS
- C. DRIVE ONLY W/SPECIAL EQPT FOR LOWER LIMBS
- D. DAYLIGHT DRIVING ONLY
- E. ACCOMPANIED BY A PERSON W/NORMAL HEARING

Serial Number

058594144




 REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF FINANCE
BUREAU OF INTERNAL REVENUE

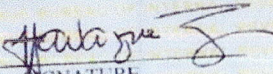
VARQUEZ, NERIE A.

TIN: 321-980-224

BGY BINGA
SAN VICENTE, PALAWAN

BIRTHDATE: 4/17/1974
ISSUE DATE: 7/16/2014




SIGNATURE

011213575

- This card bears your permanent Taxpayer Identification Number (TIN). Always indicate your TIN on all returns / documents filed with the BIR.
- Report immediately to your Revenue District Officer, the loss of this card and change of name or address.
- Any person who secures and / or uses more than one TIN shall be criminally liable and shall be punishable by fine and imprisonment



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

MEMORANDUM

For : The Community Environment and
Natural Resources Officer

From : The Investigating Officer

Subject : **INVESTIGATION REPORT**

Date : March 27, 2023

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

SUBJECT LOT

The subject of this investigation are respective portion of Lot 3831, Cad 860-D at Bgy. Binga, San Vicente, Palawan.

CLAIMANT

The claimant are Bgy of Binga represented by Bgy. Capt Nerie Varques actual occupant and possesor of part of the subject lot.

ACTIVITIES UNDERTAKEN

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

1. Previously surveyed, part of the cadastral map over which the LC was overlayed by the Surveys and Mapping Division (SMD), was printed and hereto attached along the LC certification (annex "B" to DMC-2019-10) prepared and its technical description also required by the SMD.
2. The Bgy. Certification attached as required in support of the claimants claims, was validated on site as evidenced by the attached geotagged photographs showing improvements introduced thereon.

FINDINGS AND RECOMMENDATION

Verifications, disclosed the following:

1. The subject lot is within the agricultural (alienable/disposable) lands. Attached is its confirmation by the Regional Office.
2. Respective portion thereof are maintained by the herein claimant.

I recommend granting of the survey authority desired.


ARNOLD V. GONZALES
Land Management Inspector/Investigating Officer

Purok Centro, Barangay III, Roxas, Palawan
Email Address: denroxaspal@gmail.com

Geotagged photos taken on portion of Lot 3831, Cad 860-D located at Bgy. Binga, San Vicente, Palawan requested for issuance of survey by Bgy. Of Binga rep. by bgy. Capt. Nerie Varquez



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

Subject: Survey Authority for tract
Of Public Land in Brgy. BINGA
San Vicente Palawan.

Date _____
S.A. # _____ - _____

ALDRIC G. ECO
New Agutaya, San Vicente, Palawan

Sir:

Pursuant to DENR Adm. Order No. 38 and upon evaluation of the request of _____ claimants of the above described tract of Public Land, to avail of your services, authority is hereby granted to you to execute the survey thereof subject to the relevant provisions of the Manual for Land Surveys in the Philippines as amended and to the conditions stated at the back hereof.

Violations of the aforesaid conditions shall invalidate this authority, and damages that may result there from shall be your sole liability and professional responsibility.

Very truly yours,

For and by Authority of the Secretary of DENR

Accepted:

(4.) **ALDRIC G. ECO**
Geodetic Engineer

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

PRC No. 8171 Date: 10-17-07

Above stated request confirmed:

Issuance of Survey Order recommended:

(1.) NERIE A. VARGAS
Claimant

(2.) _____
Signature/Name
Deputy Public Land Inspector

Ref. _____
Cad Cost of P _____

Ref. Insp. /Invest /Report
Dated _____

Under O.R. No. _____
Dated _____

NOTE:

For this Survey Authority to be valid, the Four (4) required signature must be presented.