#### PRepublic of the Philippines

#### **Department of Environment and Natural Resources**

MIMAROPA Region

PROVINCIAL ENVIRONMENT AND NATURAL RESOURCES OFFICE

Brgy. Sta. Monica, Puerto Princesa City, Palawan Telfax No. (048) 434 - 8791

Email Add: penropalawan@denr.gov.ph

April 24, 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 the subject Lot No. 408, Cad 860-D, situated at Brgy. Poblacion, San Vicente, Palawan.

After evaluation, this office found out the following:

- a. That Lot 304 falls within Alienable and Disposable Land per Land Classification Map No. 2598, Project Nos. 9-C and 1-T, Block Nos. I and XXVII.
- 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 fifteen (15) corners covering an area of 22, 322 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. 2023-3455 RPSFiles/Memo/RO/Lot408 AAP DENR-PALAWAN
PENRO-RECORDS
RELEASED

By
Date: 5 APR 2023



### 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 408, Cad 860-D is within Alienable and Disposable Land per LC Map No. 2598, Project Nos. 9-C and 1-T, Block Nos. I and XXVII.

Said lot appears not covered by Group Settlement Survey (GS\$).

Issued on 24th day of April 2023 for confirmatory verification of the Regional office.

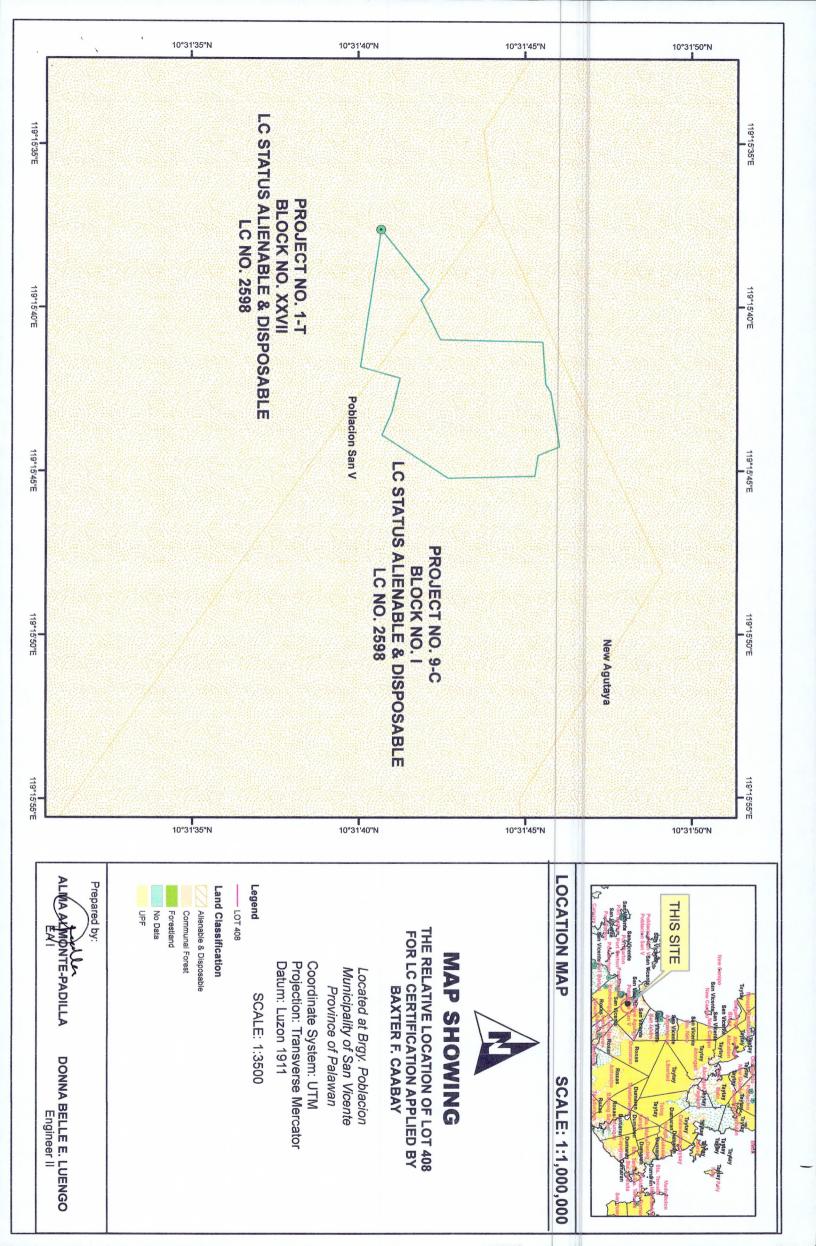
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Reference used was based on the rectified LC map provided and projected by the Regional Office

PENRO PENRO

DENR-PALAWAN
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By
Dates APR 2023 CN 2023 -1120





#### Republic of the Philippines

#### Department of Environment and Natural Resources

#### Region IV- MIMAROPA

#### COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE

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

#### **MEMORANDUM**

**FOR** 

: The Provincial Environment and

Natural resources Officer PENRO, Puerto Princesa City

**FROM** 

: The Community Environment and

Natural resources Officer CENRO, Roxas, Palawan

**SUBJECT** 

: TRANSMITTAL OF THE REPORT

DATE

: 12 April 2023

This pertains to your memorandum dated March 23, 2023, submitting the lacking requirement specifically the technical description (V-37) as basis of projection and evaluation on the application for Survey Authority with the subject Lot 408, CAD. 860-D.

For your information and record.

LINR-CENRO ROXAS

RELEASED

DENR PENRO

PALAYAN RECORDS

DATE, APR. 1 3 2023

700.NO. 2023 04-0564



## 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 408, Cad. 860-D is within Alienable or Disposable lands per LC Map No. 2598, Project No. 2598 dated July 1, 1966, under FAO/DAO No. 4-1116.

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

Issued on 30th day of January, 2023.

Community Environment and Natural Resources Officer



#### Republic of the Philippines Department of Environment and Natural Resources Region IV

#### COMMUNITY ENVIRONMENT AND NATURAL RESOURCES OFFICE Roxas, Palawan

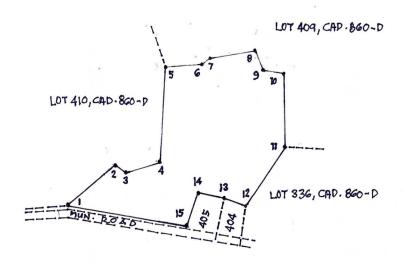
No	Applicant	BAXTER F. CAABAY					
Lot No. 408, CAD. 860-D	Ident.To Lot No.	N/A					
Portion of Lot No	_Surveyed for:	PACIFICO BRILLANTES					
Date of Original Survey: 10/5/87-11/21/88 Surveyed by: Mariano Flotildes							
Area (sq. m.) 22, 322	Date of Survey:						
Location: Poblacion, San Vicente, Pa	alawan Date Ap	proved: <u>May 22, 1989</u>					

#### **TECHNICAL DESCRIPTION**

TIE LINE: N 50° 33' W 1,406.21 m. from BLLM 1, Cad. 860-D, SAN VICENTE CADASTRE

LINE	<b>BEARINGS</b>	DISTANCE	LINE	BEARINGS	DISTANCE
1-2	N 51 - 14 E	70.85 m.	9 - 10	S 81 - 06 E	19.64 m.
2 - 3	S 52-56 E	12.56 m.	10 - 11	S 01 - 27 E	79.79 m.
3 - 4	N 63 - 50 E	41.10 m.	11 - 12	S 33 - 05 W	73.48 m.
4 - 5	N 01-10 E	94.32 m.	12 - 13	N 66 - 28 W	23.17 m.
5 - 1	N 86-02 E	39.14 m.	13 - 14	N 76 - 29 W	32.25 m.
6 - 7	N 58 - 46 E	9.36 m.	14 - 15	S 15 – 53 W	37.86 m.
7 - 8	N 80 - 44 E	50.71 m.	15 - 1	N 81-37 W	129.01 m.
8 - 9	S 22 - 17 E	21.33 m.			

#### **SKETCH**





SCALE 1: 4000

T.D. Researched by:

T.D. Sketched by:

T.D. Checked by:

Date:

Date:

Date:

Date:



#### Republic of the Philippines Department of Environment and Natural Resources

#### Region IV- MIMAROPA

#### Y ENVIRONMENT AND NATURAL RESOURCES OFFICE

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

#### MEMORANDUM

FOR

: The Community Environment and

Natural Resources Officer

FROM

: The Investigating Officer

SUBJECT INVESTIGATION REPORT

DATE

: 05 December 2022

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

#### SUBJECT LOT

The subject of this investigation is Lot 408, Cad. 860-D, located in Bgy. Poblacion, San Vicente, Palawan, with an area of 22,322 square meters.

#### CLAIMANT

The claimant is Mr. Baxter Caabay, 74 years old, male, a resident of Bgy Poblacion, San Vicente, Palawan.

#### PROCEEDINGS/ACTIVITIES UNDERTAKEN

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

- 1. First gathered geographic reading and caused verification thereof by the Cartographer on the cadastral map over which the Survey and Mapping Division has overlaid the LC maps, by the Records Officer of the disposition thereof, and prepared the LC certification based on the findings.
- Conduct inspection and took some geo-photos within the subject lot.

#### FINDINGS/RECOMMENDATION

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

- 1. The subject is within Agricultural (alienable and disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
- 2. Portion of subject lot was purchased by Mr. Caabay on October 1989 from Teresita Brillantes, widow of survey claimant Pacifico Brillantes.
- 3. His possession upon purchased is open and peaceful.

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

LMO I/ Investigating Officer

Republic of the Philippines 4" Judicial Region RUNICIPAL CIRCUIT TRIAL COURT OF TAYTAY SAMVICENT

#### GERTIFICATION

TO WHOM THIS MAY CONCERN:

THIS IS TO CERTIFY that according to the records admiravailable in 10.03 this Court, there is NO Criminal or Givil Case filed nor pending or disposed of against PACIFICO BRILLANTES, a resident of Central San Vicente, Palawan relative to Tax Geclaration No. 001-1192-A/containing an areat not of 2.2322 reflected thereon, located at Central, San Vicente, Palawan.

Issued upon request of Baxter E. Caabay for whatever all legal purpose it may serve best.

Clerk of Court II

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# CESAR B. SALES Punong Barangay

Sangguniang Barangay Members:

RANDY A. BALCE

DANDY D. DELA CRUZ

ISMAEL L. TURLA

ELSA V. TEJADA

RAMON S. ABERIA, SR.

EVANGELINE G. MAAGAD

PEDRO B. ROMBO

MARK ANTHONY TABANGAY

ANGIE A GALLEGO

MILTON E. RAHL

Barangay Secretary

FELMA Z. GADIANO Barangay Treasurer

> Republic of the Philippines Province of Palawan Municipality of San Vicente

OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

# TO WHOM IT MAY CONCERN:

Page No. 4, Series of 1989. by the Digno A. Pablico Sr.-Notary Public under Doc. No. 601, Page No. 47 BRILLANTES on October 25, 1989 as stipulated in the Deed of Sale executed Barangay Poblacion, San Vicente, Palawan purchased from PACIFICO Pin. No. 066-21-001-18-013, Lot No. 013/18 situated at Purck Rasal an area of 2,700 sq. meters' portion only under Tax Dec. No. 001-1192-A. Poblacion, San Vicente, Palawan is the real owner of a parcel of land with Widow, with residential and postal address at Purok Rosal, Barangay THIS IS TO CERTIFY that BAXTER E. CAABAY, of legal age, Filipino

Given this 13<sup>TH</sup> day of October, 2021 upon request of the above herein subject for whatever purpose it may serve them best.

Punong Barangay

Paid Under O.R. No. 5922158

Issued at: Poblacion, San Vicente, Palawan Issued on : October 13, 2021

Amount Paid: 200.00

#### DATA OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That I TENTSIDE BRILLIANTES, Filipino, of legal age, widow, and resident of Poblacion, San Vicente, Palawan, is the occupant owner of a certain parcel of land, that for an in consideration of the sum of a ONE THOUSAND Two HUNDRED PESOS (\$1,200.00) Philippine Currency, to me in hand paid by BAXTER E. CAABAY, Filipino, of legal age, married and a resident of Poblacion, San Vicente, Palawan, receipt of said sum in full is hereby acknowledge and confessed, do hereby by these presents sell, convey and transfer all the improvements found thereon, and thereby relinquish all my rights, interest and participation over said parcel of land more particularly described and bounded as follows:

A parcel of land, located at Central, Sa Vicente, Palawan declared under tax declaration No. \_ the

> North :TERESITA ARGUMLES

Last : Municipal Road

South : Beresita Arguelles

West : Herminigildo Adier, Jr.

containing an area of 600 sq. meters more or less.

That I warrant the graceful possession of BAXTER E. Cambay his heirs and assigns over said parcel of land together with all the improvements found thereon, free from all liens and encumbrances, and shall protect his rights and interest against the lawful claim of any interested persons whomsoever.

IN WITHERS WHEREOF, I hereunto set my hand this 25th day of October 1989, at San Vicente, Palawan.

Vendee

Signed in the presence 61:

BALABLI FONTILAR

VIRGILIO MAUELA

ACKRONLDDGEMENT

Republic of the Philippines) Province of Palawan Municipality of San Vicente )

BEFURE his, this 25th day of October, 1989, at San Vicente, Palawan personally appeared TERESITA D. AKGUELLES with residence certificate No.

issued on at San Vicente, Palawan, known to me and to be known, to be the same person who executed the foregoing instrument and acknowledged that the same is his free and voluntary act and deed.

WITHESD MY HARD AND SHAP, on the date and place above written

DIGNOLA-PART Notary Public

Until December 31, 1989

PTR No. 4824297-0 Issued: Feb. 27, 1989

San Vicente, Falawan TAN No. 4154-316-P

#### DECLARATION OF REAL PROPERTY (FILED UNDER REPUBLIC ACT NO. 7160)

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