



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

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

FELIZARDO B. CAYATOC

DENR-PALAWAN
PENRO-RECORDS
RELEASED
By: Chen CN: 2023-1120
Date: 25 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

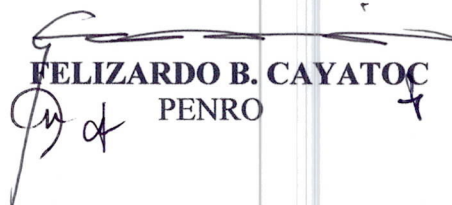
ANNEX "B"

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.

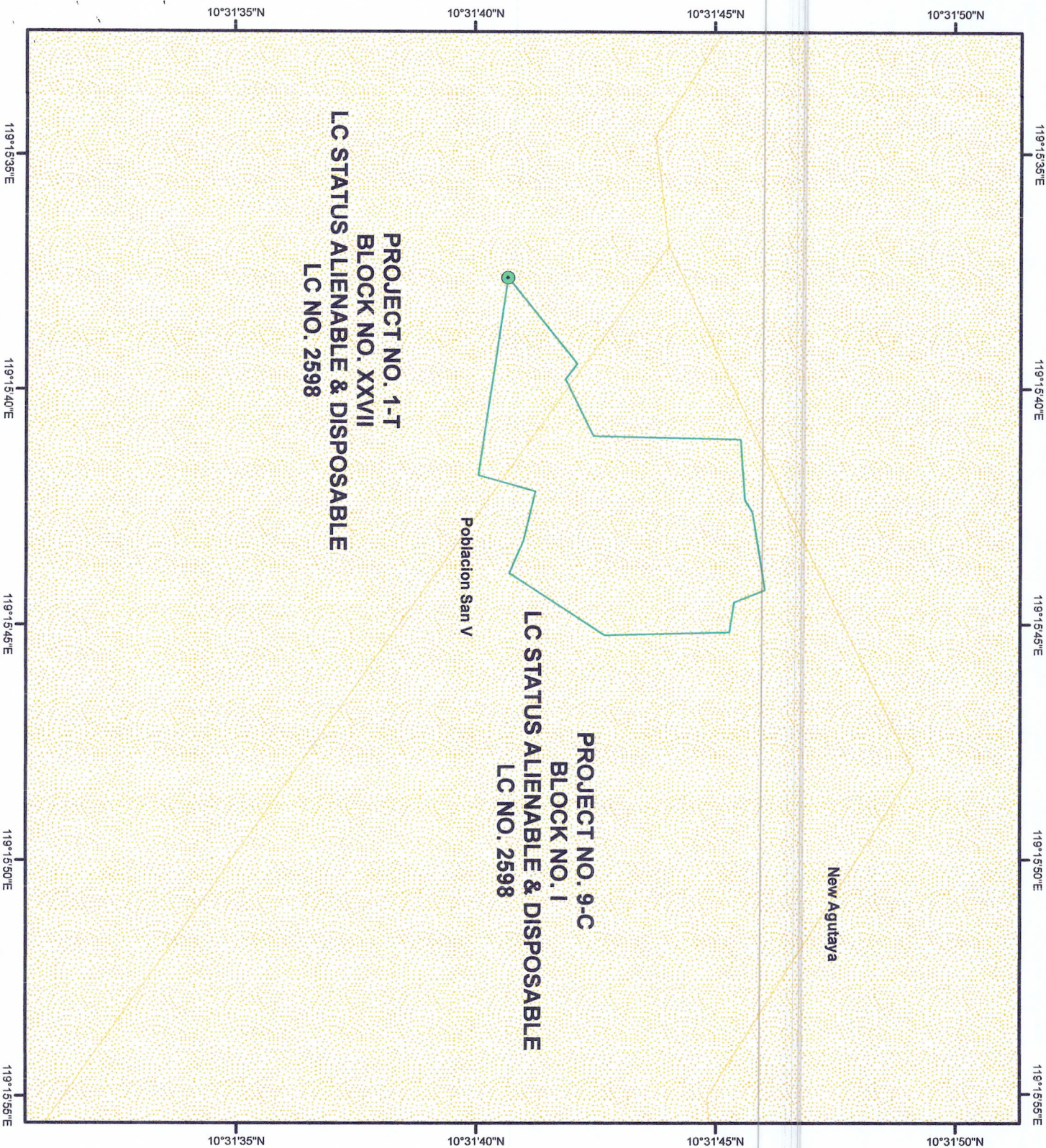
Said lot appears not covered by Group Settlement Survey (GSS).

Issued on 24th 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: **25 APR 2023** CN *Rhea* 2023-1120



LOCATION MAP SCALE: 1:1,000,000



MAP SHOWING
THE RELATIVE LOCATION OF LOT 408
FOR LC CERTIFICATION APPLIED BY
BAXTER F. CAABAY

Located at Brgy. Poblacion
Municipality of San Vicente
Province of Palawan
Coordinate System: UTM
Projection: Transverse Mercator
Datum: Luzon 1911

Legend SCALE: 1:3500

- Legend**
- LOT 408
 - Land Classification**
 - Alienable & Disposable
 - Communal Forest
 - Forestland
 - No Data
 - UPF

Prepared by:
ALMA ALMONTA-PADILLA **DONNA BELLE E. LUENGO**
Engineer II



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

**DENR PENRO
PALAWAN RECORDS
RECEIVED**

BY: 
DATE: APR 20 2023 EN 23-3455

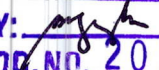
This pertains to your memorandum dated March 23, 2023, submitting the lacking requirement specifically the technical description (V-37) as basis of projection and evaluation on the application for Survey Authority with the subject Lot 408, CAD. 860-D.

For your information and record.


PABLO L. CRUZ

**DENR-CENRO ROXAS
RELEASED**

DATE: APR 13 2023

BY: 
DOC. NO. 2023 04-0564



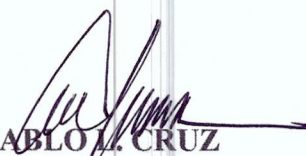
Republic of the Philippines
Department of Environment and Natural Resources
Region IV- MIMAROPA
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CERTIFICATION

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.


PABLO L. CRUZ
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

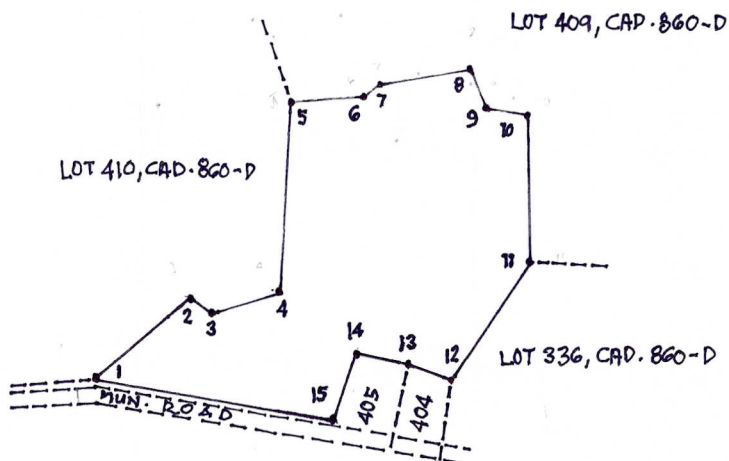
No. _____ Applicant BAXTER F. CAABAY
Lot No. 408, CAD. 860-D Ident.To Lot No. N/A
Portion of Lot No. _____ Surveyed for: PACIFIC BRILLANTES
Date of Original Survey: 10/5/87-11/21/88 Surveyed by: Mariano Flotildes
Area (sq. m.) 22,322 Date of Survey: _____
Location: Poblacion, San Vicente, Palawan Date Approved: May 22, 1989

TECHNICAL DESCRIPTION

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

LINE	BEARINGS	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



T.D. Researched by: _____ Date: _____
T.D. Sketched by: albert a. abrot Date: nov. 2022
T.D. Checked by: _____ Date: _____



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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.
2. Conduct inspection and took some geo-photos within the subject lot.

FINDINGS/RECOMMENDATION

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

1. The subject is within Agricultural (alienable and disposable) lands. Attached for further evaluation by the PENR Officer and confirmation by the ARD for technical is a certification prepared to that effect following Annex B of DMC 2019-10.
2. 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.

ALBERT A. ABOROT
LMO I/ Investigating Officer

BAXTER CAABAY

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 PACIFICO BRILLANTES, a resident of Central, San Vicente, Palawan relative to Tax Declaration No. 001-1192-A containing an area of 2.2322 reflected thereon, located at Central, San Vicente, Palawan.

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

At Taytay, Palawan, October 3, 2022.


ALEXANDRO A. LUENGAS
Clerk of Court II

Senior Citizen I.D. No. SV-9892

Issued 08-04-21

At San Vicente, Palawan

O.R. No. UPLC NO. 3584305

Issued on 10-03-22

At Taytay, Palawan



Republic of the Philippines
Province of Palawan
Municipality of San Vicente

BARANGAY GOVERNMENT OF POBLACION
OFFICE OF THE PUNONG BARANGAY

CERTIFICATION

CESAR B. SALES
Punong Barangay

Sangguniang Barangay

Members:

RANDY A. BALCE

DANDY D. DELA CRUZ

ISMAEL L. FURLA

ELSA V. TEJADA

RAMON S. ABERIA, SR.

EVANGELINE G. MAGAD

PEDRO B. ROMEO

MARK ANTHONY TABANGAY

ANGIE A. CALLEG

MILTON E. RAHL
Barangay Secretary

FELMA Z. GADIANO
Barangay Treasurer

TO WHOM IT MAY CONCERN:

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

Given this 13th day of October, 2021 upon request of the above herein subject for whatever purpose it may serve them best.


CESAR B. SALES
Punong Barangay

Paid Under O.R. No. 5922158

Issued at: Poblacion, San Vicente, Palawan
Issued on : October 13, 2021
Amount Paid: 200.00

DEED OF SALE

KNOW ALL MEN BY THESE PRESENTS:

That I TERESITA BRILLANTES, 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 (P1,200.00) 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. _____ PIN _____ bounded on the

North : TERESITA ARGUELLES

East : Municipal Road

South : Teresita Arguelles


West : Hermingildo Adier, Jr.

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

That I warrant the graceful possession of BAXTER E. CAABAY 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 WITNESS WHEREOF, I hereunto set my hand this 25th day of October 1989, at San Vicente, Palawan.


BAXTER E. CAABAY
Vendee


TERESITA B. ARGUELLES
Vendor/Transferor

Signed in the presence of:

RFAEL FONTALAN


VIRGILIO MACEDA

A C K N O W L E D G E M E N T

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

BEFORE ME, this 25th day of October, 1989, at San Vicente, Palawan personally appeared TERESITA B. ARGUELLES 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.

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


Notary Public
Until December 31, 1989
PTR No. 4824297-0
Issued: Feb. 27, 1989
San Vicente, Palawan
TAN No. 4154-316-P

Doc. No. 601
Page No. 47
Book No. 14
Series of 1989

11
10/25/89

