



Republic of the Philippines
Province of Cagayan
Tuguegarao City

OFFICE OF THE CITY MAYOR



BAGONG PILIPINAS

15 August 2024

OFFICE OF THE S.P. SECRETARY
TUGUEGARAO CITY, CAGAYAN
AUG 27 2024
12:00 PM
Jacqueline S. Mac

THE PRESIDING OFFICER AND MEMBERS

Sangguniang Panlungsod
This City

Dear *Presiding Officer and Member of the Sanggunian*:

This has reference to the application of **MR. PAULO M. APOSTOL** for reclassification of his land situated at Balzain East, Tuguegarao City, from agricultural zone to commercial zone.

The applicant has already complied all the requirements for reclassification except the Certification to be issued by the Regional Executive Director (RED) of the Department of Agriculture pursuant to Memorandum Circular No. 26 Series of 2022. According to this Memorandum Circular, it is through the Sanggunian who shall secure DA Certification from the RED.

For your reference and perusal attached herewith are the Inspection Report, list of requirements of the applicant and the copy of the Memorandum Circular No. 26 Series of 2022.

In the name of public service,

MAILA ROSARIO S. TING-QUE

City Mayor

March 18, 2024

Hon. MAILA ROSARIO S. TING - QUE

City Mayor

Tuguegarao City , Cagayan

OFFICE OF THE CITY MAYOR

RECEIVED
Date: MAR 18 2024
Time: 11:35 AM
By: [Signature]

Dear Mayor Maila,

Greetings!

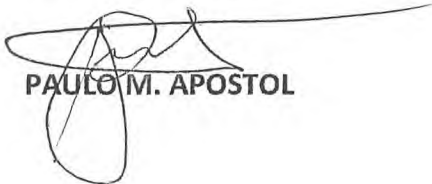
May I respectfully request for the second time that **Lot TCT Numbers 032-10816 and P-87533** located along Macapagal Avenue and Del Paul Street , Centro 11, Balzain East, Tuguegarao City, Cagayan be ~~Reclassified~~ from Agricultural to Commercial/Residential area.

Attached are my ready documents :

1. Certification from NIA Central Office;
2. Certification from City Planning Development Coordinating Office;
3. Inspection Report from the City Agriculture Office; and
4. Realty Tax payment from the Assessor's Office that the building is residential as declared by the City Government since 2015 now to be declared as Commercial this year 2024.

Thank you for your kind consideration and prompt action on this matter.

Respectfully yours,


PAULO M. APOSTOL





IRRIGATION ADMINISTRATION
CENTRAL OFFICE

CERTIFICATION

This is to certify, based on the Field Verification Report submitted by **Cagayan-Batanes Irrigation Management Office (CBIMO)**, that the parcel of land(s) situated at Barangay **BALZAIN EAST**, City of **TUGUEGARAO**, Province of **CAGAYAN**, specifically described hereunder is/are found to be:

Item No.	Registered Owner	Cadastral Lot. No.	TCT/ TD No.	Land Area (ha)	Area Applied (ha)
1	PAULO APOSTOL	Psu (af) 02-000941	P-87533	1.1407	1.1407
2	DAMIAN APOSTOL	3697	032-10816	0.7338	0.1400
TOTAL				1.8745	1.2807

- () Within the irrigation service area of _____
() Within irrigable land/s
(✓) Outside irrigation service area
() Outside irrigable lands

This certification is issued upon the request of **MR. PAULO M. APOSTOL**

Given this day of NOV 30 2023.

ENGR. EDUARDO EDDIE G. GUILLEN

Acting Administrator

Date:

NOTE:

1. This certificate is issued relative to the requirements of the Department of Agrarian Reform (Section 9 of DAR AO No 03 series of 2021) and shall not be construed as a *Certificate of Eligibility for Conversion*
2. This shall not be construed as a certification as to the ownership by the applicant of the above-listed parcel(s) of land.
3. Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.



REPUBLIC OF THE PHILIPPINES
NATIONAL IRRIGATION ADMINISTRATION
 REGIONAL OFFICE NO. II (CAGAYAN VALLEY REGION)
 CAGAYAN-BATANLS IRRIGATION MANAGEMENT OFFICE
 MADDARULUG, SOLANA, CAGAYAN

FIELD VERIFICATION REPORT

Name of Applicant : Paulo M. Apostol
 Location
 Barangay : Balzain East
 Municipality : Tuguegarao City
 Province : Cagayan
 Date of Application : May 19, 2023
 Inspection Date : May 31, 2023
 Inspector/s : Ivan Karl Directo & Eduard B. Deniega

Item No.	Registered Owner	Cadastral Lot No.	TCT / TD No.	Land Area (ha)	Area Applied (ha)
1	Paulo Apostol	Psu (af) 02-000941	P-87533	1.1407	1.1407
2	Damian Apostol	3697	032-10816	0.7338	0.1400
TOTAL				1.8745	1.2807

Findings and Observations:

- Within the irrigation service area of _____
 - irrigated
 - not irrigated; irrigation facilities programmed for restoration / repair awaiting /with firm funding commitment
 - not irrigated and idle for ___ year/s due to
 - a. physical limitations / constraints to agricultural production
 - b. permanently non-restorable due to _____
 - c. with premature development such as _____
 - d. Others.
- Within irrigable land/s whether or not already covered by irrigation projects with firm funding commitments
- Outside irrigation service area
- Outside irrigable lands

Other remarks: _____

Purpose of application: Land Reclassification





Republic of the Philippines
 Province of Cagayan
 Tuguegarao City

CITY PLANNING AND DEVELOPMENT COORDINATING OFFICE

2nd Floor, Tuguegarao City Hall Enrile Boulevard, Regional Government Center, Carig Sur, Tuguegarao City, Cagayan 3500

Tel. No. (078) 304-1114 email ad: LGU.Tuguegarao City@yahoo.com.ph

ZONING CERTIFICATION

This is to certify that the parcel of land situated in Barangay Balzain East, Tuguegarao City, covering a total area of 11,407 sq. m., specifically identified as follows:

Registered Owner	Lot No(s)	OCT/TCT No.	Area Per Title (Has)	Zoning Classification
PAULO APOSTOL	Psu (af) 02-000941	P-87533	1.1407	AGRICULTURAL ZONE

which is subject of application for Zoning Certification based on the duly certified zoning map/vicinity map submitted by the applicant, is/are zoned for use (s) specified in the above table as per approved Comprehensive Land Use Plan : 2019-2028 and Zoning Ordinance of Tuguegarao City through City Resolution No. 201-08-2021 and City Ordinance No. 25-08-2021 dated April 20, 2021 ratified by the Sangguniang Panlalawigan (SP) through SP Resolution No. 2021-10-368 dated June 16, 2021 in accordance with pertinent issuances.

CONDITIONS:

This certification is not considered as a locational clearance/certificate of zoning conformance or development permit.

This certification shall not be considered as a certification of this office as to the ownership by the applicant of the parcel of land subject to this certification.

Any misrepresentation or material falsehood on the part of the applicant shall be sufficient cause for cancellation of this certification.

Others

Issued upon the request of Mr. Paulo Apostol, this 25th day of May, 2023, for whatever purpose it may serve him.

Recommending Approval:

ENGR. MANOLO M. BARREO
 Zoning Officer I

Approved by:

CHONA O. SEDANO, EnP.
 Assistant City Planning and
 Development Coordinator

Application No. 419
 Fee Paid: P720.00
 O.R. No. 3273902
 Tuguegarao City
 May 24, 2023



Republic of the Philippines
Province of Cagayan
Tuguegarao City
OFFICE OF THE CITY AGRICULTURIST

INSPECTION REPORT


Lot Owner: Paulo Apostol
Location: Centro 11, Tuguegarao City
Date of Inspection: May 10, 2023
Time of Inspection: 10:00 AM
Title Number & Area: OCT No. P-87533
11,407.0 square meters

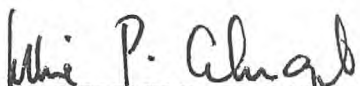
Findings:

1. Subject lot has flat topography.
2. Accessible to all types of land transportation.
3. Existence of various trees within the subject lot like narra, mahogany and others.
4. A three-storey building with perimeter fence, residential house, *carinderia*, and vehicle parking shed were established within the subject lot.
5. There is neither existing irrigation nor irrigation facilities within the lot.
6. Dominant existing land uses of adjacent properties:

North - Existing concrete road/ Corn areas
South - Corn areas
East - Vacant lot/Existing concrete road/ Corn areas/Pinacanauan River
West - Existing concrete road/ Corn areas

Submitted by:

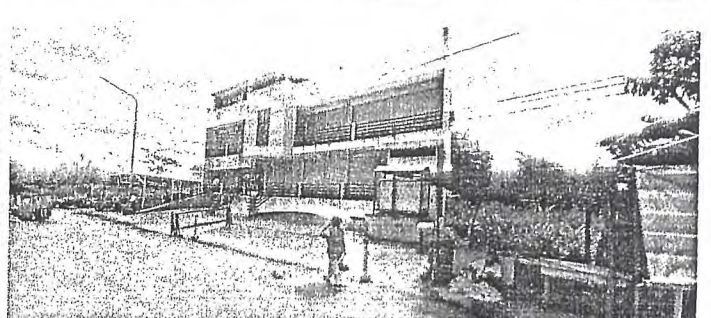
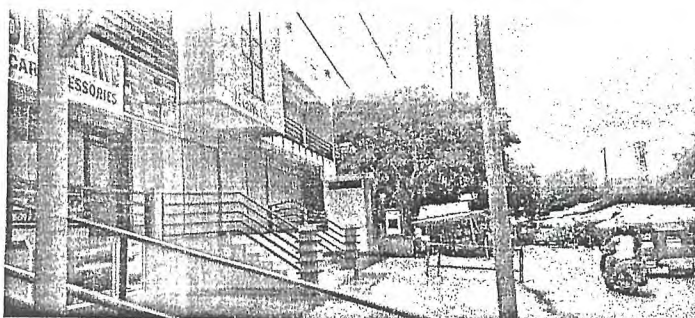
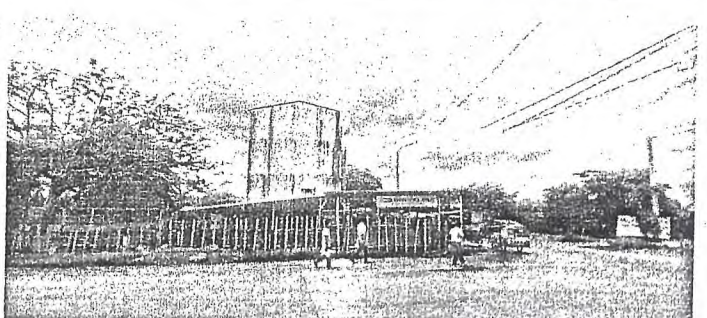
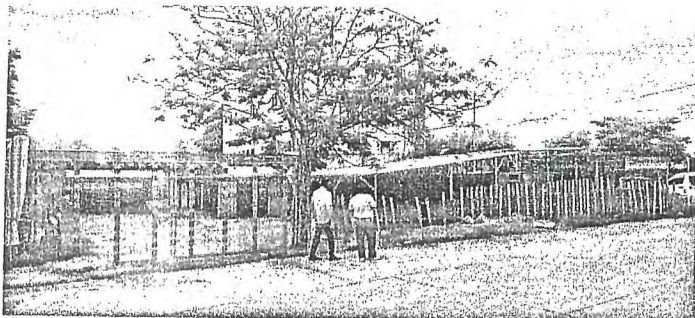
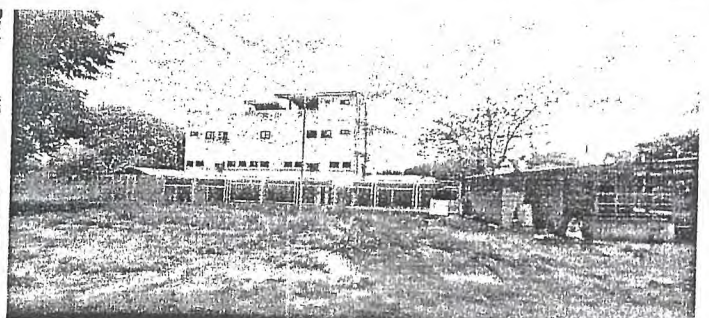
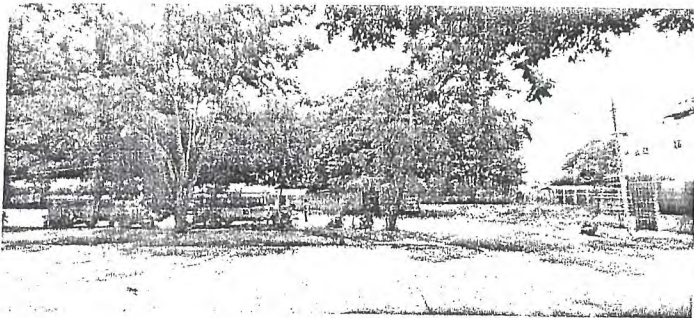
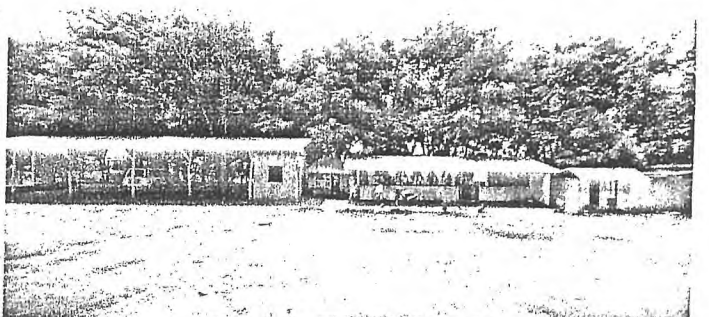
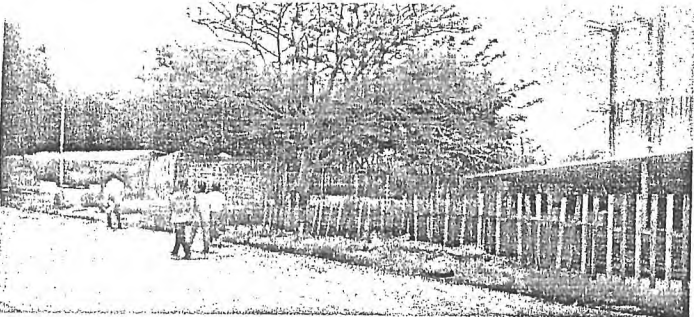
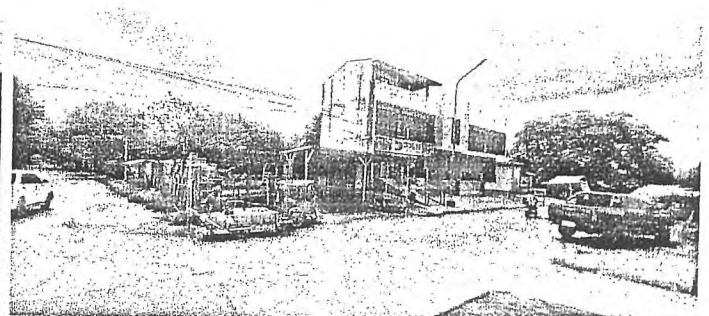
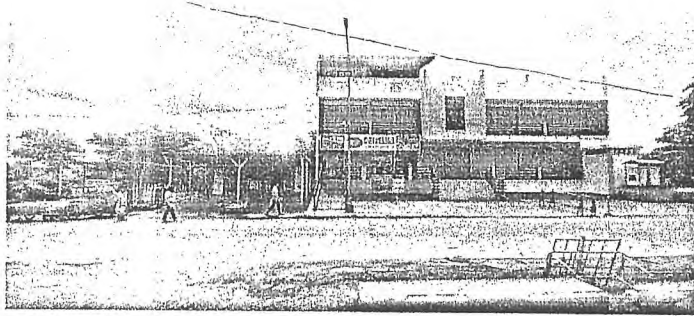

ENGR. ANTHONY S. REQUIMIN
Agriculturist II


EVANGELINE P. CALUBAQUIB, DPA
City Agriculturist



Republic of the Philippines
Province of Cagayan
Tuguegarao City
OFFICE OF THE CITY AGRICULTURIST

Site Inspection



OFFICIAL RECEIPT

ORIGINAL



Republic of the Philippines
City of Tuguegarao
OFFICE OF THE CITY TREASURER



PREVIOUS TAX RECEIPT NO.

DATED

FOR THE YEAR

No. TUG 0448933

DATE

March 15, 2024

Received from
APOSTOL, PETER JOHN C. (SINGLE)

the sum of

THIRTY THOUSAND AND NINETY-NINE AND 48/100

Pesos

Amount in figures **8,099.48**

Philippine Currency, in

full
 installment

payment of REAL PROPERTY TAX upon property(ies) described below for the Calendar Year

2024 1st Qtr - 4th Qtr

BASIC TAX
 SPECIAL EDUCATION FUND

NAME OF DECLARED OWNER	LOCATION No./Street/Borough	LOT BLOOK NO.	TAX DEC. NO.	Land	ASSESSED VALUE Improvement	TOTAL	TAX DUE	INSTALLMENT No. 1 Payment	FULL PAYMENT	penalty %	TOTAL
APOSTOL, PETER JOHN C. (SINGLE)	Center 11		01-0011-01151		476,440.00		9,528.80	2024 1st Qtr - 4th Qtr	9,528.80	(1.42% 32)	8,099.48
TOTAL											8,099.48

Payment without penalty may be made within the periods stated below if by installment:

- 1st Inst. Jan. 1 to Mar. 31
- 2nd Inst. Apr. 1 to Jun. 30
- 3rd Inst. Jul. 1 to Sept. 30
- 4th Inst. Oct. 1 to Dec. 31

MODE OF PAYMENT	AMOUNT
CASH	0.00
CHECK	0.00
TW/PNO	8,099.48
TOTAL	8,099.48

ASTORE CABARUAN
Deputy/Collecting Agent

BUENAVENTURE LAGUNDI
City Treasurer

April 3, 2024

TRANSMITTAL LETTER

**To: Mr. Gilbert Z. Quinan
PDO III
OIC Assistant
City Planning and Development Office
Tuguegarao City**

Dear Sir:

A warm and cordial greeting to you and your office.

Transmitting the lacking documents with regards to my application in applying building permit and conversion.

The following documents are:

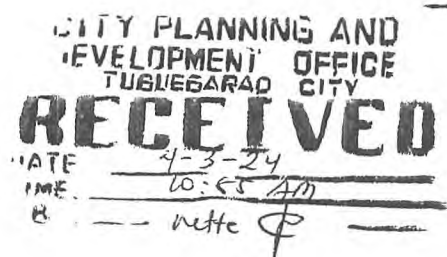
1. OCT No. 03-10816
2. OCT NO.P87533
3. Deeds of Absolute Sale & A Portion of Registered Land
4. Consolidation-Subdivision Plan

Hoping for a prompt response on this matter.

Thank you.

Respectfully yours,


PAULO M. APOSTOL



2015014405422

REPUBLIC OF THE PHILIPPINES
DEPARTMENT OF JUSTICE
Land Registration Authority
QUEZON CITY

Registry of Deeds for Tuguegarao, Cagayan

Original Certificate of Title

NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE • NEW OWNER'S DUPLICATE

No. 032-10816

ENTERED PURSUANT TO THE FOLLOWING DECREE

REPUBLIC OF THE PHILIPPINES

Court:

Land Registration Case No. : 9

LRA Record No. : 440

DECREE NO. 366681

The Judgement rendered in the above-numbered case having become final in accordance with law, it is hereby decreed that

Owner: DAMIAN APOSTOL, 20 YEARS OF AGE, SINGLE
Address: TUGUEGARAO, PROVINCE OF CAGAYAN

(Continued on next page)

is/are the legal owner/s in fee simple of certain land/s situated in, more particularly described on the next page. Wherefore, it is hereby ordered that said land/s be registered in the name of the owner/s aforesaid in accordance with the provisions of the Property Registration Decree subject to such encumbrances mentioned in Section 44 of said Decree as may be subsisting.

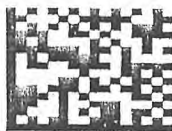
This Decree is issued pursuant to the Decision dated November 13, 1926 of the Hon. CATALINO SAVILLA, Judge of said Court,

Issued at the Land Registration Authority, Quezon City, this 30th day of October, 1929

Hon. JUAN ALTAVAS
Land Registration Authority

Entered in the "Registration Book" for Tuguegarao, Cagayan, pursuant to the provisions of Section 40 of P.D. No. 1529 on the 1st day of JANUARY 2001.

(SGD.)



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2015014405423

OCT No.: 032-10816

Page No.: 2

OWNER INFORMATION (Continued from page 1)

Owner: LAUREANO APOSTOL, 18 YEARS OF AGE, SINGLE

Address: TUGUEGARAO, PROVINCE OF CAGAYAN

Owner: LUCIA APOSTOL, 15-YEARS OF AGE, SINGLE

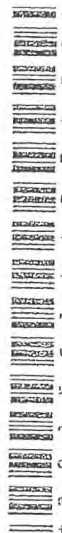
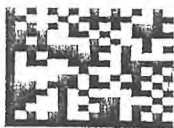
Address: TUGUEGARAO, PROVINCE OF CAGAYAN

Owner: PETRA APOSTOL, 9 YEARS OF AGE

Address: TUGUEGARAO, PROVINCE OF CAGAYAN

TECHNICAL DESCRIPTION

A PARCEL OF LAND (LOT NO. 3697 OF THE CADASTRAL SURVEY OF TUGUEGARAO), SITUATED IN THE MUNICIPALITY OF TUGUEGARAO. BOUNDED ON THE N. BY LOTS NOS. 3696 AND 3544; ON THE SE. BY THE PINACAÑAUAN RIVER; ON THE S. BY LOT NO. 1220; AND ON THE W. BY LOT NO. 1221. BEGINNING AT A POINT MARKED "1" ON PLAN, BIENG N. 13 DEG. 14' W., 128.91 M. FROM B. B. M. NO. 8; THENCE N. 89 DEG. 02'E., 112.52 M. TO POINT "2"; THENCE S. 87 DEG. 43' E., 67.98 M. TO POINT "3"; THENCE S. 50 DEG. 16' W., 68.31 M. TO POINT "4"; THENCE S. 87 DEG. 49"W., 128.22 M. TO POINT "5"; THENCE N. 0 DEG. 16' E., 49.34 M. TO THE POINT OF BEGINNING; CONTAINING AN AREA OF SEVEN THOUSAND THREE HUNDRED AND THIRTY-EIGHT SQUARE METERS (7,338), MORE OR LESS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN; BEARINGS TRUE; DECLINATION 0 DEG. 05"E.; DATE OF SURVEY, MARCH 1919 - MARCH 1922.



SN Blg. 914011

REPUBLIKA NG PILIPINAS
KAGAWARAN NG KATARUNGAN
PANGASIWAAN SA PATALAAN NG LUPAIN
PATALAAN NG MGA KASULATAN AT ARI-ARIAN SA
LUNGSOD/LALAWIGAN NG CAGAYAN

Katibayan ng Orihinal na Titulo

Blg. 287533

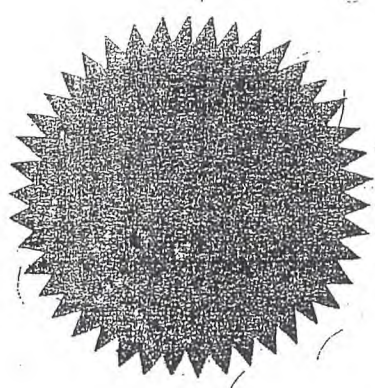
Pinagkasusog ayon sa Seksyon 103 ng Atas sa Patalaan ng Ari-arian (Atas ng Pangulo Blg. 1529), alinsunod sa patente na pinalabas ng Pangulo ng Pilipinas, sa noong ika- ng taong labinsiyam na raan at , at nakatala sa mga kasulatan ng gaya ng mga sumusunod:

KAGAWARAN NG KAPALIGIRAN AT LIKAS NA KAYAMANAN
REHIYON BLG. 02
KALOOb NA PATENTE BLG. 021529-06-08070

SA LAHAT NG MAKATUTUNGHAY NG KASULATANG ITO, BATI:

PABLO A. FORTOL, Filipino, may sapat na gulang, kasal kay Riyudo at nakatira sa Cataggaman Nuevo, Tuguegarao City na nagtataglay ng lahat ng kwalipikasyon at ganap nang nakatupad sa lahat ng mga kondisyon at kinakailangan ng Batas Republika Blg. 782 at 3872, Kabunata VII ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog ay ipinagkaloob sa pamamagitan ng Di-Patenteng ito ang lupaing nasa Salbin, Tuguegarao City na may kabuuang sukat na 11,407 metro kuwadrado, na ngayon ay tiyakang may hangganan at inilalarawan sa likod nito, gayon pa man na sasailalim sa mga tadhana ng Seksyon 118 na nagtatakda bukod sa iba pa, na maliban kung sa kapakanan ng pamahalaan o alinmang mga sangay, mga yunit, o mga institusyon nito, na ang lupaing natamo ay hindi maaaring mapasaiba at hindi sasailalim sa pataw na sagutin sa loob ng limang (5) taon mula sa petsa ng patente, at sa mga Seksyon 119, 121, 122 at 124 ng Batas Komonwelt Blg. 141, ayon sa pagkakasusog at ang karapatang ng pamahalaan na pangasiwaan at pangalagaan ang mga kahoy na matagpuan doon sa loob ng limang (5) taon mula sa petsa ng pagpapalabas ng patente, sa pasubali, gayon pa man, na ang pinagkalooban o kanyang mga tagapagmana ay maaaring pumutol at gumamit ng nabanggit na kahoy na maaaring kailangan sa kanilang pansariling pangangailangan.

BILANG KATUNAYAN NITO, at sa bisa ng kapangyarihang kaloob sa akin ng batas, AKO, SI L. CELIA MACAPISAL ARON Pangulo ng Pilipinas, sa pamamagitan nito'y ginawang patente ang mga kasulatang ito at ikinihinal ang tatak ng Republika ng Pilipinas. Nilagdaan sa Tuguegarao City ngayong ika- 29 ng Disyembre sa taon ng Ating Panginoon, (labinsiyam na raan at) 2006.



SA BISA NG KAPANGYARIHAN NG PANGULO NG PILIPINAS

ANTONIO S. SUCAD
PENG OFFICER
Nakatala sa "Talaan ng Kasulatan" ng Lalawigan/Lungsod ng CAGAYAN, alinsunod sa tadhana ng Seksyon 103 ng Atas ng Pangulo Blg. 1529, ngayong ika- 28 ng Disyembre, labinsiyam na raan at 2006, sa 28

Cataggaman Nuevo, Tuguegarao City
(Tirahan ng May-ari)

PROF. ALEXANDER P. BUSTOS
Nakatala ng mga Kasulatan at Ari-arian

KNOW ALL MEN BY THESE PRESENTS:

That We:

- 1. DAMIAN APOSTOL, of legal age, Filipino, married to Dolores Caliguiban, and a resident of Catag. Tuguegarao, Cag;
- 2. LUCIA APOSTOL, of legal age, Filipino, widow, and a resident of Cataggaman, Tuguegarao, Cagayan;
- 3. PETRA APOSTOL, of legal age, Filipino widow, and a resident of Cataggaman, Tuguegarao, Cagayan, for and in consideration of the sum of TEN THOUSAND PESOS (P10,000.00), Philippine Currency, receipt thereof, in full is hereby acknowledged, hereby sell, cede, transfer and convey unto PAULO APOSTOL, of legal age, Filipino, married to Florida Catabay, and a resident of Cataggaman, Tuguegarao, Cagayan, his heirs and assigns, ~~unsubstantiated~~ lot 3697, with an area of 7,338 square meters, and covered by OCT No. 10816, and the portion sold is hereto described as follows:

"A portion of lot no. 3697, with an area of 5,503.50 square meters, and still covered by OCT No. 10816."

That this is free from all liens and encumbrances of any kind whatsoever; the said vendor shall declare to defend said vendee against any just or unjust claims of any persons or entity whomsoever;

That this land is not tenanted; that possible redemptioners were duly notified of this sale in compliance with the Civil code of the Philippines.

IN WITNESS WHEREOF we have hereunto set our hands this 7th March, 1984, at Tuguegarao, Cagayan.

<i>Damian Apostol</i>	<i>Lucia Apostol</i>	<i>Petra Apostol</i>
DAMIAN APOSTOL	LUCIA APOSTOL	PETRA APOSTOL
(Vendor)	(Vendor)	(Vendor)
R.C.A. 12284172	R.C.A. 12284172	R.C.A. 12284176
issued on 1-14-84	issued on 1-14-84	issued on 1-12-84
at Tug. Cag.	at Tug. Cag.	at Tug. Cag.

WITNESSED IN THE PRESENCE OF:

1. _____
 2. _____
 REPUBLIC OF THE PHILIPPINES)
 MUNICIPALITY OF TUGUEGARAO) S.S.
 PROVINCE OF CAGAYAN)

BEFORE ME this 7th day of March, 1984, at Tuguegarao, Cagayan, personally appeared the vendor with their res. certs. as indicated below their names, to me known and known to me to be the same persons who executed the foregoing instrument and acknowledged to me that the same is their own free and voluntary deed.

WITNESS MY HAND AND SEAL . . .

Book No. 1148 : Page No. 30
 : Series of 1148

SIMEON T. AGUSTIN
 Notary Public
 UNTIL DECEMBER 31, 1985
 PTR No. 9862978, issued
 1-19-84, at Tug. Cag.

TECHNICAL DESCRIPTIONS	
LINE	BEARINGS DISTANCES
CONOLIDATION BOUNDARY	
1	S 05°51' W 31.48 m.
2	N 84°34' W 23.26 m.
3	N 05°51' E 30.42 m.
4	S 87°11' E 23.29 m.
LOT 6	
1	S 05°51' W 31.48 m.
2	N 84°34' W 23.26 m.
3	N 05°51' E 30.42 m.
4	S 87°11' E 23.29 m.
LOT 7	
1	S 87°11' E 22.53 m.
2	S 05°51' E 32.51 m.
3	N 84°34' W 22.50 m.
4	N 05°51' E 31.48 m.
LOT 8	
1	S 04°51' W 33.51 m.
2	N 84°34' W 21.81 m.
3	N 05°51' E 32.51 m.
4	S 87°11' E 21.84 m.
LOT 9	
1	S 87°11' E 137.45 m.
2	S 06°07' W 2.32 m.
3	N 84°34' W 46.12 m.
4	S 89°04' W 131.86 m.
5	N 05°51' E 33.51 m.
LOT 10	
1	S 04°05' W 27.63 m.
2	S 88°19' W 50.79 m.
3	N 13°44' E 32.29 m.
4	S 87°04' E 45.13 m.
LOT 11	
1	S 87°11' E 26.50 m.
2	S 05°51' W 28.17 m.
3	N 84°34' W 20.21 m.
4	S 88°19' W 5.44 m.
5	N 04°05' E 27.63 m.
LOT 12	
1	S 05°51' W 29.31 m.
2	N 84°34' W 25.05 m.
3	N 05°51' E 28.17 m.
4	S 87°11' E 25.09 m.
LOT 13	
1	S 87°11' E 24.14 m.
2	S 05°51' W 50.12 m.
3	N 84°34' W 24.11 m.
4	N 05°51' E 29.51 m.

LOT NO.	CLAIMANT	AREA (Sq.m.)	BEARINGS	DISTANCES
1	PAULO APOSTOL	2,239	N 131°4' W	128.91 m.
2	PAULO APOSTOL	1,414	N 131°4' W	128.91 m.
3	PAULO APOSTOL	720	N 232°8' E	130.11 m.
4	PAULO APOSTOL	720	N 42°21' E	184.87 m.
5	PAULO APOSTOL	720	N 42°21' E	184.87 m.
6	PAULO APOSTOL	720	N 53°44' E	201.68 m.
7	PAULO APOSTOL	720	N 53°44' E	201.68 m.
8	PAULO APOSTOL	720	N 60°52' E	240.36 m.
9	PAULO APOSTOL	5,350.50	N 60°52' E	240.36 m.
10	PAULO APOSTOL (ROAD & DRAINAGE)	3,587	N 65°42' E	279.01 m.

REGIONAL SURVEY NO. 1822 Surveyed MAR 1919
 C-1/P L/V O/S No. 3697-A CAD-151
 Lot No. 3697-A-01-022330 Patent No. 1414
 Decree No. 1311-000841 Patent No. 1414
 L.R. Rec. No. 1414
 P-87533 07/26/79
 O/T N 4232-10816 Dated 07/26/79
 O/T N 3897-A Dated 07/26/79
 Issued to DANIAN APOSTOL

CONSOLIDATION-SUBDIVISION
PLAN
 OF LOTS 3697-A, PSD-2-01-022330 &
 PSU-AF-02-000941
 AS SURVEYED FOR
 PAULO APOSTOL
 SITUATED IN THE
 ZONE NO. 16,910.50 SO.
 BRANGAY OF : BALZAIN
 MUN./CITY OF : TUGUEGARAON
 PROVINCE OF : CAGAYAN
 ISLAND OF : LUZON
 CONTAINING AN AREA OF
 PPCS-PTM/PRS 92
 BEARING : GRID/
 SCALE 1:2000

I hereby certify that this is a correct plan of the survey made by me personally, or under my direct supervision in conformity with the provisions of applicable laws of the Republic of the Philippines and the regulations of the Department of Environment and Natural Resources.

I further certify that this plan accurately indicates the boundaries of the property as indicated to me on the ground, and assume full responsibility for the technical correctness of the survey in accordance with the provisions of the laws of the Republic of the Philippines.

1/13/23
 JAMES S. CAVILAN
 GEODESIC ENGINEER
 Reg. Co. No. 1475 Date 08/17/88
 License No. 34754 Date 1/9/71

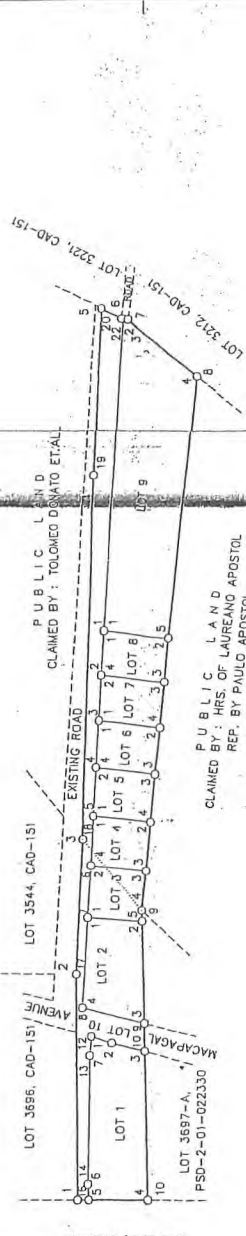
Republic of the Philippines
 Department of Environment and Natural Resources
 Lands Management Services
 Region Office II
 TUGUEGARAON
 I hereby certify to the technical correctness of the survey plotted hereon, the original (including and computations of which are on file in this office, wherefore, the same is hereby recommended for approval.

APPROVED: 06-25-2023
 ENGR. MARIO APOLEON C. HIPOLITO
 O/C ASST. CHIEF SURVEYS AND MAPPING DIVISION
 This approved plan, however, shall still be construed as title to the land.

ENGR. FEE M. CATABAY LINGAN ENP.
 CHIEF SURVEYS AND MAPPING DIVISION

DATE SUBMITTED: 04/19/23
 REASON: 86570
 RECEIVED BY: R. MURDABA
 DATE RETURNED: 06/12/23
 SIGNATURE: R. MURDABA
 FIELD NOTES CHECKED BY: M. A. CATABAY LINGAN ENP.
 COMPUTATION CHECKED BY: M. A. CATABAY LINGAN ENP.
 PLOTTED / LINKED BY: M. A. CATABAY LINGAN ENP.
 CHECKED & VERIFIED BY: M. A. CATABAY LINGAN ENP.

NOTE:
 The long covered by this title no. 032-10816 has been subdivided into 2 lots in accordance with the provisions of the law, number PSD-2-01-022330 duly approved by DENR-RO2 on APRIL 30, 1986. This title is hereby cancelled and issuing in lieu hereof Transfer Certificate of Titles.



THE LINES FROM BBW No. B, CAD-151 to corner "1"
 BEARINGS DISTANCES
 BOPY. N 131°4' W 128.91 m.
 1 N 232°8' E 130.11 m.
 2 N 42°21' E 184.87 m.
 3 N 42°21' E 184.87 m.
 4 N 53°44' E 201.68 m.
 5 N 53°44' E 201.68 m.
 6 N 60°52' E 240.36 m.
 7 N 60°52' E 240.36 m.
 8 N 65°42' E 279.01 m.
 9 N 65°42' E 279.01 m.
 10 N 65°42' E 279.01 m.

PAULO APOSTOL
 Land owner
 (FOR SIMPLE SUBDIVISION ONLY)

VERIFICATION FEE
 Paid Under
 O.R. No. 2687435
 Date: 4-19-23

With my conformity

CERTIFICATION
 I certify that the bearings and distances of the boundary lines of the land herein consolidated and subdivided as well as the aggregate area of the lots of this consolidation/subdivision plan are identical to those described in OCT Nos. P-87533 & 032-10816 as submitted.

NOTES:
 All corners marked "OLD P.S." are cyl. conc. mens. 15x60 cms.
 All corners marked "NEW P.S." are cyl. conc. mens. 15x40 cms.
 Principal uses of the land: RESIDENTIAL
 Topographical condition of the land: RELATIVELY FLAT
 The title of OCT P-87533 has been subdivided in accordance with Reg. Dec. 01-022330.

INSPECTION REPORT

NATURE OF APPLICATION : Application for Reclassification from Agricultural Zone to Commercial Zone

NAME OF OWNER : PAULO M. APOSTOL

LOCATION : Balzain East, Tuguegarao City

LOT NOS. /TCT NO. : Lot No. 3697/OCT No. 032-10816 7,338 sq.m.
Patent No. 021529-06-08070/P-87533 11,407 sq.m.

TOTAL AREA : 18,745 square meters

AREA APPLIED FOR : 11,084.50 square meters

APPROVED LAND USE 2019-2028: AGRICULTURAL ZONE
(City Ordinance No. 25-08-2021)

SITE INSPECTION FINDINGS

Date of Inspection: April 5, 2024

Time: 1:27 P.M.

1. There is an existing Three (3) storey commercial building on Lot 2 of the consolidation-subdivision plan as seen during the inspection.
2. A commercial structure intended for a terminal on Lot 2-7 and a residential house on Lot 8 of the consolidation-subdivision plan.
3. As reflected on the Consolidation-Subdivision Plan of Lots 3697-A, PSD-2-01-022330 & PSU-AF-02-000941 the areas as follows:


Lot No.	Claimant	Area (sq.m.)
1	Paulo Apostol(Commercial Zone in CLUP/ZO)	2,239.00
2	Paulo Apostol	1,414.00
3	Paulo Apostol	720.00
4	Paulo Apostol	720.00
5	Paulo Apostol	720.00
6	Paulo Apostol	720.00
7	Paulo Apostol	720.00
8	Paulo Apostol	720.00
9	Paulo Apostol	5,350.50
10	Paulo Apostol(Road & Drainage)	<u>3,587.00</u>
TOTAL		16,910.50

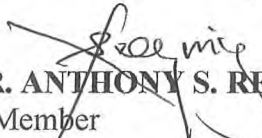
4. Lot 3697-B with an area of 1, 834.50 square meters is excluded in the Consolidation-Subdivision decreasing the total area into 16,910.50 square meters.
5. Lot No. 1 as reflected in the consolidation-subdivision plan with an area of 2, 239 square meters was already classified as Commercial Zone in the Approved Comprehensive Plan and Zoning Ordinance of Tuguegarao City CY 2019-2028.
6. Lot No. 10 as reflected in the consolidation-subdivision plan with an area of 3,587 square meters is allocated for road (Macapagal Avenue) and drainage system.
7. Lot 2 to 9 with an area of 11,084.50 square meters are the areas subject for reclassification.
8. There is an existing concrete road on the northern part of the subject lots making it accessible to all forms of land transportation.
9. Approved Land Uses of adjacent properties:
 - North : Barangay Road/Agricultural Zone
 - East : Agricultural Zone
 - South : Agricultural Zone
 - West : Macapagal Avenue/Commercial Zone

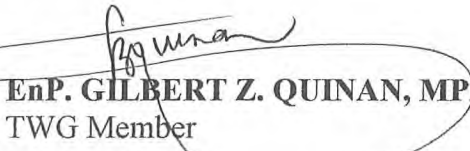
10. Dominant Existing Land Uses of adjacent properties:

North : Barangay Road/Idle Areas
East : Idle Land
South : Agricultural Areas/Idle Areas
West : Macapagal Avenue/Idle Areas

SUBMITTED BY:


JEREMIAS G. SUSTENTO JR.
TWG Member


ENGR. ANTHONY S. REQUIMIN
TWG Member


EnP. GILBERT Z. QUINAN, MPA
TWG Member


ATTY. GEROME A. PAGALLAUAN
TWG Member


ENGR. CATHERINE G. TAGUIAM
TWG Member