



Republic of the Philippines
Region IX
Province of Zamboanga del Sur
MUNICIPALITY OF DUMALINAO



OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE 68TH REGULAR SESSION OF THE 12TH SANGGUNIANG BAYAN OF DUMALINAO, ZAMBOANGA DEL SUR, HELD AT SB SESSION HALL ON APRIL 8, 2024.

Present:

HON. WILFREDO L. MALONG, SR.	- Vice Mayor – Presiding Officer
HON. RONALDO D. ENCABO	- SB Member
HON. FREDERICK R. BALANDRA	- SB Member
HON. HERMES B. CABALES	- SB Member
HON. RHOLLY A. LABANG	- SB Member
HON. MA. GEMMA C. ALBISO	- SB Member
HON. ROMEO G. LIGAN	- SB Member
HON. JELITO R. PEÑONAL	- SB Member
HON. JUSTONY G. SULATORIO	- SKF President
HON. ROMEO D. PARILA	- IPMR

Absent:

HON. ARNOLD L. FLORES	- SB Member – O.L
HON. JOEL L. FAMOR	- ABC President – O.B

RESOLUTION NO. 0309-2024

APPROVING THE APPLICATION FOR PRELIMINARY SUBDIVISION OF ERANA'S SUBDIVISION KNOWN AS LOT NO. 5421-A, CSD-968, CONTAINING AN AREA OF 46, 745 SQUARE METERS LOCATED AT BARANGAY PINIG-LIBANO, DUMALINAO, ZAMBOANGA DEL SUR.

WHEREAS, presented for consideration and appropriate action is the application of Ms. Mary Margaret E. Sanoria for Preliminary Subdivision of Erana's Subdivision known as Lot No. 5421-A, CSD-968, with an area of 46, 745 square meters located at Barangay Pinig-libano, Dumalinao, Zamboanga del Sur;

WHEREAS, Section 447, (a), (2), (x) of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides that the Sangguniang Bayan shall generate and maximize the use of resources and revenues for the development plans, program objectives, and priorities of the municipality as provided for under Section 18 of this Code and relative thereto, subject to national law, shall process and approve applications for subdivision plans for residential, commercial, industrial, and other development purposes;

WHEREAS, the Office of the Municipal Planning and Development Coordinator endorsed the application of Ms. Mary Margaret E. Sanoria for Preliminary



Subdivision of Erana's Subdivision to the Office of the Sangguniang Bayan for approval and attached the required necessary and supporting documents;

WHEREAS, the lot area is within the Residential Zone based on the Comprehensive Land Use Plan (CLUP) of the Municipality of Dumalinao and attained the minimum standard qualification of road Right-of-Way;

WHEREAS, the subject lot has been inspected by the personnel of the MPDC and was found to be in order as it complied with the requirements as provided under BP 220 and PD 957;

WHEREAS, after careful review and exhaustive deliberation, and after finding the same to be proper and order;

NOW, THEREFORE, premises above-considered, on motion by **HON. FREDERICK R. BALANDRA**, the body resolved, as it hereby resolves to approve the application for Preliminary Subdivision of Erana's Subdivision known as Lot No. 5421-A, CSD-968, containing an area of 46, 745 square meters located at Barangay Piniglibano, Dumalinao, Zamboanga del Sur.


LET the copy of this resolution be furnished to concern offices and/or officials for reference, guidance and appropriate action.

DONE this **8th** day of **APRIL 2024**, at Dumalinao, Zamboanga del Sur.

I HEREBY CERTIFY to the correctness of the foregoing resolution.


DARRYLLE ANGELOU A. DALID, MPA, JD
Acting Secretary to the Sanggunian

Attested and approved by:


WILFREDO L. MALONG, SR.
Municipal Vice Mayor- Presiding Officer





Republic of the Philippines
REGION IX
PROVINCE OF ZAMBOANGA DEL SUR
Municipality of Dumalinao

OFFICE OF THE MPDC

1st ENDORSEMENT
25th March 2024

Respectfully submitted to our presiding Municipal Vice Mayor Hon. Wilfredo L. Malong the herein request for Preliminary Sub- Division approval for the application of Erana's Subdivision known as Lot 5421-A, CSD-968 located at Piniglibano, Dumalinao, Zamboanga del Sur with an area of Forty Six Thousand Seven Hundred Forty Five (46,745) is within the Residential Zone concerning Land Use Classification of the the municipality.

ENGR. ARTCHUNNY OZARAGA, CE, EnP

4/10/24

8:47 AM



Republic of the Philippines
Province of Zamboanga del Sur
MUNICIPALITY OF DUMALINAO

-00-

Application Number	2024 - 03 - 113	Official Receipt Number	5714301
Date of Receipt	3/21/2024	Date Paid	3/21/2024
Received by	ERANA'S SUBDIVISION	Amount Paid	Php 8,554.00

APPLICATION FOR LOCATIONAL CLEARANCE/CERTIFICATE OF ZONING COMPLIANCE

Name of Applicant	Name of Corporation
ERANA'S SUBDIVISION	N/A
Address of Applicant	Address of Corporation
PINIGLIBANO, DUMALINAO,ZDS	N/A
Name of Authorized Representative	Address of Authorized Representative
Project Type	Project Nature
RESIDENTIAL	<input checked="" type="checkbox"/> New Development <input type="checkbox"/> Others (Specify) <input type="checkbox"/> improvement
Project Location (Street & Barangay)	Project Area (In square meters)
PINIGLIBANO, DUMALINAO,ZDS	Lot 46.745 sq.m Building and Facility N/A sq.m
Project Nature	Project Tenure
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Others (Specify) <input type="checkbox"/> Lease	<input checked="" type="checkbox"/> Permanent <input type="checkbox"/> Temporary (specify years)
Existing Land Use of Project Site	
<input checked="" type="checkbox"/> Residential <input type="checkbox"/> Industrial Tenanted <input type="checkbox"/> Institutional <input type="checkbox"/> Agricultural Not Tenanted <input type="checkbox"/> Commercial <input type="checkbox"/> Vacant/Idle Others (specify)	

Project Cost/Capitalization (In Pesos, write in words & figures)

IS THE PROJECT APPLIED FOR THE SUBJECT OF WRITTEN NOTICE(S) FROM THIS BOARD OF THE LOCAL BOARD AND/OR LOCAL GOVERNMENT UNIT (LGU) TO PRESENT OR APPLY FOR LOCATIONAL CLEARANCE (LC)?

YES (Please indicate the following) NO

Issuing Officer _____

Date/s of Notice/s _____

Order/Requests indicated in the Notice _____

IS THE PROJECT APPLIED FOR THE SUBJECT OF WRITTEN NOTICE(S) FROM THIS BOARD OF THE LOCAL BOARD AND/OR LOCAL GOVERNMENT UNIT (LGU) TO PRESENT OR APPLY FOR LOCATIONAL CLEARANCE (LC)?

YES (Please indicate the following) NO

Office where similar action(s) was filed _____

Date Filed _____

Action Taken _____

Preferred Mode of Release of Decision

Pick-up By mail, address to _____
 Applicant Authorized Representative

Signature of Applicant	Signature of Authorized Representative
 ERANA'S SUBDIVISION Front Applicant	_____ Authorized Representative

Republic of the Philippines)
Province of Zamboanga del Sur) S.S.
Municipality of Dumalinao)

SUBSCRIBED AND SWORN to before me this ____ day of _____, _____ in the Municipality of Dumalinao, Province of Zamboanga del Sur. Affiant exhibit to me his/her Community Tax No. _____ issued at _____ and issued on _____

00EE956E0E202

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

Registry of Deeds for Province of Zamboanga del Sur

Transfer Certificate of Title

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

No. 130-2024000231

IT IS HEREBY CERTIFIED that certain land situated in BARRIO OF DUMALINAO, MUNICIPALITY OF PAGADIAN, PROVINCE OF ZAMBOANGA DEL SUR, more particularly bounded and described as follows:

LOT 5421-A CSD-968 A PARCEL OF LAND (LOT 5421-A OF THE SUBDIVISION PLAN CSD-968, BEING A PORTION OF LOT 5421 OF PAGADIAN PUBLIC LAND SUBDIVISION, PLS-119, CASE 5), SITUATED IN THE BARRIO OF DUMALINAO, MUNICIPALITY OF PAGADIAN, PROVINCE OF ZAMBOANGA DEL SUR. BOUNDED ON THE (Continued on next page)

is registered in accordance with the provision of Section 103 of the Property Registration Decree in the name of

Owner: MARY MARGARET ERANA SANORIA, OF LEGAL AGE, FILIPINO, MARRIED TO AL B. SANORIA

Address: PAGLA-UM, DUMALINAO, ZAMBOANGA DEL SUR

(Continued on next page)

subject to the provisions of the said Property Registration Decree and the Public Land Act, as well as to those of the Mining Laws, if the land is mineral, and subject, further, to such conditions contained in the original title as may be subsisting.

IT IS FURTHER CERTIFIED that said land was originally registered as follows:

Patent Type: Free Patent

Original RD: PROVINCE OF ZAMBOANGA DEL SUR

Patent Date: 11/28/1956

OCT Date: 01/11/1957

Under Act No.: COMMONWEALTH 141

OCT No.: OCT-P-5454

Volume No.: 28

Page No.: 54

Original Owner: AGATON GUARDAQUIVEL

This certificate is a transfer from TRANSFER CERTIFICATE OF TITLE 2022000647 (TOTALLY CANCELLED) by virtue hereof in so far as the above-described land is concerned.

Entered at Province of Zamboanga del Sur, Philippines on the 23rd day of AUGUST 2023 at 10:26am.

Atty. SAMRULLAH M. DEKIRE
Acting Register of Deeds



TCT No.: 130-2024000231

Page No.: 2

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CORNER INFORMATION (Continued from page 1)

Owner: ALRICK A. ERANA, OF LEGAL AGE, FILIPINO, MARRIED TO MERY JUDE ABUAN

Address: PAGLA-UM, DUMALINAO, ZAMBOANGA DEL SUR

Owner: RICIA ANN ERANA, OF LEGAL AGE, FILIPINO, MARRIED TO VICRAYMOND LUMAAD

Address: PAGLA-UM, DUMALINAO, ZAMBOANGA DEL SUR

Owner: ZILPHA LEAH A. ERANA, OF LEGAL AGE, FILIPINO, SINGLE

Address: PAGLA-UM, DUMALINAO, ZAMBOANGA DEL SUR

TECHNICAL DESCRIPTION (Continued from page 1)

NW., ALONG LINE 1-2 BY LOT 5420; ALONG LINE 2-3 BY LOT 7064; ALONG LINE 3-4 BY LOT 7065; ALONG LINE 4-5 BY LOT 7066; ALONG LINE 5-6 BY LOT 5367, ALL OF PAGADIAN PUBLIC LAND SUBDIVISION, PLS-119; ALONG LINE 6-7 BY LOT 5421-B OF THE SUBDIVISION PLAN; AND ALONG LINE 7-1 BY LOT 5424, PAGADIAN PUBLIC AND SUBDIVISION, PLS-119. BEGINNING AT A POINT MARKED "1" ON PLAN, BEING S. 8 DEG. 10' W., 1195.19 M. FROM B.L.L.M. 25, PAGADIAN PUBLIC LAND SUBDIVISION, PLS-119, THENCE N. 7 DEG. 51' E., 233.00 M. TO POINT 2; THENCE N. 77 DEG. 09' E., 20.51 M. TO POINT 3; THENCE N. 78 DEG. 21' E., 42.69 M. TO POINT 4; THENCE N. 83 DEG. 57' E., 36.14 M. TO POINT 5; THENCE S. 44 DEG. 52' E., 266.33 M. TO POINT 6; THENCE S. 79 DEG. 08' W., 104.28 M. TO POINT 7; THENCE S. 79 DEG. 37' W., 218.61 M. TO POINT 1, POINT OF BEGINNING; CONTAINING AN AREA OF FORTY SIX THOUSAND SEVEN HUNDRED AND FORTY FIVE (46,745) SQUARE METERS. ALL POINTS REFERRED TO ARE INDICATED ON THE PLAN AND MARKED ON THE GROUND BY OLD CORNERS; BEARINGS TRUE; DATE OF THE ORIGINAL SURVEY, DEC., 1939 TO DEC., 1941 AND JUNE, 1946 TO FEB., 1952 AND THE PREPARATION OF THE SUBDIVISION, AUGUST 6, 1956. NOTE: LOT 5421-A = LOT 7185 OF PAGADIAN PUBLIC LAND SUBDIVISION, PLS-119, CASE 5, AND IS COVERED BY F-V-63234.



TCT No.: 130-2024000231

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REGISTERED

MEMORANDUM OF ENCUMBRANCES

Entry No.: 2022000824

Date: April 11, 2022 01:46:04PM

LIABILITIES UNDER SECTION 4 RULE 74 : TO CREDITORS, HEIRS, AND OTHER PERSONS UNLAWFULLY DEPRIVED OF PARTICIPATION IN THE ESTATE OF THE DECEASED AGATON T. GUADALQUIVER AND PORFERIA TAMPUS GUADALQUIVER AS EXTRAJUDICIALLY SETTLED FOR A PERIOD OF TWO (2) YEARS PURSUANT TO SECTION 4 RULE 74 OF THE RULES OF COURT. DATE OF INSTRUMENT: MARCH 17, 2022.

(SGD.) Atty. SAMROLLAH M. DEKIRE
Acting Register of Deeds

COPIED FROM TCT 2022000647

Entry No.: 2022000824

Date: April 11, 2022 01:46:04PM

- : THE GOVERNMENT RESERVES THE RIGHT TO ADMINISTER AND PROTECT THE TIMBER FOUND THEREON FOR A TERM OF FIVE (5) YEARS FROM THE DATE OF THIS PATENT, PROVIDED HOWEVER, THAT THE GRANTEE OR HIS HEIRS MAY CUT AND UTILIZE SUCH TIMBER AS MAYBE NEEDED FOR HIS OR THEIR PERSONAL USE.

(SGD.) JOSE SAN JUAN
REGISTER OF DEEDS

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Atty. SAMROLLAH M. DEKIRE
Acting Register of Deeds

