

13
Item No.: 16

Date: 02 2025 DEC

MANIFESTATION

TO : **THE CITY MAYOR
THE OFFICE OF THE SANGGUNIANG PANLUNGSOD
THE CITY PLANNING AND DEVELOPMENT OFFICE
Baybay City, Leyte**

FROM : **SPS. ANTONIO and KAREN SURINGA**

DATE : **July 30, 2025**

SUBJECT : **ASSERTION OF CLAIM OVER ABANDONED SPANISH ROAD
AFFECTING TITLED PROPERTY**

Sangguniang Panlalawigan
Province of Leyte

RECEIVED

Date: NOV 25 2025
By: Jenni V.

TO THE HONORABLE CITY OFFICIALS!

It has come to my knowledge that the Barangay Local Government Unit of Bunga is recently working out to utilize the existing abandoned Spanish Road located in Brgy. Bunga, Baybay City, Leyte for those affected by the onslaught of Super Typhon Yolanda in 2013 and/or Landslide brought about by Tropical Cyclone Agaton in 2022.

While we appreciate this initiative by the barangay, we would like to respectfully manifest and formally assert our claim over the portion of this Abandoned Spanish Road in lieu of our property which was significantly affected by the existing National Road covering 3,112 square meters under Transfer Certificate of Title (TCT) No. 37091 located in Brgy. Bunga, Baybay City, Leyte herein attached as "**Annex A and series**".

The construction and development of the new National Road has, in effect, rendered the old Spanish road in question abandoned (see Certification from DPWH dated 27 July 2023 herein referred to as "**Annex B**") and no longer utilized for public thoroughfare and a portion of this covering only 2,453 square meters adjoining our titled property is currently under our actual possession and cultivation (see attached Sketch Plan herein referred to as "**Annex C**").

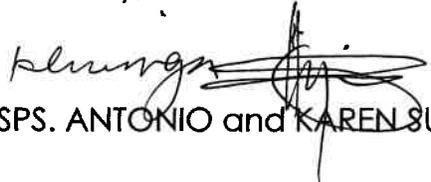
Historical records and available surveys indicate the existence of this new National Road, has created a situation where its alignment now impinges upon or is directly contiguous to the acquired titled land of our predecessor-in-interest which right was lawfully transferred to us. As the owner of the affected property, I hereby assert my claim over the portion of the abandoned Spanish road that falls within or directly affects my property boundaries, consistent with existing laws and jurisprudence regarding abandoned public properties that become subject to the rights of affected landowners.

I respectfully request that your office take due cognizance of this manifestation and recognize my legitimate claim over the aforementioned abandoned Spanish road. I am prepared to provide all necessary documents, including certified true copies of my Transfer Certificate of Title, tax declarations, and any available survey plans or property history documents, to substantiate my

claim. I also request the opportunity to discuss this matter further with the appropriate authorities to facilitate the formalization of my claim and the proper integration of this portion of the abandoned road into my titled property, if legally permissible.

Thank you for your immediate attention to this important matter.

Sincerely,



SPS. ANTONIO and KAREN SURINGA

Copy Furnished:

THE REGISTRY OF DEEDS

Tacloban City

DENR REGION VIII,

Tacloban City

Leyte 5TH DISTRICT ENGINEERING OFFICE

Baybay City, Leyte

Sangguniang Panlalawigan of Leyte

Palo, Leyte

Barangay Bunga

Baybay City, Leyte

SN No. 0009645608

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

ANNEX " A "

PROVINCE OF NORTHERN LEYTE

REGISTRY OF DEEDS FOR THE

Transfer Certificate of Title

Not. - 37091

IT IS HEREBY CERTIFIED that certain land situated in the Municipality of Baybay, Province of Leyte, Philippines bounded and described as follows:

Let 7703-P (NATIONAL ROAD) (LRA) Pcd-373729

A parcel of land (Lot 7703-P (National Road) of the subdivision plan (LRA) Pcd-373729 approved as a non-subdivision project, being a portion of Lot 7703, Baybay Cadastre; L.R.C. Cad. Record No. 1051), situated in the Barric of Bunga (now), Municipality of Baybay, Province of Leyte, Island of Leyte. Bounded on the NE., points 3 to 4, by Lot 7703-N; points 4 to 5, by Lot 7703-M; points 5 to 6, by Lot 7703-L; points 6 to 7, by Lot 7703-K; points 7 to 8, by Lot 7703-J; points 8 to 9; by Lot 7703-I; points 9 to 10, by Lot 7703-H; points 10 to 11, (back)

is registered in accordance with the provisions of the Property Registration Decree in the name of ROSALINDA A. MENCIDES, of legal age, filipino, single.

as owner thereof in fee simple, subject to such of the encumbrances mentioned in Section 44 of said Decree as may be subsisting, and to -;

IT IS FURTHER CERTIFIED that said land was originally registered on the 15th day of May, in the year nineteen hundred and thirty six, in the Registration Book of the Office of the Register of Deeds of Leyte, Volume 68, page 16676, as Original Certificate of Title No. 16676, pursuant to Decree No. 585464 issued in L. R. C. Cadastral Record No. 1051, in the name of Sps. Acisole Vega.

This certificate is a transfer from Transfer Certificate of Title No. T-28653, which is cancelled by virtue hereof in so far as the above-described land is concerned.

Entered at Gov't. Center, Palo, Leyte
Philippines, on the 4th day of June
in the year two thousand and ten
at 2:30 P. m.

ATTEST:

Brgy. Bunga, Baybay, Leyte

(Owner's postal address)

EMETERIO D. VILLANOZA, JR.

(Register of Deeds)

*State the civil status, name of spouse if married, age if a minor, citizenship and residence of the registered owner. If the owner is a married woman, state also the citizenship of her husband. If the land is registered in the name of the conjugal partnership, state the citizenship of both spouses.

OWNER'S DUPLICATE CERTIFICATE

MEMORANDUM OF ENCUMBRANCES

(When necessary use this page for the continuation of the technical description)

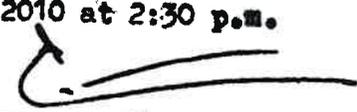
Entry No.

by Lot 7703-G; points 11 to 12, by Lot 7703-Q (Alley); points 12 to 13, by Lot 7703-A; points 13 to 14, by Lot 7703-O; all of the subdivision plan; on the SE., points 14 to 15, by Baybay River, on the SW., points 15 to 1, by Lot 7703-R of the subdivision plan; and on the NW., points 1 to 3, by Lot 7750, Baybay Cadastre. Beginning at a point marked "1" on plan, being S. 45 deg. 52' E., 436.65 m. from BBM No. 36, Baybay Cadastre; thence N. 79 deg. 04' E., 2.86 m. to point 2; thence N. 59 deg. 48' E., 17.69 m. to point 3; thence S. 23 deg. 26' E., 23.86 m. to point 4; thence S. 23 deg. 27' E., 18.89 m. to point 5; thence S. 25 deg. 22' E., 6.02 m. to point 6; thence S. 25 deg. 20' E., 6.01 m. to point 7; thence S. 22 deg. 26' E., 12.05 m. to point 8; thence S. 23 deg. 58' E., 11.94 m. to point 9; thence S. 23 deg. 38' E., 23.72 m. to point 10; thence S. 23 deg. 01' E., 11.28 m. to point 11; thence S. 28 deg. 08' E., .98 m. to point 12; thence S. 24 deg. 04' E., 9.56 m. to point 13; thence S. 24 deg. 21' E., 30.84 m. to point 14; thence S. 64 deg. 54' W., 20.47 m. to point 15; thence N. 23 deg. 49' W., 154.26 m. to the point of beginning, containing an area of THREE THOUSAND ONE HUNDRED TWELVE (3,112) SQUARE METERS, more or less. All points referred to are indicated on the plan and are marked on the ground as follows: points 2, by old PS and the rest by P.S. cyl. conc. more. 15 x 60 cm., bearings true, decl. 0 deg. 37' E., date of Original Survey, July 11, 1927 - Feb. 18, 1928, and that of the subdivision survey, executed by Wenceslao P. Arcuino, Geodetic Engineer, on Mar. 3, 2002.

P.E. No. 8990-T-26719-LIABILITIES- To creditors, heirs or other persons who might be unlawfully deprived of his shares or participations in the estate of the deceased Spouses Asciclo Vega and Pilar Poliquit as summarily settled within a period of two years in accordance with the provisions of Section 4, Rule 74 of the Rules of Court. Date of Instrument - January 6, 1994; Date of Inscription - March 16, 1994 at 1:30 p.m. SGD. PEREGRIN G. DINGCONG, Register of Deeds.

NOTE :

The foregoing annotation is carried over from T.C.T. No. T-28653. Government Center, Palo, Leyte, June 4, 2010 at 2:30 p.m.


EMETERIO D. VILLANOZA, JR.
Register of Deeds

(Memorandum of Encumbrances continued on Page -B)
(Technical Description continued on Additional Sheet Page -)

DEED OF ABSOLUTE SALE

KNOW ALL MEN BY THESE PRESENTS:

I, ROSALINDA A. MENCIDES, of legal age, married, Filipino and a resident of Brgy. Bunga, Baybay, Leyte, Philippines for and in consideration in the amount of ONE HUNDRED THOUSAND (P100,000.00) PESOS which I acknowledged to have received to my satisfaction from KAREN LADAO-SURINGA, of legal age, Filipino, married to Antonio Suringa, with residence at Brgy. Bunga, Baybay, Leyte, Philippines and by these presents do hereby Sell, Cede and Transfer by way of Absolute Sale unto said vendee her heirs or assigns a parcel of land known as Lot No. 7703-P (National Road) of the Cadastral Survey of Baybay, the whole parcel of land is particularly described as follows :

"A parcel of land (Lot No. 7703-P (National Road) of the subdivision plan (LRA) Psd-373729 approved as a non-subdivision project, being a portion of Lot 7703, Baybay Cadastre; L.R.C. Cad. Record No. 1051), situated in the Barrio of Bunga, (now), Municipality of Baybay, Province of Leyte, Island of Leyte. Bounded on the NE., points 3 to 4, by Lot 7703-N; points 4 to 5, by Lot 7705-M; points 5 to 6, by Lot 7703-L; points 6 to 7, by Lot 7703-K; points 7 to 8, by Lot 7703-J points 8 to 9; by Lot 7703-I; points 9 to 10, by Lot 7703-H; points 10 to 11 by Lot 7703-G; points 11 to 12, by Lto 7703-Q (Alley); points 12 to 13, by Lot 7703-A; points 13 to 14 by Lot 7703-Q; all of the subdivision plan; on the Se., points 14 to 15 by Badyang River; on the SW., points 15 to 1, by Lot 7703-R of the subdivision plan; and on the NW., points 1 to 3, by Lot 7750, Baybay Cadastre. Containing an area of Three Thousand One Hundred Twelve (3,112) square meters, more or less. It is covered and embraced by TCT No. T-37091 and registered in the name of Rosalinda A. Mencides."

Which parcel of land I am the registered owner and the same is free from any liens or encumbrances whatsoever and I will warrant and defend the right of the vendee or her heirs against all claims of all persons whomsoever;

IN WITNESS WHEREOF, I have hereunto affixed my signature this 1 day of September at Baybay, Leyte, Philippines.

Rosalinda A. Mencides
ROSALINDA A. MENCIDES
Vendor
Firearm License Card
No. S051h00996799

With marital conformity: Kotaro Nishiki

Witnesses: [Signatures]

ACKNOWLEDGMENT

Republic of the Philippines)
Baybay, Leyte)S.S.
X-----X

Before me a notary public for the Province of Leyte, personally appeared the above named persons on September 1, 2010 who are known to me to be the same persons who executed the foregoing document and acknowledged to me that the same is their free and voluntary act and deed.

WITNESS MY HAND AND SEAL ON THE DATE AND PLACE ABOVE-WRITTEN.

Doc. No. 1542
Page No. 107
Book No. XXI
Series of 2010

EDEN B. CHAVEZ-BUTAWAN
Notary Public
Until December 31, 2010
PTR No. 2988367 - 1/27/10
IBP OR No. 808738 - 1/27/10



Republic of the Philippines
DEPARTMENT OF PUBLIC WORKS & HIGHWAYS
REGIONAL OFFICE VIII
Baras, Palo, Leyte

ANNEX " B "

C E R T I F I C A T I O N

THIS IS TO CERTIFY that, based on the verification and actual ocular inspection conducted by this office, the Old Spanish Road has been determined as abandoned due to the presence of the existing new Ormoc-Baybay-Southern Leyte Bdry. Road.

Issued this 27th day of July 2023, upon the request of Ms. Karen Ladao-Suringa.

EDGAR B. TABACON, CESO IV
Regional Director

ROB/akam/FCI/EDR/MAR/AMB

TECHNICAL DESCRIPTIONS			
LINE	BEARING	DISTANCE	
ABANDONED OLD SPANISH ROAD			
1	2	S 29°38' E	174.33 m.
2	3	S 61°09' W	15.42 m.
3	4	N 32°05' W	25.12 m.
4	5	N 28°21' W	38.93 m.
5	6	N 28°21' W	86.40 m.
6	1	N 00°18' E	27.38 m.
Tie Line from BBM No.36, PSC-5, BAYBAY CADASTRE to corner "1"			
		S 36°21' E	396.33 m.

The Line from BBM No.36, PSC-5, BAYBAY CADASTRE to corner "1"

S 36°21' E 396.33 m.



CERTIFICATION

I hereby certify that this herein Spanish Road located at Brgy. Bunga, Baybay City, Leyte has been verified as an ABANDONED ROAD by the office of the Department of Public Works and Highways Regional Office VIII.

EDGAR B. TABAGON, DESO IV
Regional Director, DPWH RO-8



Sketch Plan

OF

SPANISH ROAD

AS PREPARED FOR
KAREN LADAO-SURINGA

SITUATED IN THE
BARANGAY OF : BUNGA
CITY OF : BAYBAY
PROVINCE OF : LEYTE
ISLAND OF : LEYTE

CONTAINING AN AREA OF 2,453 Sq.m.
BEARINGS : TRUE
SCALE 1: 2,000

DEPT. OF PUBLIC WORKS & HIGHWAYS REGIONAL OFFICE 8
Batas, Palo, Leyte

CERTIFICATION

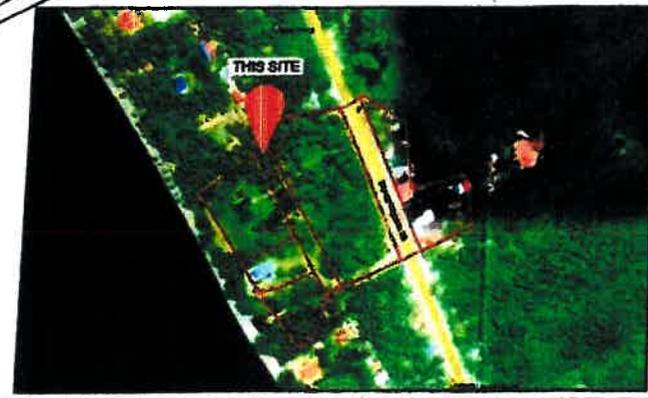
I hereby certify that this is a true and correct Sketch Plan of the abandoned Spanish Road herein plotted based from the Technical Descriptions of the adjacent lots.

This is issued for reference and not for registration purposes. OLB

Certified Correct:

FELBERT C. TODIO
Geodetic Engineer
License No. 5404 Date: 08-16-2000
PTR No. 685323 Date: 01-23-2023

VICINITY MAP
DRAWN NOT TO SCALE



NOTE:

All corners are "P.S." cyl. conc. mons. 15x50 cm.
Tie Line from BBM No.36, PSC-5, Baybay Cadastre.

ANNEX C